



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held
David Hicks 1 - Civic Offices, Shute End, Wokingham RG40
1BN on **WEDNESDAY 8 JANUARY 2020 AT 7.00 PM**

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

Susan Parsonage
Chief Executive
Published on 30 December 2019

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

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



WOKINGHAM BOROUGH COUNCIL

Our Vision

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

Our Priorities

Improve educational attainment and focus on every child achieving their potential

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

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

Tackle traffic congestion in specific areas of the Borough

Improve the customer experience when accessing Council services

The Underpinning Principles

Offer excellent value for your Council Tax

Provide affordable homes

Look after the vulnerable

Improve health, wellbeing and quality of life

Maintain and improve the waste collection, recycling and fuel efficiency

Deliver quality in all that we do

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors

Simon Weeks (Chairman)	Chris Bowring (Vice-Chairman)	Stephen Conway
Gary Cowan	Carl Doran	Pauline Jorgensen
Abdul Loyes	Andrew Mickleburgh	Malcolm Richards
Angus Ross	Rachelle Shepherd-DuBey	

ITEM NO.	WARD	SUBJECT	PAGE NO.
69.		APOLOGIES To receive any apologies for absence.	
70.		MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 16 December 2019	5 - 12
71.		DECLARATION OF INTEREST To receive any declaration of interest	
72.		APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
73.	Evendons	APPLICATION NO. 192420 - UNIT 1 (THE BUSINESS CENTRE), MOLLY MILLARS LANE, WOKINGHAM Recommendation: Conditional approval subject to legal agreement	13 - 46
74.	Bulmershe and Whitegates	APPLICATION NO. 192826 - FORMER ADWEST SITE, HEADLEY ROAD EAST, WOODLEY (BULMERSHE AND WHITEGATES) Recommendation: Conditional approval subject to legal agreement	47 - 72
75.	Evendons	APPLICATION NO. 192128 - WOODSIDE CARAVAN SITE, BLAGROVE LANE, WOKINGHAM Recommendation: That the Committee agree, in light of the additional information, that they would have authorised the grant of conditional planning permission	73 - 94
76.	Shinfield North	APPLICATION NO. 191655 - CROSFIELDS SCHOOL, SHINFIELD Recommendation: Conditional approval	95 - 140

Recommendation: Conditional approval subject to legal agreement

Any other items which the Chairman decides are urgent

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

GLOSSARY OF TERMS

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

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

CONTACT OFFICER**Callum Wernham**

Democratic & Electoral Services Specialist

Tel

0118 974 6059

Email

democratic.services@wokingham.gov.uk

Postal Address

Civic Offices, Shute End, Wokingham, RG40 1BN

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 16 DECEMBER 2019 FROM 7.00 PM TO 8.56 PM**

Committee Members Present

Councillors: Simon Weeks (Chairman), Chris Bowring (Vice-Chairman), Stephen Conway, Carl Doran, Pauline Jorgensen, Abdul Loyes, Andrew Mickleburgh, Angus Ross and Rachelle Shepherd-DuBey

Councillors Present and Speaking

Councillors: Michael Firmager and Emma Hobbs

Officers Present

Connor Corrigan, Service Manager – Strategic Development Locations, Planning Delivery
Lyndsay Jennings, Legal Specialist
Judy Kelly, Highways Development Manager
Marcia Head, Development Management Team Leader
Callum Wernham, Democratic & Electoral Services Specialist

Case Officers Present

Andrew Chugg
Sophie Morris
Simon Taylor

58. APOLOGIES

An apology for absence was submitted from Councillors Gary Cowan and Malcolm Richards.

59. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 13 November 2019 were confirmed as a correct record and signed by the Chairman.

60. DECLARATION OF INTEREST

There were no declarations of interest.

61. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

There were no applications recommended for deferral, or withdrawn.

**62. APPLICATION NO. 191949 - LAND AT MATTHEWSGREEN FARM,
MATTHEWSGREEN ROAD, WOKINGHAM, RG41 1JX**

Proposal: Application for approval of reserved matters pursuant to outline planning permission ref. O/2014/2242 for a revised layout and design of part of Phase 4, comprising an additional 26 dwellings (to the 248 approved under reserved matters applications 172751 and 181888); the erection of 33 dwellings within Phase 4d and 81 dwellings within Phase 5, together with associated amenity spaces, garages, parking, internal roads, pathways, drainage and associated landscaping. (Appearance, Landscaping, Layout and Scale to be considered).

Applicant: Bovis Homes

The Committee received and reviewed a report about this application, set out in agenda pages 17 to 50.

The Committee were advised that the Members' Update included:

- Addition to part A of the Committee recommendation;
- Addition of numerous drawing numbers under condition 2;
- Clarification of paragraph 54 regarding garden depths.

Peter Warren, agent, spoke in support of the application. Peter stated that he was speaking on behalf of Bovis Homes and they were collectively happy with the Officer recommendation. Peter added that the proposals were in keeping with the surrounding area and within the parameters of the outline permission. Peter stated that these plans removed the 3 storey block and replaced it with 4 smaller scale apartment blocks with the third floor being incorporated into the eaves of the roofs, with additional landscaping and tree planting present. Peter added that only one access point would be delivered on site, down from 3 approved at outline. This was in response to neighbour and Highways Officers highways safety concerns. Peter concluded by stating that there would be a 50m landscape buffer along the Twyford Road, and additional open space would be delivered as a part of phase 5 of the development.

Simon Weeks commented that the extra care facility was no longer required on site, and was removed by the developer at the request of Wokingham Borough Council (WBC). Simon added that there was an increase in on-site affordable housing and the Town and Parish Council's objections had been addressed.

Stephen Conway commented that this development would place additional pressure on Twyford train station, and queried whether part of the developer contribution could be used to improve parking at Twyford station and provide a shuttle bus service to and from the Matthewsgreen development. Judy Kelly, Highways Development Manager, stated that the original S106 agreement had flexibility built in, and proposals were being assessed by WBC's public transport team. Judy added that a bus stop was present adjacent to the Matthewsgreen development. Stephen Conway proposed that an informative be added, stating that the Committee asked that WBC and Bovis Homes work together to achieve frequent peak hour public transport links between the Matthewsgreen development site and Twyford train station, in order to relieve car parking pressure at the station. This proposal was seconded and added to the list of informatives that formed part of the Officer recommendation.

Andrew Mickleburgh queried whether the affordable housing mix was appropriate, and how the local labour informative would be enforced. Connor Corrigan, Service Manager – Strategic Development Locations: Planning Delivery, stated that WBC's affordable housing team had advised that the mix of affordable housing was suitable and met the required needs of the area. Connor added that there was a team within WBC that assessed opportunities for local labour, and where possible WBC worked with developers to give local people apprenticeships at local developments. There was however a limit to what could be offered at a local level, but where possible local apprenticeships were awarded.

RESOLVED That application number 191949 be approved, subject to conditions and informatives set out in agenda pages 18 to 21, additional informative as resolved by the Committee, addition to part A of the Officer recommendation as set out in the Members' Update and addition of drawing numbers under condition 2 as set out in the Members' Update.

63. APPLICATION NO. 192285 - SILVERSTOCK MANOR, SANDHURST ROAD, FINCHAMPSTEAD, WOKINGHAM, RG40 3JE

Proposal: Householder application for the proposed erection of a 2 (two) storey extension to enlarge existing dwelling.

Applicant: Mr Nicholas Prior

The Committee received and reviewed a report about this application, set out in agenda pages 51 to 66.

The Committee were advised that there were no Members' Updates.

Andrew Chugg, Case Officer, informed the Committee that the following additional informative was recommended to be added to the Officer recommendation: "Notwithstanding the red line on the submitted location plan, the Council considers that not all of the application site is within residential curtilage". This was moved, seconded and added to the list of informatives as set out within the Officer recommendation.

Pauline Jorgensen queried why this application was CIL liable. Andrew Chugg clarified that the extension would be over 100m² and therefore liable for CIL.

RESOLVED That application number 192285 be approved, subject to conditions and informatives as set out in agenda pages 52 to 53 and additional informative as resolved by the Committee on the advice of the Case Officer.

64. APPLICATION NO. 192648 - THE HOMESTEAD, PARK LANE, CHARVIL, RG10 9TR

Proposal: Full application for the proposed erection of 3no. commercial warehouse buildings for storage (Class B8) use (retrospective)

Applicant: Mr M Bicknell

The Committee received and reviewed a report about this application, set out in agenda pages 67 to 88.

The Committee were advised that the Members' Update included clarification that Local Ward Member Emma Hobbs had submitted concerns regarding this application, and inclusion of said concerns.

Emma Hobbs, Ward Member, raised concern with aspects of this application. Emma stated that she had no objection to the applicant's business, and was supportive of the jobs that the applicant had created locally over the years. Emma commented that the road was quite narrow, with a lorry and a car struggling to pass each other. Emma added that with the size of the business growing as it was, it was becoming a little bit too big for a residential area with a school and 25 newly approved houses due to be built. Emma was of the opinion that it may be time for the applicant to explore a separate site in a less residential area to provide for this expanding business. Emma concluded by stating that should this application be approved she hoped her comments would be taken into consideration when considering any future applications.

Stephen Conway queried whether there was contradiction between CP11 and the NPPF with regards to this application. Simon Taylor, Case Officer, stated that the NPPF applied

to expansion of an existing business within a rural setting, whereas CP11 was designed to protect the characteristics of a rural setting with no business structures already present. Marcia Head, Development Management Team Leader, added that this application would be refused should the land have been an empty green field, but by granting planning permission it gave Wokingham Borough Council (WBC) control over the storage provision on site.

Andrew Mickleburgh queried whether a detailed parking plan should be submitted prior to approval being granted. Simon Taylor stated that there were historic permissions off site which included limiting vehicle movements and allowing 9 staff cars and 6 cess pool emptying vehicles parking. Simon added that there was likely to be a departure from these conditions due to the current number of vehicles present on site and this could be subject to enforcement action in future.

Angus Ross queried whether the site had always been situated within its current curtilage. Simon Taylor clarified that the site had roughly doubled in size over the last 10 to 15 years.

Abdul Loyes queried whether the buildings on site would need planning permission to change from a class B1 to a B8 unit or vice versa. Simon Taylor stated that planning permission would be required to vary a unit from a B1 to a B8 or vice versa.

The Committee raised concerns with the history of retrospective planning applications on site. Simon Weeks proposed that an informative be added, strongly advising the applicant to ensure that all future planning applications were not retrospective. This proposal was seconded and added to the list of informatives set out in the Officer recommendation.

Emma Hobbs commented that the applicant had always been very responsive to her requests as Ward Member in the past.

RESOLVED That application number 192648 be approved, subject to conditions and informatives as set out in agenda pages 68 to 69, and the additional informative as resolved by the Committee.

65. APPLICATION NO. 192713 - THE HOMESTEAD, PARK LANE, CHARVIL, RG10 9TR

Proposal: Full application for the proposed erection of 1no. commercial storage building (Use Class B8) (retrospective)

Applicant: Mr M Bicknell

The Committee received and reviewed a report about this application, set out in agenda pages 89 to 106.

The Committee were advised that the Members' Update included clarification that Local Ward Member Emma Hobbs had submitted concerns regarding this application, and inclusion of said concerns.

Emma Hobbs, Ward Member, raised concern with aspects of this application. Emma stated that she had no objection to the applicant's business, and was supportive of the jobs that the applicant had created locally over the years. Emma commented that the road was quite narrow, with a lorry and a car struggling to pass each other. Emma added that with the size of the business growing as it was, it was becoming a little bit too big for a

residential area with a school and 25 newly approved houses to be built. Emma was of the opinion that it may be time for the applicant to explore a separate site in a less residential area to provide for this expanding business. Emma concluded by stating that should this application be approved she hoped her comments would be taken into consideration of any future applications.

Carl Doran queried how this development was brought to Officer's attention. Simon Taylor, Case Officer, confirmed that a separate application involving permission for caravans was being reviewed when this development was noticed.

The Committee raised concerns with the history of retrospective planning applications on site. Simon Weeks proposed that an informative be added, strongly advising the applicant to ensure that all future planning applications were not retrospective. This proposal was seconded and added to the list of informatives set out in the Officer recommendation.

Emma Hobbs commented that the applicant had always been very responsive to her requests as Ward Member in the past.

RESOLVED That application number 192713 be approved, subject to conditions and informatives as set out in agenda pages 90 to 91, and the additional informative as resolved by the Committee.

66. APPLICATION NO. 192244 - HEATHLANDS FARM, HONEY HILL, WOKINGHAM, RG40 3BG

Proposal: Full application for the proposed erection of a single storey extension to the east elevation of the existing soft fruit processing plant to provide additional space for automated processing and packaging

Applicant: Hall Hunter Partnership

The Committee received and reviewed a report about this application, set out in agenda pages 107 to 124.

The Committee were advised that there were no Members' Update.

Peter Izod, agent, spoke in support of the application. Peter stated that the applicant was one of the largest soft fruit producers in the UK, servicing almost all of the major UK supermarkets. This application was designed to tidy up the storage on site, with this application being situated on an existing hardstanding surface. Peter added that the site was screened well and was not visible to other locations.

Angus Ross commented that this was an immensely successful business, with this application proposing to replace a temporary storage solution. Angus added that once the southern distributor road was completed it would allow for safer access from Nine Mile Ride.

Stephen Conway queried why there was a condition that related to imported goods being specified as outside of the Wokingham Borough. Simon Taylor, Case Officer, clarified that this was a condition dating back to 2007 that had been carried over.

RESOLVED That application number 192244 be approved, subject to conditions and informatives set out in agenda pages 108 to 110.

67. APPLICATION NO. 192245 - HEATHLANDS FARM, HONEY HILL, WOKINGHAM, RG40 3BG

Proposal: Full application for the proposed erection of a single storey extension to the east elevation of the existing soft fruit processing plant to provide additional space for automated processing and packaging

Applicant: Hall Hunter Partnership

The Committee received and reviewed a report about this application, set out in agenda pages 125 to 142.

The Committee were advised that there were no Members' Update.

Peter Izod, agent, spoke in support of the application. Peter stated that the applicant was one of the largest soft fruit producers in the UK, servicing almost all of the major UK supermarkets. This application was designed to tidy up the storage on site, with this application being situated on an existing hardstanding surface. Peter added that the site was screened well and was not visible to other locations. Peter clarified that there were 320 seasonal workers on the site, with 130 full time workers also present.

RESOLVED That application number 192245 be approved, subject to conditions and informatives set out in agenda pages 126 to 128.

68. APPLICATION NO. 192312 - THE ATRIUM AND POOL COURT, THAMES STREET, SONNING, RG4 6UR

Proposal: Full application for the proposed construction of an external swimming pool and ornamental pond to the rear of The Atrium, regrading of garden land at Pool Court (retrospective) and amendments to approved landscaping schemes proposed in connection with applications 181850, 173369 (Pool Court) and 180857 (The Atrium)

Applicant: Mr and Mrs T and C Murphy

The Committee received and reviewed a report about this application, set out in agenda pages 143 to 172.

The Committee were advised that the Members' Update included:

- Clarification that due to the Christmas and New Year period, it was appropriate to extend the submission deadlines of lighting and landscaping details (Conditions 3 and 4) by a month;
- Removal of references to Pool Court in the heading and content of Condition 13.

Trefor Fisher, Sonning Parish Council, spoke in objection to the application. Trefor stated that Sonning parish Council felt strongly about this application and had taken professional advice over a number of issues relating to this application. Trefor stated that the Parish Council appreciated the withdrawal of the tennis court lighting, and noted that some further plan submissions were still required. Trefor added that this site had a history of retrospective planning applications, and noted that the land had been raised on the north-western side of the Atrium. Trefor was of the opinion that the proposals would have a negative effect on the soft edge of the site, and asked that this application be deferred until the additional plans had been submitted and fully consulted on. Trefor stated that the

Parish Council would like a formal condition limiting the outbuilding to incidental usage only, and a further condition prohibiting tennis court lighting in future.

Adrian Gould, agent, spoke in support of the application. Adrian clarified that it was the previous owners' wishes to demolish the existing structures, however this was not the intentions of the current owners who instead wanted to improve the site. Adrian stated that the proposed driveway was outside of the root protection area of the nearest tree, and clarified that it was not a material consideration to change the boundary of two existing properties. Adrian added that the replacement tennis court was lower than the previous court and was therefore less conspicuous to neighbours. Adrian stated that the rear boundary would now be covered by a native hedgerow, which had a positive impact on the views from the towpath. Adrian added that drainage proposals had been approved with building control, and surface and foul water drainage proposals had also been agreed.

Michael Firmager, Ward Member, spoke in objection to the application. Michael stated that the Atrium would be visible from the towpath and the proposals could have a negative impact on drainage. Michael added that if these two issues were resolved, he had no further issues with this application. Michael stated that he was determined to protect the character of the historic Sonning village, with this application being situated within the Sonning conservation area.

Simon Weeks queried what the balance was when considering this application with a conservation area, and whether the proposals would be visible from the towpath. Simon Taylor, Case Officer, stated that the tennis court lighting had been removed from the application as it was not deemed to have fitted in within the context of the conservation area. With regards to the towpath view, Simon Taylor stated that there was a hedgerow along the site boundary with some further replacement trees due to be planted. The landscaping Officer had found the proposals acceptable and it was conditioned that the natural ground levels be retained.

Simon Weeks queried whether condition 13 stopped the outbuilding being used on office, and whether a condition could be added to stop tennis court lighting being installed. Simon Taylor stated that both condition 13 and the additional comments contained within the Members' Update restricted the usage of the outbuilding to incidental usage. With regards to the tennis court lighting, Simon Taylor stated that a condition could not be added that precluded a future planning application. It was clarified that a planning application would be required prior to installation of any tennis court lighting in future.

Stephen Conway queried whether more emphasis could be added to condition 10, to allow the protection of trees within the conservation area beyond the standard 5 year time limit. Simon Weeks suggested that clarification be added to the reasoning behind condition 10, this was subsequently seconded and agreed by the Committee.

Andrew Mickleburgh queried whether the Committee could be confident that the proposed landscaping changes would not lead to additional flooding. Simon Weeks stated that via the consultation responses, drainage Officers had raised no objections to the proposals and they were acting in their professional capacity as experts in this area. Simon Taylor added that hard surfacing was only being added to permeable areas of the site and the swimming pool.

RESOLVED That application number 192312 be approved, subject to conditions and informative as set out in agenda pages 144 to 148, extension of the submission deadlines relating to Conditions 3 and 4 as set out in the Members' Update, removal of reference to Pool Court in the heading and content of Condition 13 as set out in the Members' Update, and additional clarification of the reasoning behind Condition 10 as resolved by the Committee.

Agenda Item 73.

Application Number	Expiry Date	Parish	Ward
192420	PPA 15/01/2020	Wokingham Town	Evendons;

Applicant	Mr Philip Glover, Intersurgical Ltd.
Site Address	Unit 1 Molly Millars Lane, Wokingham, RG41 2QZ
Proposal	Full application for the change of use from B8 Warehouse to mixed use of B8, B1a (Offices other than in A2) and B1c (Light Industry within a residential area). Extension of first floor. Increase in ridge height by 1.75m. Installation of 2no. silos, new external doors and solar panels.
Type	Full Planning
PS Category	3
Officer	Senjuti Manna
Reason for determination by committee	Major application, consisting of employment floorspace of more than 1000 sq.m.

FOR CONSIDERATION BY	Planning Committee on Wednesday, 8 January 2020
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>Intersurgical are a global designer, manufacturer and supplier of a wide range of medical devices for respiratory support. The company began in 1982 and relocated to its current global head office at Crane House, Molly Millars Lane, Wokingham in 1997. It currently has approximately 400 employees at its Wokingham site operating from 4 different buildings across Molly Millars Lane.</p> <p>The proposal is for raising the roof of one of the buildings, known as Unit 1 – The Business Centre, to create additional employment floorscape at mezzanine level and change its existing warehouse use to a mixed use comprising of B8 (storage and distribution), B1a (office in association with the business) and B1c (light industry) to expand the company's existing operations. The site falls within the Molly Millars Industrial Estate, which is a defined Core Employment Area in the Core Strategy. The proposal satisfies Policy CP15 of the Core Strategy in terms of providing additional Class B use floorspace. It is also in accordance with the National Planning Policy Framework in providing an opportunity for the growth and expansion of the existing business. It is being undertaken in a sustainable location, including with regard to its proximity to public transport. The principle of the development is therefore acceptable.</p> <p>The proposal would not result in an increase of building footprint. It is proposed to raise the roof by 1.8m to include double gables with a connecting valley. Due to its limited increase in height and industrial character of the area with other neighbouring buildings of similar height, the proposal would not have any detrimental impact on the character of the area. Similarly, due to the building's approximately 50m separation from residential properties on Finchampstead Road, the additional 1.8m height would not have any detrimental impact on neighbour amenity.</p> <p>The proposal includes 72 parking spaces which does not meet the Council's parking standards on its own. However, the company, Intersurgical, has 3 other sites across Molly Millars Lane that can provide additional parking which is secured using Car Park Management Plan and Travel Plan conditions. Moreover, Molly Millars Lane is a</p>

sustainable location with readily available public transport and as such it is considered that there is sufficient capacity within the greater Intersurgical Campus to support the current proposal in terms of parking.

There are no objections to the scheme on Trees and Landscape, Ecology, Environmental Health, Drainage and Archaeology grounds. The application is accordingly recommend for approval subject to conditions and legal agreement securing Employment Skills Plan for the reasons set out in this report.

PLANNING STATUS

- Major Development Location
- Core Employment Area
- Overhead cables
- Landfill gas consultation zone
- Contaminated land consultation zone
- Nitrate groundwater consultation zone
- Flood Zone 1
- Bat consultation zone
- Thames Basin Heath Special Protection Area (7km zone)
- Farnborough Aerodrome consultation zone
- Wind turbine safeguarding zone
- South East Water consultation zone
- Non-classified road

RECOMMENDATION

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

A. Completion of a legal agreement to secure an Employment Skills Plan (see Condition 7 and Informative 1).

B. Conditions and Informatives:

Conditions:

Timescale

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

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

Approved details

2. This permission is in respect of the submitted application plans and drawings numbered 3513/202 (Proposed Ground Floor Plan); 3513/203 (Proposed First Floor Plan wrongly titled as existing site elevations/ sections); 3513/204 (Proposed Elevations wrongly titled as existing site elevations/ sections); 3513/205 (Proposed Elevations and Materials); 3513/207 (Proposed Sections); 3513/208 (Proposed

Silo Elevations); 3513/209 (Proposed Use Class Plan); 3513/211A (Location Plan); Noise Assessment Report dated August 2019; Tree Survey Report (SN/5837-01/12.08) dated 21st August 2019; Transport Assessment Report (6316/TA) dated August 2019; Workplace Travel Plan Report (6316/TP) dated August 2019 and Planning Statement dated August 2019 received by the Local Planning Authority on 11/09/2019; Preliminary ecological Appraisal Report (SPH/ET/PEA-01/08.08) dated 22nd August 2019 received by the Local Planning Authority on 09/10/2019; Supplementary Travel Information received by the Local Planning Authority on 28/11/2019 and drawing numbered 3513/206a (Proposed Site/ Roof Plan) received by the Local Planning Authority on 17/12/2019. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. Except where stated otherwise on the approved drawings and application form, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

Noise Mitigation

4. Prior to the commencement of the of the development hereby permitted, details of the proposed noise mitigation measures shall be submitted to and approved by the local planning authority. The details shall ensure that all plant, machinery and equipment installed or operated in connection with the carrying out of this permission is so enclosed and/or attenuated so that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level when measured at a point one metre external to the nearest residential or noise sensitive property. The measures are to be implemented prior to the occupation of the building extension, and permanently maintained thereafter.

Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties.

Relevant policy: NPPF Section 15, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Construction Management Plan

5. Prior to the commencement of the development hereby permitted, including any works or demolition, a Construction Management Plan is to be submitted to, and

approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:

- a) The parking of vehicles of site operatives and visitors
- b) Loading and unloading of plant and materials
- c) Storage of plant and materials used in constructing the development
- d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- e) Wheel washing facilities
- f) Measures to control the emission of dust and dirt during construction
- g) A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In the interests of highway safety and convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 and CP6.

Protection of Trees

6. 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.

Employment Skills Plan

7. Prior to the occupation of the development hereby permitted, an Employment and Skills Plan is to be submitted 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. Alternatively, in lieu of implementing the Employment Skills Plan, the appropriate contribution is to be paid to the local planning authority prior to occupation of the development hereby permitted.

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

Hours of Work

8. No work relating to the construction of 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.

Car Parking Management Plan

9. Prior to the occupation of the development hereby permitted, details of the following shall be submitted to and approved in writing by the local planning authority:
 - a) Parking Management Plan covering all 4 Intersurgical sites to demonstrate adequate parking is available at all times for all employees.
 - b) A mechanism by which if parking demand rises within the application site (Unit 1, Business Centre), spaces will be made available in other car parks within Intersurgical sites or additional spaces will be provided within the application site.

Parking management plan shall be implemented in accordance to the approved details and shall be permanently maintained.

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

Parking Spaces

10. Prior to the occupation of the development hereby permitted, the parking spaces are to be provided in accordance with the approved plans. The parking spaces shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity.

Relevant policy: Core Strategy policies CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

Travel Plan

11. Prior to the occupation of the development hereby permitted, a Travel Plan is to 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 9 and Core Strategy policy CP6.

Cycle Parking to be Approved

12. Prior to the occupation of the development hereby permitted, details of secure and covered bicycle storage/ parking facilities 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 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Electric Vehicle Charging

13. Prior to first occupation, details of electric vehicle charging within the car park shall be submitted to the Council for written approval. The details as approved shall be installed prior to first occupation, and shall be maintained thereafter, unless otherwise agreed in writing with the Council.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel.

Relevant policy: NPPF Section 9 and Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).

Retention of Trees and Shrubs

14. 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.

Bin Storage and Collection Area

15. Prior to the occupation of the development hereby permitted, details of bin storage facilities are to be submitted to and approved in writing by the local planning authority. The bin storage 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.

No amplification

16. No external sound amplifying equipment shall be installed in or on the premises.

Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.

Relevant policy: NPPF Section 15, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

No Additional Floorspace

17. No additional floorspace including mezzanine floors shall be constructed within Unit 1 Business Centre without prior written permission of the Local Planning Authority.

Reason: To prevent an over-development of the site and to ensure adequate parking.

Relevant policy: Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC07

Informatives:

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 # January 2020, the obligations in which relate to this development.

2. 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.

3. Travel Plan

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

- a) NPPF Section 9 (Sustainable Transport)
- b) The Essential Guide to Travel Planning (DfT, March 2008)
- c) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
- d) A Guide on Travel Plans for Developers (DfT)
- e) Making Residential Travel Plans Work (DfT, June 2007)

All accessible at:

<http://www.dft.gov.uk/pgr/sustainable/travelplans/>

<https://www.gov.uk/government/policies/improving-local-transport>

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.

4. Discussion

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:

- amended plans being submitted by the applicant to overcome concerns relating to highway concerns;

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		
The following applications are relevant to this assessment as it explains the expansion of Intersurgical operations across the Molly Millars Lane sites, including parking arrangements.		
UNIT 1 – BUSINESS CENTRE (Current Application Site)		
Application Number	Proposal	Decision & Date
181859	Full application for the proposed change of use from B8 to B2	Application withdrawn 19 October 2018
F/2008/1203	Rear extension to allow an increase in storage space (Class B8) use (not implemented)	Approved 18 July 2008
F/2004/2761	Change of Use from Class B1 (business) to Class B8 (storage and distribution)	Approved 01 December 2004
22143	Change of Use from storage and distribution to light industrial with ancillary general industrial use for a total maximum area of 1000 square feet	Approved 20 September 1984
20707	Extension of mezzanine for additional office space (not implemented)	Approved 09 February 1984
17152	Light industrial and warehouse buildings in Molly Millars Lane, with Condition 21 limiting the use of Unit 1 to 'Class X (wholesale warehouses or repositories together with ancillary offices'	Approved 07 May 1982
CRANE HOUSE AND REMEHA HOUSE		
Application Number	Proposal	Decision & Date
F/2014/1760	Link between Crane House and Remeha House with new front entrance, revised highway access and 15 new visitor parking spaces	Approved 5 June 2015
F/2008/1202	Rear extension for an increase in Class B8 storage space	Refused 18 July 2008
F/2007/3117	Extension to carpark comprising eight additional spaces at Remeha House (prior to occupation by Intersurgical)	Approved 6 February 2008
F/2005/4107	New mezzanine floor for administration space and Change of Use of part of the warehouse production area (Class B8) to production area (Class B1c)	Approved 27 April 2005
F/2003/0382	New mezzanine floor to form B1(a) office space and change of use of part of existing warehouse space (B8) to production area (B1c) with new external windows and 15 car parking spaces	Approved 24 February 2004

F/2000/1189	Erection of two silos	Approved 2 June 2000
F/1999/69404	New entrance lobby and relocated parking	Approved 17 May 1999
F/1997/65375	Change of Use from Class B8 use To 2015m2 of Class B8 use and 2315m2 of Class B1 use with parking to the rear (retrospective)	Approved 19 January 1999
F/1997/66827	Variation to F/1996/64009 (retrospective)	Approved 9 November 1998
F/1996/64009	Provision of 25 additional parking	Approved 31 January 1997
F/1996/63220	Alterations to exterior of building and parking for 45 car parking spaces	Approved 5 March 1996
F/1995/61194	Enlargement to entrance lobby and 10 car spaces	Details unknown
45102	Exterior cladding and glazing	Refused 20 November 1995
40018	Signage	Approved 5 November 1992
BROOK HOUSE		
Application Number	Proposal	Decision & Date
183208	Full application for the proposed change of use from existing mixed use to Sui Generis mixed use (B1c/B2/B8) to include erection of extension to Brook House, installation of solar panels and two silos, engineering excavation work, ancillary parking and demolition of existing Ready Power building	Approved 13 September 2019
T/1998/68021	Silo for lime storage (temporary)	Approved 26 August 1998
BR 20597	Storage platform	Approved 27 May 1983
BR 17220		Approved 28 August 1981
BR 16521		Refused 3 April 1981
05471	Change of Use of warehouse to factory	Approved 28 October 1976
04724	Warehouse extension	Approved 14 May 1976
03268	Bridge, warehouse and offices (outline)	Approved 2 October 1975
01060	Warehouse and offices (outline)	Approved 8 August 1974
OPTIMUM HOUSE		
Application Number	Proposal	Decision & Date
191094	Full application for change of use of ancillary offices (B8) to a mixed use comprising offices (B1a) with serviced accommodation (C1) with external roof alteration for glazed roof lantern	Approved 04 July 2019
F/2005/4907	Proposed mezzanine floor to B8 storage unit.	Approved 12 July 2005

F/2004/2104	Application for the proposed erection of building for B8 storage and distribution use with associated parking and service areas.	Approved September 2004	08
-------------	--	----------------------------	----

SUMMARY INFORMATION	
Site Area	0.64 Hectare
Previous land use(s) and floorspace(s)	B8 Warehouse: 3158 m ²
Proposed floorspace of each use	Mixed use B8 Warehouse: 640 m ² ; B1a Office (other than A2): 1125 m ² ; B1c Light Industrial: 3254 m ² .
Change in floorspace (+/-)	+ 1861 m ²
Number of jobs created/lost	+ 3
Existing parking spaces	72
Proposed parking spaces	72

CONSULTATION RESPONSES	
WBC Drainage	No objections
WBC Environmental Health	No comments received
WBC Highways	Recommended refusal on lack of on-site parking grounds. Detailed analysis of parking provision, sustainable location and travel management plan has been discussed in paragraphs (23 – 25) in the planning issues section below.
WBC Tree & Landscape	Recommended approval subject to condition
WBC Ecology	No objection
Thames Water	No objection

REPRESENTATIONS
<p>Town/Parish Council: No comments received.</p> <p>Local Members: No comments received.</p> <p>Neighbours: 2 letters were received from neighbours objecting to the scheme on following grounds:</p> <p><u>Neighbour amenity:</u></p> <ul style="list-style-type: none"> • Additional mezzanine accommodation would result in overlooking and loss of privacy impacts on residential gardens. • Increase in building height would cause overshadowing. • Noise disturbance from proposed industrial use. <p><u>Officer's note:</u> Neighbouring residential properties are located approximately 50m from the building and as such, an additional 1.8m building height is not considered to have detrimental overshadowing impact. Residential properties are located to the eastern side of the building. No windows are proposed in eastern elevation at first floor level and as such, the proposal will not have any overlooking impact. A condition (no. 13) is included to minimise noise disturbance.</p> <p><u>Highway issues:</u></p>

- The proposal would result in additional traffic and will have negative impact on already congested roads.

Officer's note: The proposal will result in 3 additional employees and as such is not considered to increase volume of traffic. Parking and highway safety issues are discussed in paragraphs (23 – 25) below.

Health and Safety:

- The proposed development would come very close to the overhead power lines which could pose a threat to the stability and security of the lines.

Officer's note: The overhead power cables run approximately 5m from the proposal building to the east. The scheme does not include extension of the building closer to the power line. Increasing the roof height will not result in the building any closer to the power lines than existing.

APPLICANTS POINTS

- The proposal retains an employment use at the application site, thus both retaining, supporting and promoting the second largest employment organisation in Wokingham Town.
- The proposal is development plan policy compliant in terms of development within settlement boundary, core employment area and sustainable location.
- The proposal includes additional area needed for the business. It is achieved by raising the roof of the building to create a mezzanine floor.
- The relatively modest increased ridge would not appear out of scale for the area within the existing context of Molly Millars Lane.
- Proposed installation of two silos to the rear/southern elevation would not appear prominent from the streetscene as they would not project higher than the proposed ridge height.
- The proposal needs to be read as part of the larger Intersurgical business and within the shared parking of 4 sites spread across Molly Millars Lane. It is possible to accommodate parking requirements for 3 additional staff within wider Intersurgical sites.
- There are no changes proposed to existing landscape and proper protection of trees will be incorporated at the time of construction.

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
	NPPG	National Planning Practice Guidance
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP15	Employment Development

Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC05	Renewable energy and Decentralised Energy Networks
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB11	Core Employment Areas
	TB12	Employment Skills Plan
	TB20	Service Arrangements and Deliveries for Employment and Retail Use
	TB21	Landscape Character
	TB23	Biodiversity and Development
Borough Design Guide SPD	BDG	Sections 6 and 7

PLANNING ISSUES

Description of Development:

1. The proposal includes expansion of one of the existing buildings of the company "Intersurgical", known as Unit 1, Business Centre, Molly Millars Lane by raising the roof profile by 1.8m to allow for the creation of additional floorspace at mezzanine level. The proposal also includes change of use of the existing building from B8 Warehouse to a mixed use of B8 Warehouse; B1a Offices (other than A2) and B1c Light Industrial that would result in a net increase of 1861 m² of internal floorspace.
2. Moreover, the proposal includes erection of 2 silos to the rear of the existing building.
3. It is proposed to relocate all 86 staffs currently employed at the Crane House to the extended building. The proposal would result in 3 additional members of staff thus employing a total of 89 staffs.

Principle of Development:

4. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. 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. The site is located within Major Development Location of Wokingham and as such the development should be acceptable subject to assessment of the impact of the development on the character of the area, existing street scene, the amenity of the neighbouring occupiers and highway safety.

5. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through Policy CP9 of the Core Strategy. This sets out that proposals within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories.
6. As the site is within a major development location and the proposal involves an extension to the existing Class B use, the proposal is acceptable in principle. This includes a consideration of the proposal site's sustainability credentials as it is 40m from the nearest bus stop, 280m from Tesco Supermarket, 860m from Wokingham Town Centre and 1.3km from Wokingham Train Station, which are appropriate walking distances.
7. Policy CP15 of the Core Strategy allows for the redevelopment, refurbishment or minor extension of buildings in employment use where they are in the settlement limits and where there is no net loss of Class B floor space. The proposal would result in a net increase of 1861 m² of Class B floor spaces within the boundaries of the Molly Millars Core Employment Area. The proposal is therefore in accordance with Policy CP15 in terms of providing additional employment floor space within the borough.
8. Similarly, the National Planning Policy Framework has an overriding emphasis for building on a strong, competitive economy, with Paragraph 80 stating that decisions *'should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.'*
9. Intersurgical have been operating from the Molly Millars Lane Headquarters for last 22 years and there have been multiple planning permissions since 1997 relating to building extensions, changes of use and additional car parking areas. The extraction, manufacturing, storage and distribution operations also occur across four separate buildings and the staffing roster has increased consistently and substantially over the years. This demonstrates ongoing growth and the subject application addresses a need for additional floorspace to allow continued expansion of the business. The proposal is therefore in accordance with Policy CP15 and is acceptable.

Character of the Area:

10. 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. Section R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.
11. The application site is located within a predominantly industrial area of Molly Millars Lane with residential properties on Finchampstead Road located along the eastern boundary of the site. It forms part of a larger group of 4 industrial buildings covering operations of Intersurgical, all located in the immediate neighbourhood and to the north and western sides of the application site. The existing building on

site is a large two storey building that is currently being used as a storage and distribution centre (warehouse, user class B8).

12. The proposal is for increasing the height of the existing building by 1.8m with a double gable roof and erection of a mezzanine floor resulting in an additional 1861 m² of Class B floorspace. There is no increase in the existing footprint of the building and external appearance of the building will not be altered other than the additional roof and minor changes to fenestration to the rear section of the building. As such, these operations will not have any significant impact on the existing industrial character of the building and are considered acceptable. Additional 1.8m roof, which would result in 20% increase on the existing building height, would not appear an intrusive feature within the existing street scene since other buildings in the immediate neighbourhood have similar heights. Similarly, minor changes to the rear fenestrations will not impact the character of the building and character of the area.
13. The proposal also includes erection of 2 silos to the rear of the property. Whilst these would be visible from public view points along Finchampstead Road, they will be seen within the wider industrial/ commercial context of Molly Millars Lane and will not appear out of character of the area.
14. The proposal retains existing access and parking arrangements within the site. This is acceptable and as such, the proposal is not considered to have any significant impact on the character of the host building as well as general character of the neighbourhood.

Residential Amenities:

15. Policy CP3 of the Core Strategy aims to protect neighbouring amenity and section R23 of the Borough Design Guide SPD requires that extensions relate to neighbouring properties.
16. Application site is located at the eastern edge of Molly Millars Lane and shares boundary with residential properties along Finchampstead Road to the east. These dwellings are sited approximately 50m from the proposal building with a row of trees and high hedges screening the boundary. Due to the considerable separation distance between the residential properties and the proposal site, a shallow addition of 1.8m in building height is not considered to have any detrimental impact on residential amenities of these properties in terms of overbearing and loss of light.
17. Objections were received from neighbouring properties on overlooking, loss of light and noise disturbance impacts. The proposal does not include any windows at first floor level or above except for one serving a stairwell in the eastern elevation. Because of this reason, no overlooking impact is expected from the proposed development. Moreover, existing boundary vegetation would act as an additional screening and proposed erection of a mezzanine floor will not have loss of privacy impact on neighbouring properties. Similarly, the proposal is not considered to have loss of light impact for the reason explained above.
18. A noise assessment report has been submitted with the current planning application which predicts a noise level of 49dBA to be experienced by the nearest

residential property which is 6dBA higher than permitted noise level. British Standards BS 4142:2014 provides guidance for industrial and commercial noise assessment and states that at nearest noise sensitive receptor (nearest residential property in this instance), noise received from the proposed industrial/ commercial activity should not be more than 5dBA below the average daytime background noise level.

19. Noise levels were measured from existing silos at Crane House and based on these reading, noise levels were predicted for the residential properties at Finchampstead Road. It is stated in the noise assessment report that the average daytime background noise is 48dBA which means that the noise received by residential properties on Finchampstead Road from the silos should not be more than 43dBA at any point of time. Currently, the predicted noise level from the silos is expected to be 49dBA which is 6dBA above the permitted level and hence unacceptable. Whilst noise mitigation measures were mentioned in the noise assessment report, no details have been provided and as such it was not possible to determine at this stage if acceptable noise levels could be maintained at the site. As such, it is considered reasonable to include a condition (no. 4) to secure appropriate noise mitigation measures prior to the commencement of development to minimise noise disturbance to neighbouring properties.

20. The proposal also includes change of use from Class B8 to mixed B1a and B1c with a reduced B8 use. This would result in increased activity and noise within the warehouse with more intensive operations being undertaken. Indeed, the storage and distribution warehouse currently operates with 31 staff members and this is proposed to increase to 89 staff members operating across multiple shifts beginning at 7:30am (43 staff) on weekdays; rolling shifts beginning at 7:00am (19 members) on alternate days and rolling evening shift beginning at 7:00pm (18 members). This will bring about additional noise during the night time and with associated movements of workers and vehicles and lorry movements. It is considered that the noise mitigation measures, as requested by condition 4, would help in minimising noise disturbance caused by additional traffic movement.

21. Similarly, objections were received on noise disturbance arising from loud music emanating from the site. Because of this, it is considered reasonable to include condition no. 15 to minimise noise disturbance from external amplified noise.

22. It is considered that subject to these conditions there are no objections to the proposal on neighbour amenity grounds.

Access and Movement:

Car Parking:

23. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards, including provision for charging facilities. A Use Class plan was supplied and it results in the following proposed parking requirements:

User Class	Area (m ²)	Parking Rate	Parking Required
B1	4,379	1 per 25m ² (or 1 per 30m ² above 2500m ²)	146 spaces

B8	640	1 per 25m ² for first 250m ² and 1 per 200m ² thereafter	12 spaces
Total	5,019		158 spaces

24. The proposal is to retain all 72 existing parking spaces within the application site. This on its own does not meet the Wokingham Council’s parking standards and is not acceptable. However, additional information have been provided relating to operation on the site as well as travel plan surveys that state that “Based on the existing shift patterns at Crane House, the anticipated working hours for employees at application site would peak between 07:00 – 07:30 hours at 54 employees”. The on-site car parking has a capacity of 72 cars which is capable of handling the peak hour traffic.
25. Moreover, it is stated in the Transport Assessment report that a recent travel survey conducted amongst Intersurgical employees demonstrated only 64% of the employees drive to work. Intersurgical has 4 different sites across Molly Millars Lane (image below) which have a total of 280 car parking spaces. Total number of staff including additional 3 members resulting from proposed development will be 388. Based on staff travel survey, only 64% of cumulative 388 members, i.e., approximately 250 members of staff are expected to drive. Hence, it has been demonstrated that across 4 Intersurgical sites there is sufficient parking capacity to support the extension of proposed B1 floorspaces. However, it is considered necessary to secure a parking management plan and travel plan for the entire Intersurgical campus covering all 4 sites using pre-occupancy condition (no. 9, 10 and 11) to ensure that sufficient parking is available at all time.



Map showing all Intersurgical sites within Molly Millars Lane

Cycle Parking

26. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum cycle parking standards. One space is required per 150m² – 200m² of floorspace, depending upon the Class B use. The proposal includes an area for cycle parking/storage. However since no details have been provided regarding the cycle store, it is considered reasonable to secure the same using condition no. 12.

Accessibility

27. The ground floor of the warehouse remains accessible and the proposed change of use does not change any obligations.

Construction Management

28. Given the extent of the proposed works, a framework for construction method statement is secured using Condition 5.

Flooding and Drainage:

29. The proposal site is in Flood Zone 1 but close to Emm Brook. The proposal does not include any additional increase in building footprint as well as any additional hardstanding. The car parking area is already established and no additional impermeable area is proposed. As such there is no objection to the scheme on flooding and drainage grounds.

Landscape and Trees:

30. The proposal does not include any additional hard or soft landscapes. There are existing trees surrounding the site and a tree survey report has been submitted to support the application which requires mitigation measures to protect the Root Protection Areas during development. This is secured using a condition (no. 6) and there are no other objections to the proposal on trees and landscape grounds.

Employment Skills

31. Policy TB12 of the MDD Local Plan requires an employment skills plan (ESP) for this development. ESPs use the Construction Industry Training Board (CITB) benchmark based on the value of construction. This is calculated by multiplying the total additional floor space (approximately 1,861m²) by £1,025, which is the cost of construction per square metre as set out by Building Cost Information Service of RICS and the methodology as set out in the Council's Employment and Skills Guidance. In this case, it totals £1,907,525.

32. The ESP would require a total of three community skills support jobs and the creation of one job. If for any reason the applicant is unable to deliver the plan or elects to pay the contribution, the employment outcomes of the plan will be borne by the Council at a cost of £3,750. Either way, this is secured by a Section 106 agreement although it remains in draft form.

Other:

33. There are no objections to the proposal with regard to Thames Basin Heath Special Protection Area; environmental health; ecology; and archaeology. The subject scheme is acceptable in all other aspects.

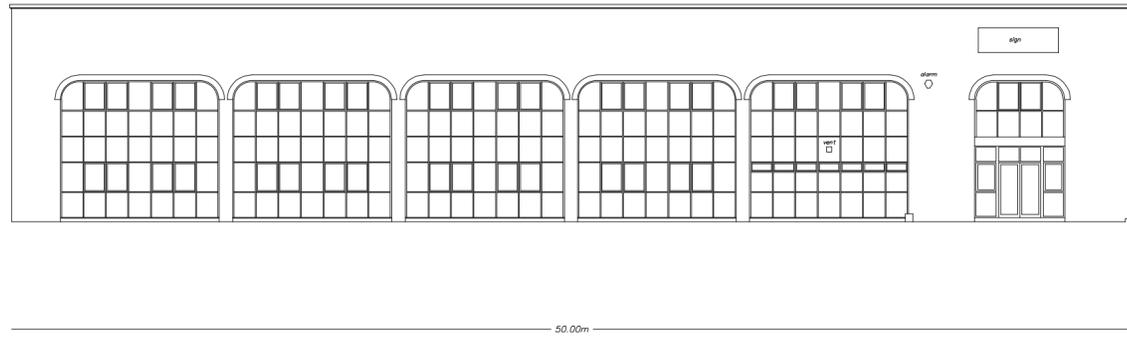
The Public Sector Equality Duty (Equality Act 2010)

34. In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

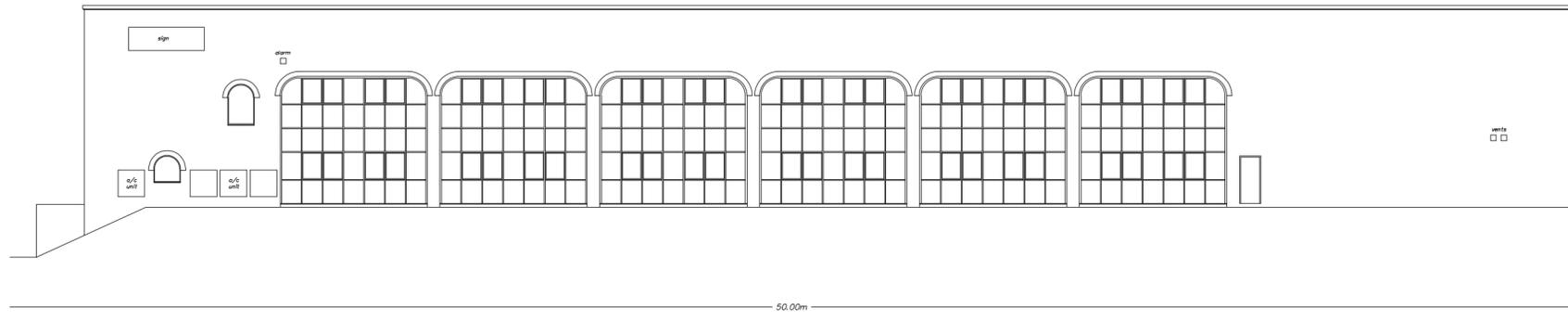
CONCLUSION

35. The proposed increase in height of Unit -1 The Business Centre Molly Millars Lane to create additional user Class B1 floorspace is appropriate in the context of the surrounding built form and it includes acceptable provision for parking and access, subject to satisfactory compliance with Conditions 9, 10, 11, 12 and 13. Neighbour amenity is protected by Conditions 8, and 16, and noise mitigation is outlined in Condition 4, amongst other conditions. It also accords with the intent of the NPPF and the Development Plan by allowing for the ongoing expansion and growth of a global company with the head office in Wokingham, thus allowing for the ongoing employment of approximately 400 staff. Based on these reasons it is recommended that the application is approved subject completion of legal agreement securing employment skills plan and conditions included in this report.

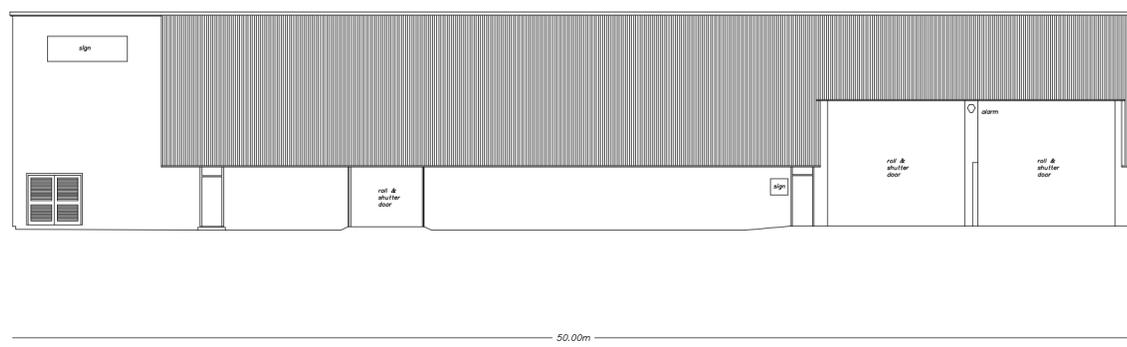
This page is intentionally left blank



FRONT ELEVATION



SIDE ELEVATION (WEST)



REAR ELEVATION



SIDE ELEVATION (EAST)

Notes
1. Levels in metres relative to OSBM situated on Railway Bridge, value 51.81m.

Revisions		
REV	DETAILS	DATE

Project
UNIT 1

Job
ELEVATIONS

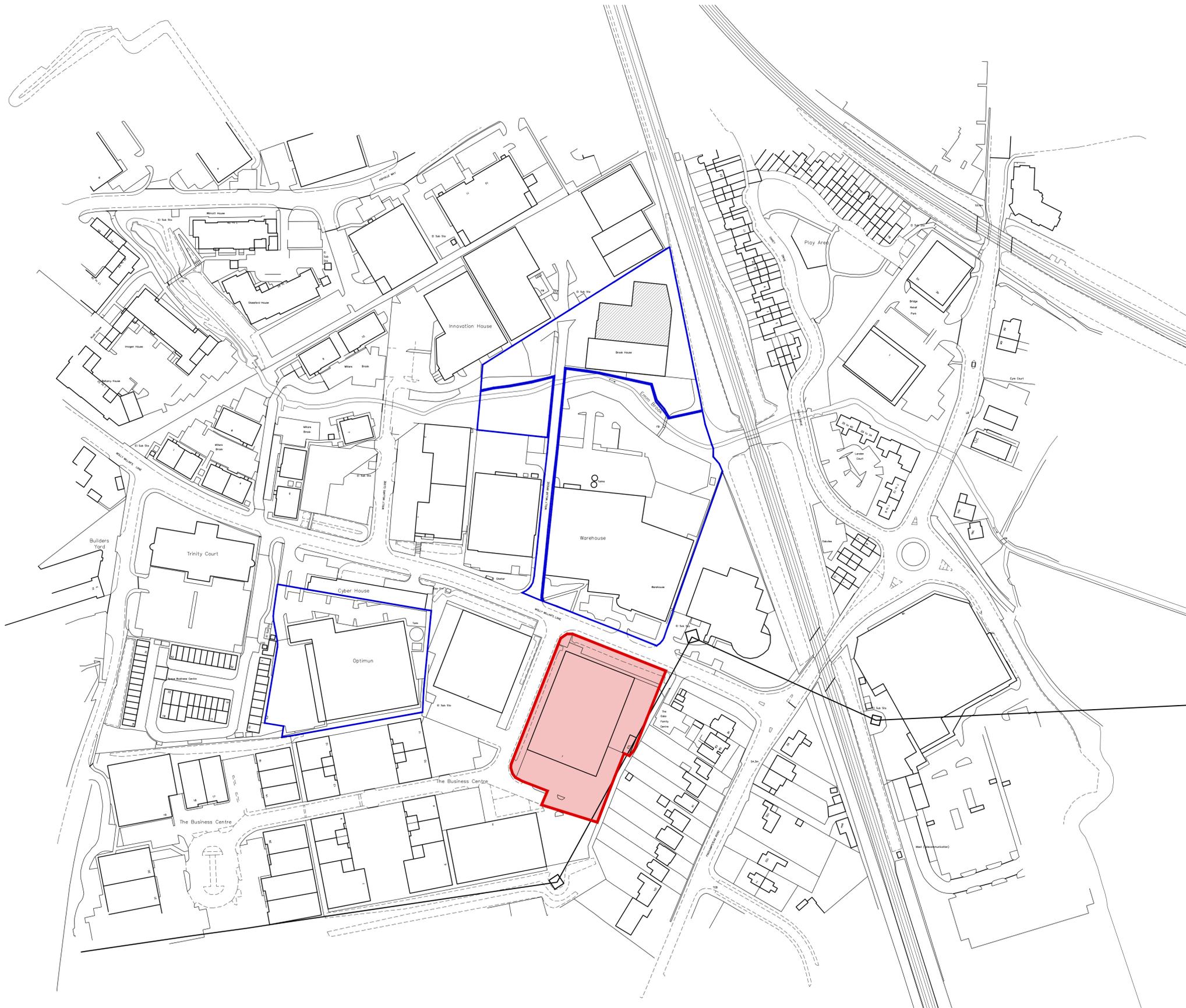
For
Intersurgical Limited
Crane House, Molly Millars Lane
Wokingham
Berkshire RG41 2RZ Tel: 0118 965 6300

By
Developers Land Surveys
17 Bolton Crescent
Windsor
Berkshire SL4 3JH Tel: 01753 851477

Scale	Drawn	Checked
1:200 @ A2	WHD	CGF
Date	Drawing No.	Rev.
February 2018	1463/2	

This page is intentionally left blank

This page is intentionally left blank



1:1250 scale Bar
 This Drawing has been produced for printing onto A1 size paper.
 If printing on A3 please use the scale below for reference.

A	Bar Scale Revised	PB	02-10-19
REV	COMMENTS	DATE	

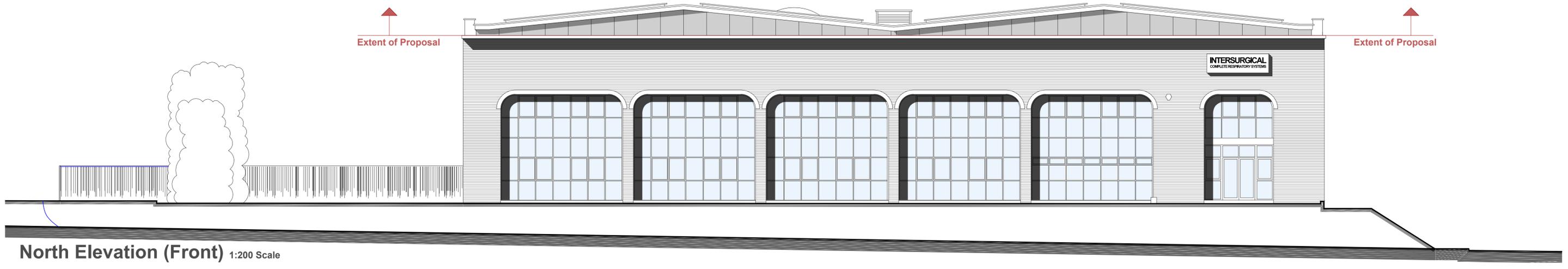
td Tony Day Architecture Ltd
 Planning • Design • Architecture
 www.tonydayarchitecture.co.uk info@tonydayarchitecture.co.uk

CLIENT Intersurgical
 PROJECT Building 3, Intersurgical, The Business Centre, Wokingham, Berkshire, RG41 2QP
 DRAWING LOCATION PLAN
 DATE August 2019
 SCALE 1:1250 @ A1 DRAWN P Bonney NO 3513/211 REV A

Albany House
 14 Shute End
 Wokingham
 RG40 1BJ
 0118 380 5585

THIS DRAWING MUST NOT BE SCALED UNLESS ISSUED FOR PLANNING PURPOSES. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO SETTING OUT. COMMENCING WORK, OR PRODUCTION OF FABRICATION DRAWINGS, REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER IMMEDIATELY. ©

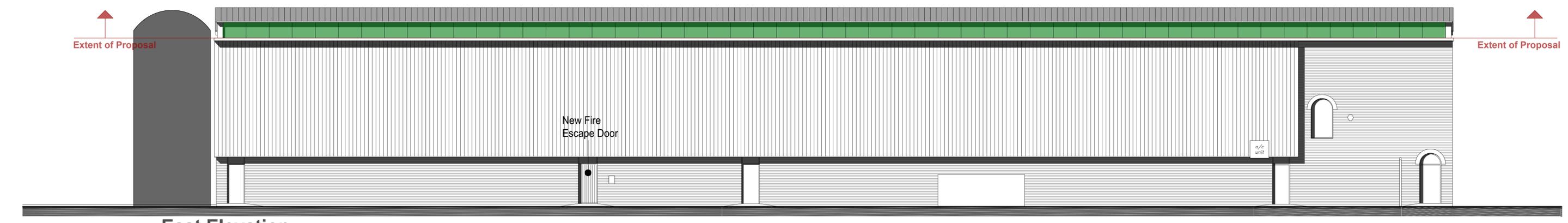
This page is intentionally left blank



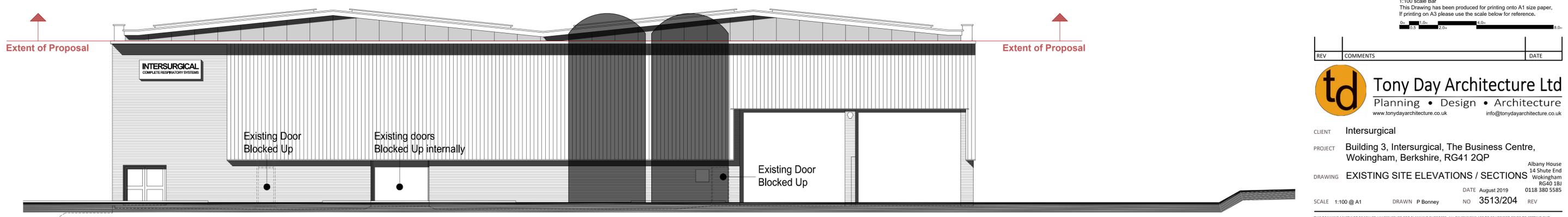
North Elevation (Front) 1:200 Scale



West Elevation (Side)



East Elevation (Side)



South Elevation (Rear)

1:100 scale Bar
 This Drawing has been produced for printing onto A1 size paper.
 If printing on A3 please use the scale below for reference.



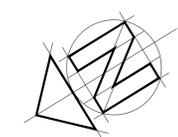
REV	COMMENTS	DATE

td Tony Day Architecture Ltd
 Planning • Design • Architecture
 www.tonydayarchitecture.co.uk info@tonydayarchitecture.co.uk

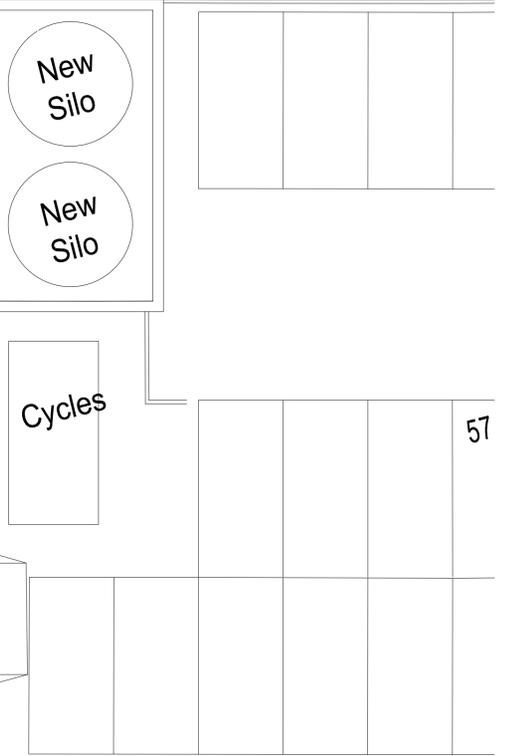
CLIENT Intersurgical
 PROJECT Building 3, Intersurgical, The Business Centre, Wokingham, Berkshire, RG41 2QP
 DRAWING EXISTING SITE ELEVATIONS / SECTIONS
 DATE August 2019
 SCALE 1:100 @ A1 DRAWN P Bonney NO 3513/204 REV

THIS DRAWING MUST NOT BE SCALED UNLESS ISSUED FOR PLANNING PURPOSES. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO SETTING OUT, COMMENCING WORK, OR PRODUCTION OF FABRICATION DRAWINGS. REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER IMMEDIATELY. ©

This page is intentionally left blank



41



REV	COMMENTS	DATE

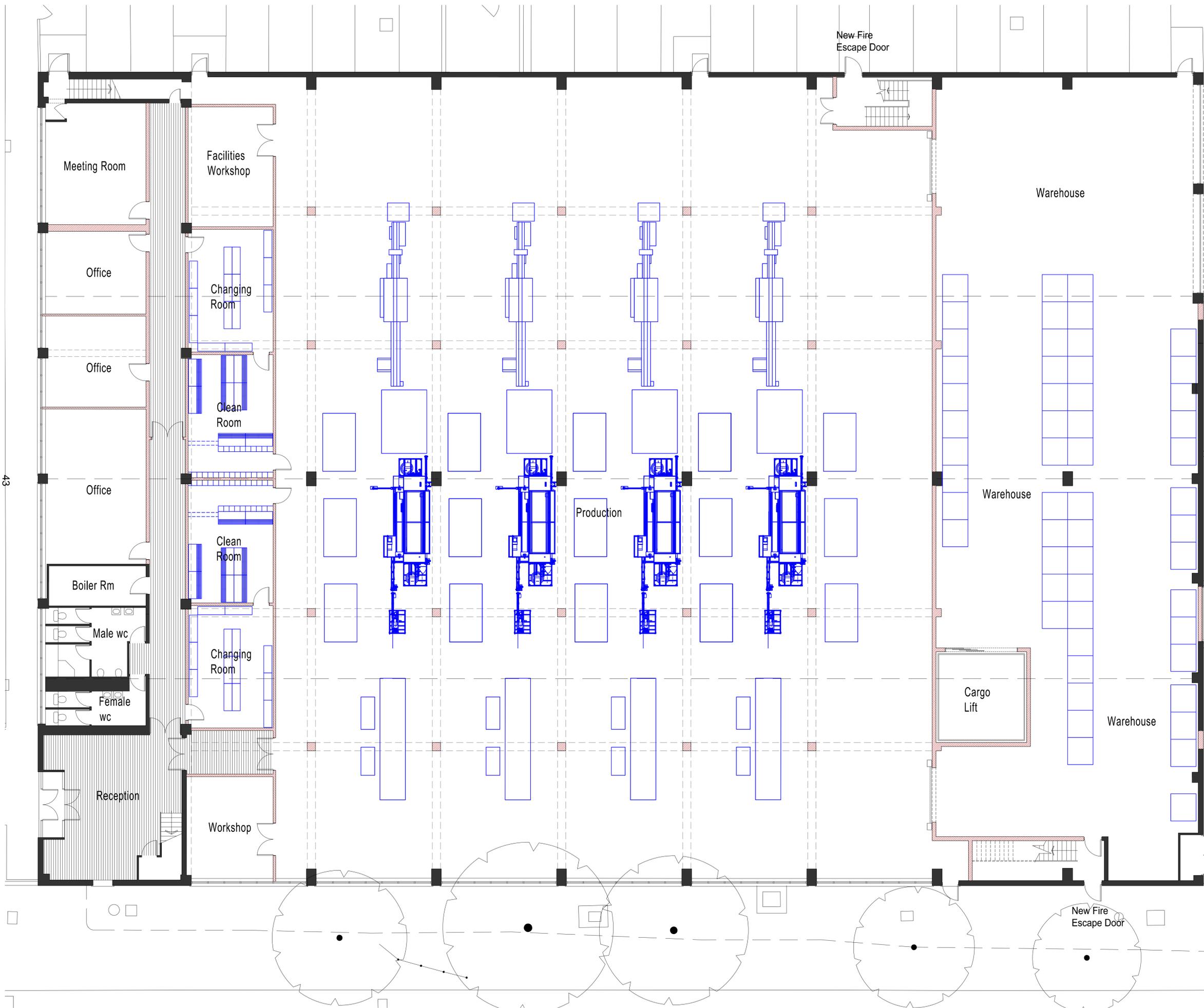
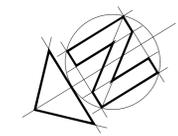
td Tony Day Architecture Ltd
 Planning • Design • Architecture
 www.tonydayarchitecture.co.uk info@tonydayarchitecture.co.uk

CLIENT Intersurgical
 PROJECT Building 3, Intersurgical, The Business Centre, Wokingham, Berkshire, RG41 2QP
 DRAWING EXISTING SITE ELEVATIONS / SECTIONS
 DATE August 2019
 SCALE 1:100 @ A1 DRAWN P Bonney NO 3513/203 REV

First Floor Plan 1:100 Scale

THIS DRAWING MUST NOT BE SCALED UNLESS HELD FOR PLANNING PURPOSES. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO SETTING OUT, COMMENCING WORK, OR PRODUCTION OF FABRICATION DRAWINGS. REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER IMMEDIATELY. ©

This page is intentionally left blank



Existing door blocked up



Cycles

Existing blocked up internally

Existing door blocked up

REV	COMMENTS	DATE

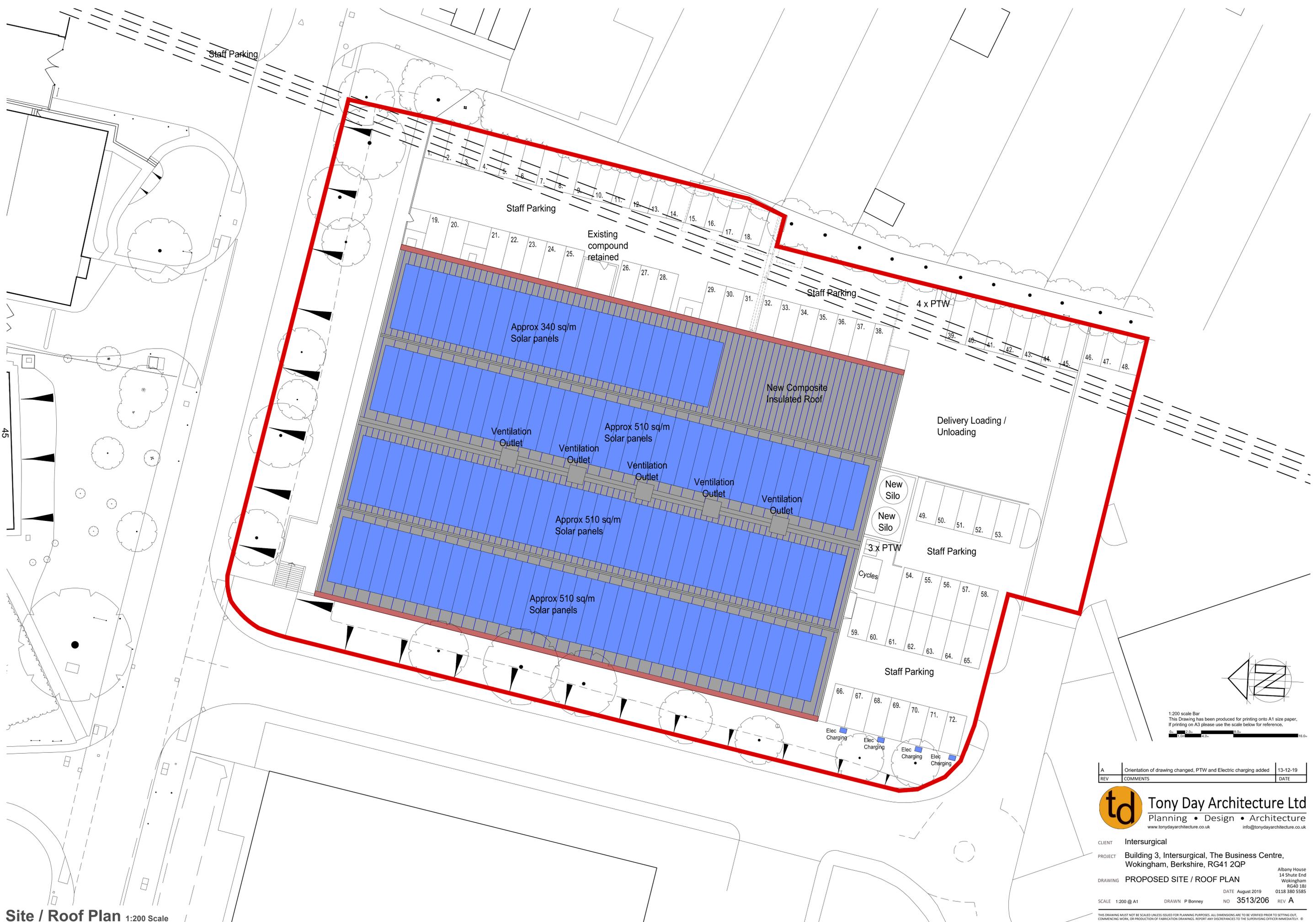
td Tony Day Architecture Ltd
 Planning • Design • Architecture
 www.tonydayarchitecture.co.uk info@tonydayarchitecture.co.uk

CLIENT Intersurgical
 PROJECT Building 3, Intersurgical, The Business Centre, Wokingham, Berkshire, RG41 2QP
 DRAWING PROPOSED GF PLAN
 SCALE 1:100 @ A1 DRAWN P Bonney NO 3513/202 DATE August 2019 REV 0118 380 5585

Ground Floor Plan 1:100 Scale

THIS DRAWING MUST NOT BE SCALED UNLESS ISSUED FOR PLANNING PURPOSES. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO SETTING OUT. COMMENCING WORK OR PRODUCTION OF FABRICATION DRAWINGS REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER IMMEDIATELY. ©

This page is intentionally left blank



Site / Roof Plan 1:200 Scale

1:200 scale Bar
 This Drawing has been produced for printing onto A1 size paper.
 If printing on A3 please use the scale below for reference.

REV	COMMENTS	DATE
A	Orientation of drawing changed, PTW and Electric charging added	13-12-19

td Tony Day Architecture Ltd
 Planning • Design • Architecture
 www.tonydayarchitecture.co.uk info@tonydayarchitecture.co.uk

CLIENT Intersurgical
 PROJECT Building 3, Intersurgical, The Business Centre, Wokingham, Berkshire, RG41 2QP
 DRAWING PROPOSED SITE / ROOF PLAN
 DATE August 2019
 SCALE 1:200 @ A1 DRAWN P Bonney NO 3513/206 REV A

THIS DRAWING MUST NOT BE SCALED UNLESS ISSUED FOR PLANNING PURPOSES. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO SETTING OUT, COMMENCING WORK, OR PRODUCTION OF FABRICATION DRAWINGS. REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER IMMEDIATELY. ©

This page is intentionally left blank

Agenda Item 74.

Application Number	Expiry Date	Parish	Ward
192826	29 January 2020	Woodley	Bulmershe and Whitegates;

Applicant	L & C Investments Limited
Site Address	The Western Site, Headley Road East, Woodley, RG5 4SN
Proposal	Full application for the demolition of existing buildings and redevelopment of the site to form 5 industrial units for uses within Use Classes B1 (b and c), B2 and B8 with ancillary B1a; and erection of a building to be used as a builders' merchant (Sui Generis) for the display, sale, storage of building, timber and plumbing supplies, plant and tool hire including outside display and storage racks, with associated access, car parking and landscaping. (Part retrospective)
Type	Full
PS Category	3
Officer	Graham Vaughan
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 8 January 2020
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The site is located in the major development location of Woodley and within an existing Core Employment Area. It is part of an existing industrial area with other commercial uses nearby well established. The site is accessed from Headley Road East and used to contain a number of buildings mostly in B uses but a D2 use was also present. The buildings on the site have been demolished prior to the submission of the application and therefore it is considered as part retrospective.</p> <p>The proposal is for the redevelopment of the site to provide a builder's merchant building with associated storage racks and parking as well as two buildings to provide mixed use B uses with associated parking. An area of landscaping with protected trees exists to the front of the site and this would be retained. The two areas of the site would be accessed separately from Headley Road East.</p> <p>Due to the location within a Core Employment Area, the proposal should comply with policy CP15 of the Core Strategy and policy TB11 of the MDD Local Plan. This aims to promote development for business, industry or warehousing and states that any changes of use from B1, B2 or B8 uses should not lead to a net loss of B use floor space across the Borough. Whilst there would be a loss of overall floor space the scheme would result in the occupation of buildings within B use and a use similar to B uses which would provide employment opportunities. As such, the creation of employment opportunities is given substantial weight to the extent it outweighs the minor harm caused as a result of the loss of B use floor space. In any case, at the last check, there was a surplus of B use floor space across the Borough.</p> <p>The design of the buildings and their overall size is considered commensurate with the surrounding area given the industrial and commercial appearance. Furthermore, the</p>

distance to residential properties would ensure no harmful impact would occur on residential amenity. With regard to highway impacts the access would be suitable for the volume of traffic expected to be generated and parking provision would be in accordance with parking standards. Subject to conditions, it is considered other aspects can be successfully controlled including ecological, tree and landscape, environmental health and sustainable design and construction impacts. Therefore, the proposal is considered to accord with local and national planning policy and is recommended for approval.

PLANNING STATUS

Overhead cables 15m buffer
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Core Employment Areas
Scale and Location of Development Proposals
Replacement Mineral Local Plan
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
Local Plan Update Submitted Sites
SSSI Impact Risk Zones
Electricity Sub Station

RECOMMENDATION

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

- A. Completion of a legal agreement to secure a contribution towards an employment skills plan;**
- B. Conditions and informatives:**

Conditions and Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered 'AC18021-CIV-0100 Rev P4', 'AC18021-CIV-0102 Rev P4', 'AC18021-CIV-0101 Rev P4', 'TP-PAL-E-45- 27-12 Rev A', 'TP-CAN-F3-50-43-12', 'TP-PAL-AB-45-27-12 Rev B', '3817/P003b', '3817/P001', '3817/P002', '3817/P300', '3817/P201', '3817/P102', '3817/P202', '3817/P200a', '3817/P100a' and '3817/P101a' received by the local planning authority on 30 October 2019. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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.

2. External materials - Before construction of 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.

3. Construction method statement - No construction 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.

4. Travel Plan - Prior to the construction 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 9 (Sustainable Transport) and Core Strategy policy CP6.

5. Drainage Details - Construction of the development hereby approved shall not commence until the full drainage strategy drawing of the scheme has been submitted to and approved in writing by the Local Planning Authority. The drawing shall indicate the location of the attenuation tanks including cross sections, the connection to the existing sewer and invert levels. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To demonstrate that the proposed system works. 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.

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

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

7. Access surfacing - No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 15 metres measured from the carriageway edge.

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

8. Access to be provided - 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.

9. Cycle parking details required - Prior to the occupation 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 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

10. Biodiversity Enhancement - Prior to the occupation of the development, details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks on and around the new buildings and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 175 of the NPPF.

11. Unforeseen Contamination - If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework.

12. All trees, hedges and shrubs or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared 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 wildlife is not adversely affected by the proposed development in line with Policy CP7 of the core strategy and wildlife legislation.

13. Piling - If required, then no piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure

14. The development hereby approved shall be carried out in accordance with the details as agreed in 'Energy and Sustainability Statement, GDM, Revision N3, 30 September 2019' received by the Local Planning Authority on 30 October 2019 and shall be implemented in full in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

15. The development hereby approved shall be carried out in accordance with the details as agreed in 'Noise Assessment, Enzygo, CRM.1568.001.NO.R.004, October 2019' received by the Local Planning Authority on 30 October 2019 and shall be implemented in full in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

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

16. The new buildings shall achieve BREEAM level 'Pass' in accordance with the requirements of BREEAM [or such national measure of sustainability for non-residential design that replaces that scheme].

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 and Managing Development Delivery Local Plan policy CC04

Informatives

1. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken.

2. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

3. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway

(including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

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

1) NPPF Section 9 (Sustainable Transport)

2) The Essential Guide to Travel Planning (DfT, March 2008) 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)

4) A Guide on Travel Plans for Developers (DfT)

5) Making Residential Travel Plans Work (DfT, June 2007) All accessible at:

<http://www.dft.gov.uk/pgr/sustainable/travelplans/>

<https://www.gov.uk/government/policies/improving-local-transport>

Also:

WBC Transport Plan 3 and Active Travel Plan 2011 – 2026

WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance

Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough's website.

PLANNING HISTORY		
Application Number	Proposal	Decision
183229	Full planning application for the redevelopment to form 5 industrial units for different uses classes with associated access, car parking, hardstanding and landscaping works.	Withdrawn on 16 April 2019
182473	Application for prior notification of proposed demolition of existing buildings on site.	Refused on 12 October 2018
182804	Full planning application for the change of Use from B8 (storage and distribution) to use of the premises as a builders merchant (Sui Generis) for the display, sale, storage of building, timber and plumbing supplies, plant and tool hire including outside display and storage.	Refused on 11 October 2018
O/2001/3322	Outline application for the proposed redevelopment of site to create 3600 square metres of B1(c) light industrial and 8700 square metres of B8 warehouse units.	Conditional approval 12 June 2002

SUMMARY INFORMATION	
Site Area	3.08 hectares
Previous land use(s) and floorspace(s)	Former NTS House – Mixed B use (2835m ²) Hawkhurst House – B1 use (1065m ²) Stadium Building – Mixed B use & D2 (3944m ²)
Proposed floorspace of each use	Mixed B use – 1959m ² Builder's merchant (sui generis) – 1439m ²
Change in floorspace (+/-)	-1206m ²
Proposed parking spaces	74

CONSULTATION RESPONSES	
Berkshire Archaeology	No objection
National Grid	No comments received
South East Water	No comments received
Southern Gas Networks	No objection
SSE Power Distribution	No objection
Thames Water Utilities Ltd	No objection subject to condition (13) and informative (1, 2)
The Environment Agency	No objection subject to condition (11)
Royal Berkshire Fire & Rescue	No comments received
Crime Prevention Design Advisor	No comments received
WBC Environmental Health	No objection
WBC Drainage	No objection subject to condition (5)
WBC Highways	No objection subject to conditions (6 – 9)
WBC Growth & Delivery (Planning Policy)	No objection
WBC Economic Prosperity & Place (Community Infrastructure)	No objection subject to ESP contribution
WBC Ecology	No objection subject to condition (12)
WBC Landscape and Trees	Request further information
WBC Cleaner and Greener	No comments received

REPRESENTATIONS
Town/Parish Council: No objection
Local Members: No comments received
Neighbours: No comments received

APPLICANTS POINTS
<ul style="list-style-type: none"> • Development provides employment opportunities within designated core employment area • Trees to the front of the site are retained and would be protected throughout construction • Buildings are of a similar design to surrounding uses and therefore compatible with the character of the area

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development

	CP4	Infrastructure Requirements
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
	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
	CC05	Renewable energy and decentralised energy networks
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB11	Core Employment Areas
	TB12	Employment Skills Plan
	TB20	Service Arrangements and Deliveries for Employment and Retail Use
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB25	Archaeology
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
	CIL	CIL Guidance + 123 List
	WDS	Woodley Design Statement

PLANNING ISSUES

Description of Development:

1. The application is for the re-development of a brownfield site located on Headley Road East in Woodley. It is part retrospective but this relates only to the demolition of the buildings on the site. As a result of this however, it is considered a time limited permission for implementation purposes is unnecessary. The proposal is for the erection of five units within two buildings for multiple B use classes uses and the erection of one building as a builder's merchant. The two elements of the proposal would have separate access from Headley Road East and separate parking areas. In relation to the builder's merchant building, an area for storage racks would be located centrally to the site. As there are trees protected by a Tree Preservation Order at the north end of the site, the existing landscaping would be retained.

2. The builder's merchant building would be 55 metres in length and 21 metres in width. It would have a dual pitched roof with an eaves height of 7.1 metres and a ridge height of 8.5 metres. The other units would be split into two buildings, with units 1, 2 and 3 in a rectangular building with a length of 51 metres and a width of 22 metres. It would have a flat roof with a height of 8.4 metres. Units 4 and 5 would be in a similar but smaller building with a length of 35 metres and a width of 19 metres. It would have a flat roof of 8.6 metres.

Principle of Development:

3. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (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.
4. 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 subject to the policies as set out in the Core Strategy. As the site is within a Core Employment Area, the proposal should accord with policy CP15.
5. Policy CP15 aims to promote development for business, industry or warehousing and states that any changes of use from B1, B2 or B8 uses should not lead to a net loss of B use floor space across the Borough. This is supported by policy TB11 of the MDD Local Plan. The existing site has a lawful use for multiple B use floor space and it is noted that the application seeks approval for new B use floor space and a builder's merchant, which is a sui generis use. Nonetheless, despite the refusal of planning application 182804 the provision of a builder's merchant on the site immediately adjacent to the application site was considered acceptable in policy terms and this is a material consideration. Additionally, paragraph 4.71 of the supporting text to policy CP15 states "*through the creation of additional floor space on existing and new sites, it will also be possible for the reuse of some existing employment sites for other uses, especially in those locations where there is a demand for other uses and/or a lack of demand for business uses without a net loss in employment floor space. Such areas could include Molly Millars Industrial Estate and land on the south side of Headley Road, Woodley*".
6. With regard to floor space, the application states that a total of 4604m² existed on the site. It is noted that much of this has been demolished but nonetheless this is the most appropriate assessment of floor space that can be made. The proposal would result in 1959m² of B use floor space being created. The builder's merchant would create an additional 1439m² of sui generis floor space. Nevertheless it is acknowledged that a builder's merchant is similar to a storage and distribution use and therefore could be considered as a suitable use for the site. This brings the total floor space created on site as 3398m² which is ultimately less than what previously existed. Notwithstanding this loss of 1206m², it should be considered what harm would arise. Firstly, the proposal would ensure an employment use exists on the site.

Secondly, it would ensure the site is put to use and does not remain vacant. Thirdly it should be noted that the previous buildings were constructed some time ago and required a substantial amount of work to improve them to modern standards. This had a negative impact on the sale of the site. Additionally, modern standards include technological improvements which are likely to result in less space being required for a typical B use than when the Core Strategy was originally written. Fourthly, the planning policy team have confirmed that, at the last check, there was a surplus of B use floor space across the Borough.

7. Based on the above, it is considered that as the proposal generates employment and brings a site back into use, the positive impacts of this outweigh the negative impact of losing some floor space. Therefore, whilst there is some conflict with policy CP15, it is not considered harmful to the extent a reason for refusal could be substantiated.

Character of the Area:

8. Policy CP1 of the Core Strategy states that development proposals should maintain or enhance the high quality of the environment. Policy CP3 states development should be 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'*.
9. The site is part of the Headley Road industrial area and this is well established. Industrial and commercial style buildings are typical of the area and tend to have large footprints with low pitched or flat roofs. There are a mix of materials used however these tend to be industrial in their appearance. Also apparent in the immediate surroundings of the site are residential properties. Again this is a well-established relationship, particularly so in Woodley where large residential estates have existed near the Headley Road industrial area for some time.
10. The proposal includes two distinct sections, the larger builder's merchant building and the smaller B use buildings to the west. Associated areas for parking, deliveries and storage racks would be located between the buildings and centrally in the site. The existing area of landscaping to the north of the site and adjoining Headley Road East would be retained.
11. The builder's merchant building would be larger in footprint than the other two buildings but they would be comparable in terms of height. More importantly, they would be similar to the established character of the area in terms of a large footprint and low pitched or flat roofs. Similarly, the type of external materials to be used would be in keeping with the industrial appearance of surrounding buildings. As such, no objection is raised with regard to the size or appearance of the proposal.
12. The proposal includes an area of external racking which would provide storage for materials and it is noted that this would be visible from Headley Road East. However, consideration should be given to the fact that views from the road are of typical industrial buildings/materials including, for example, palisade fencing and large delivery door ways. As such, it is considered that an area of external racking would not detrimentally impact the character of the area.
13. The landscaping area to the front of the site is important to the street scene as there are a number of trees along Headley Road East. With regard to the trees to the front

these are protected by a Tree Preservation Order. The proposal retains these trees and increases the grassed area at the front. As such, whilst in acknowledgment that the immediate area is commercial in appearance, the retention and enhancement of the soft landscaping is a positive aspect of the scheme.

14. As a result of the demolition that has occurred, some recladding of existing units (outside of the red line but within the applicant's ownership) would occur. No objection is raised with regard to this. Overall therefore the scheme is considered appropriate to the character of the area and accords with policies CP1 and CP3 of the Core Strategy and CC03 of the MDD Local Plan.

Residential Amenities:

15. Due to the separation distance to the nearest neighbouring residential property, it is considered no harmful impact would occur with regard to overlooking, overbearing or a loss of light.
16. With regard for noise and disturbance, it is noted that the proposal is for a use that typically would create such an impact and therefore potentially harm residential amenity. A Noise Assessment has been submitted which considers that the ambient noise level of the area can be maintained through appropriate design. However, given that specific occupiers are not specified the assessment does not conclude further than this. Notwithstanding the assessment, the separation distance and the fact there are other commercial and industrial buildings between the site and residential properties is considered to mitigate any potential noise and disturbance impact. As such, the proposal accords with policy CP3 of the Core Strategy and CC06 of the MDD.

Access and Movement:

17. *Highway Safety:* The application proposes to utilise the existing accesses onto Headley Road East. This would complement the two separate sections of the site with each having a dedicated access. The Transport Statement indicates the number of trips expected for each of the proposed uses based on TRICS data. This states that the size of the accesses and the visibility splays for each would be sufficient. The Highways Officer has considered this and does not raise any objection.
18. *Traffic Impact:* Given the amount of trips generated as based on TRICS data, it is considered the proposal would not have a harmful impact in terms of traffic on the highway network. Additionally, the site was originally in use and this would have generated traffic. As such, the Highways Officer does not object to the proposal.
19. *Parking:* With regard to the builder's merchant building, 21 spaces would be provided. The parking standards do not specify anything for this type of use and, in light of this, the applicant has submitted TRICS parking data for other builder's merchants. Considering comparable amounts of floor space, there is a range of examples of parking provision albeit dependent on staff numbers. The Transport Statement sets out that, when taking a median of these figures, the provision of 21 spaces would be above the average requirement. Additionally, consideration is given to planning application 171772. This granted permission for a similar sized builder's merchant that provided 14 spaces. Taking all of this into account, the Highways Officer does not object to this aspect of the proposal.

20. The application is speculative in terms of the split of B use floor space across the additional buildings. In such situations, it is considered appropriate to calculate the range of parking according to the highest and lowest scenarios. In this respect, the proposal could potentially be used purely for B1 floor space or for B8 floor space. The parking standards would require 79 spaces for a B1 use given the proposed floor space and 19 for a B8 use. Taking the median value between these numbers at 49 it is considered a provision of spaces that slightly exceeds this may be acceptable. Following discussions, the parking provision has been amended to provide 53 spaces. The applicant also notes that the parking standards do not split provision between the different types of B1 use floor space i.e. B1 (a), B1 (b) or B1 (c). Taking employment densities into consideration, through the Homes and Communities Agency, it is acknowledged that B1 (b) and B1 (c) employ fewer people per square metre of floor space compared to B1 (a). As such, it is considered that the provision of 53 spaces, above the median split between the highest and lowest scenarios according to the Council parking standards, and the provision of B1 (b) and B1 (c) floor space would be acceptable in this instance.

21. *Sustainability:* The site is well served by local bus services and accessible on foot or bicycle. It is noted that Woodley is not served by a train station. A draft Travel Plan has been submitted which sets out ways to encourage the use of alternative modes of transport to the private car. The Highways Officer does not object to this subject to a condition (4).

Flooding and Drainage:

22. Although the site is within Flood Zone 1, as the site is over a hectare in size, a Flood Risk Assessment is required. This concludes that the risk from surface water flooding is low to moderate and the risk from flooding from other sources is negligible. Whilst the buildings are classified as less vulnerable, the FRA sets out that surface water flood risk can be mitigated by the adoption of a suitable drainage strategy.

23. The proposed drainage strategy is for discharge to an existing sewer, but at a reduced rate compared to the existing, and attenuation via below ground storage. The Drainage Officer has considered the strategy and does not object to the proposal subject to a condition (5) requiring full details to be agreed.

24. The Environment Agency has also been consulted and whilst concerns are not raised with regard to flooding, it is noted that former uses of the site could have resulted in unforeseen contamination. As such, subject to a condition (11) requiring potential contamination to be investigated and remediated if found, the EA does not object to the application.

Landscape and Trees:

25. As noted above there are trees protected by a Tree Preservation Order to the front of the site. An Arboricultural Impact Assessment and Method Statement has been submitted which gives details on the protection of these trees as well as stating no changes to the access are required which would impact the trees. The retention of these trees is considered important to the character of the area as they contribute positively to the street scene.

26. The Tree and Landscape Officer does not object to the scheme itself but has raised some issues with some of the detail of the Arboricultural Impact Assessment and Method Statement. These issues are being resolved and confirmation of this will be

provided in the Member's update. Additionally, confirmation of any recommendation conditions will be provided.

Environmental Health:

27. It is acknowledged that due to former uses of the site and surrounding uses there is potential for contamination to be present on the site and this has been highlighted by the Environment Agency. A Geo-environmental report has been submitted which states that no significant issues have been found in terms of contamination and ground conditions however and the Environmental Health Officer has not raised any objection to this. As such, it is considered the Environment Agency's recommended condition (11) relating to unforeseen contamination is appropriate.

28. An Air Quality Assessment has been submitted and identifies that the risk to air quality is low given the surrounding uses and previous use of the site. As the Environmental Health Officer has not raised any objection to this, no harmful impact is considered to occur.

Ecology:

29. The site contained a number of buildings previously as well as a large area of hard standing and therefore the ecological value of the site was limited. Additionally, it is considered there is limited connectivity to other areas due to the urban nature of the surrounding area. It is noted that the trees to the front of the site represent potential ecological value through nesting birds.

30. An Ecological Report and Bat Survey has been completed which concludes that the ecological value of the site is limited however there are opportunities for nesting birds on the site. In terms of bats, whilst some were recorded foraging in trees near the site none were recorded roosting in the buildings. The Council's Ecologist has considered the report and does not object to the proposal subject to a condition (12) requiring any potential vegetation removal to be undertaken outside of bird nesting season.

31. In terms of biodiversity enhancement, as required by the NPPF, it is noted that the proposal could include bird or bat boxes as well as wildlife friendly landscaping. It is considered this can be controlled by condition (10).

Sustainable Design/Construction:

32. MDD policy CC05 requires that non-residential proposals of more than 1,000m² gross floor space should provide for a minimum 10% reduction in carbon emissions through on-site renewable energy or low carbon sources. An Energy and Sustainability Statement has been submitted which states this will be achieved through the use of solar panels given the sufficient level of roof area that faces south. As such, subject to a condition (14) requiring this to be carried out, no objection is raised.

33. In line with Policy CC04 of the MDD, proposals for non-residential development over 100 square metres should, as a minimum, achieve the mandatory BREEAM requirements but seek to achieve higher. It is considered a 'Pass' rating could be achieved and, as such, a condition (16) requiring this is proposed.

Community Infrastructure Levy (CIL):

34. *Community Infrastructure Levy:* The Council's CIL charging schedule applies to residential and retail uses. As the development would be for sui-generis and B uses, it is not considered that the development would be CIL liable.

Employment Skills:

35. MDD Local Plan policy TB12 requires the submission of an Employment Skills Plan to support all applications for major development to demonstrate how proposals will take opportunities to offer training and apprenticeships or other vocational initiatives to develop employment skill in local people. This would be secured by a legal agreement to be concluded following a resolution to grant permission by the Planning Committee. As such, subject to this agreement, the proposal would accord with this policy.

Archaeology:

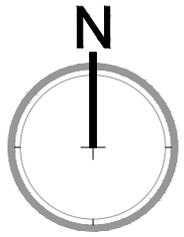
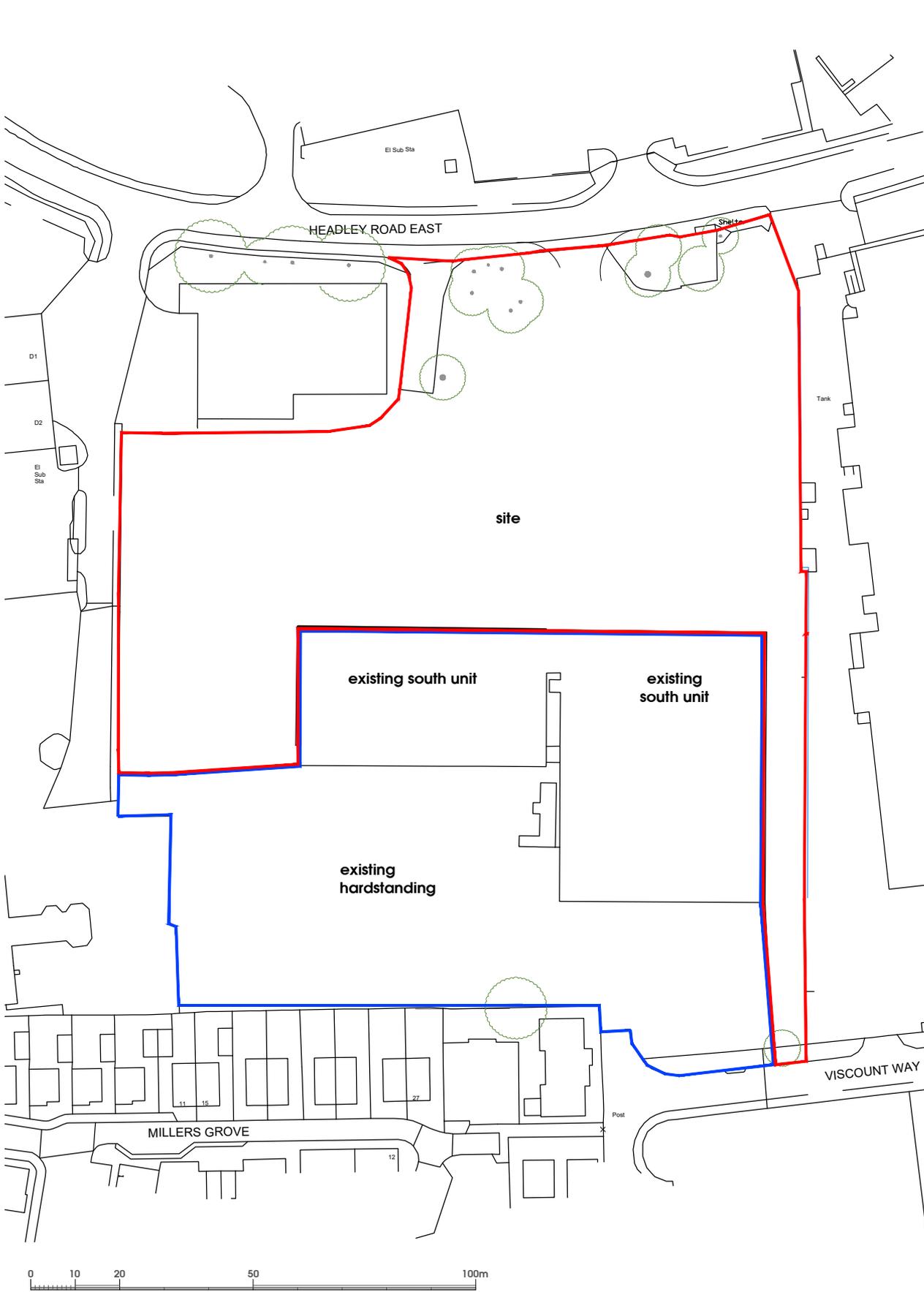
36. An Archaeological report has been submitted which states that despite some potential for archaeological finds in the area, previous development of the site is likely to have resulted in much potential being removed. The Council's archaeologist has considered the report and agrees with the findings. As such, no objection is raised and the scheme is in accordance with policy TB25 of the MDD.

The Public Sector Equality Duty (Equality Act 2010)

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

CONCLUSION

The redevelopment of the site ensures employment opportunities and occupied buildings would exist within a designated Core Employment Area. The proposal has been designed to ensure it would integrate into the character of the area and would provide suitable landscaping treatments respecting existing protected trees. Furthermore, no harmful impacts would occur with regard to residential amenity and impacts regarding highways, ecology and sustainable construction can be controlled through the use of conditions. As such, the proposal is considered to accord with local and national planning policies and therefore is recommended for approval.



the western site, headley road east, woodley

number: 3817/P001 | date: Oct 2019 | scale: 1:1250@A4 | drn: lh chkd: ge appd: ge

subject to site survey and I.a. approvals

client: LCP Properties Ltd

site location plan

gdm architects



gdm architects
the master's house, college road,
maidstone, kent. ME15 6YF

T 01622 760670
E info@gdmarchitects.co.uk
W www.gdmarchitects.co.uk
© copyright gdm architects ltd

This page is intentionally left blank



schedule of accommodation

units 1-5 GIA

	sqft	sqm
unit 1	3790	353
+15% mez	570	53
unit 2	3790	353
+15% mez	570	53
unit 3	3790	353
+15% mez	570	53
unit 4	3477	322
+15% mez	516	48
unit 5	3477	322
+15% mez	516	48

total GIA for units 1-5
 1958 sqm / 21,075 sqft including
 mez office @ 15%

unit 6 GIA
 15,489 sqft / 1,439m2
 (inc. mez)

total site GIA
 3397 m2 / 36,565 sqft

red line boundary
 12478 sqm - 3.083 acres

parking
units 1-5 parking:
 53 no. car parking spaces
 5 no. goods vehicle spaces
unit 6 parking:
 21 no car parking spaces
 3 no. goods vehicle spaces
 +1 no. parking space
 dedicated
 to electric substation

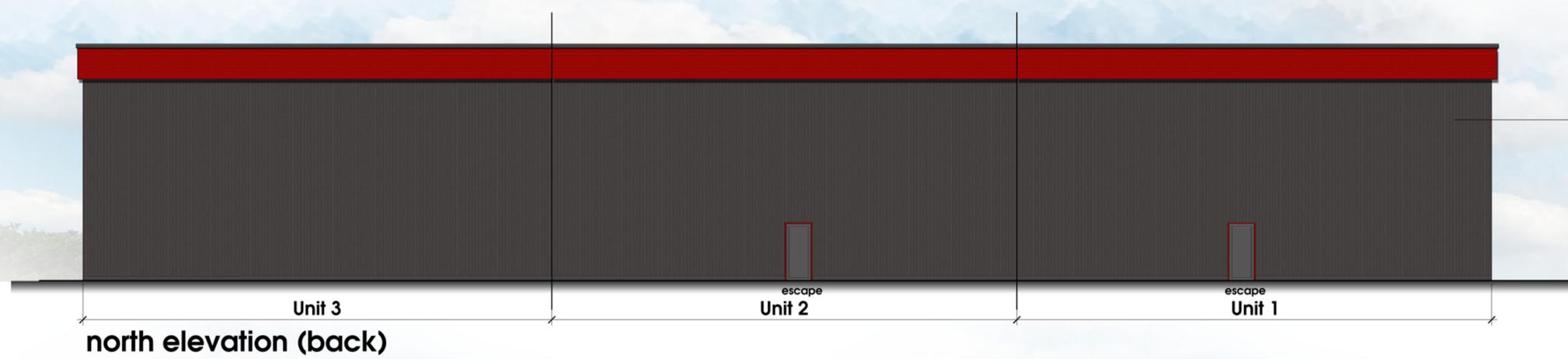
-  re-clad on existing south units
-  unit 6 access road joining headley road east
-  external storage including racking up to 5.5m
-  servicing areas

This page is intentionally left blank



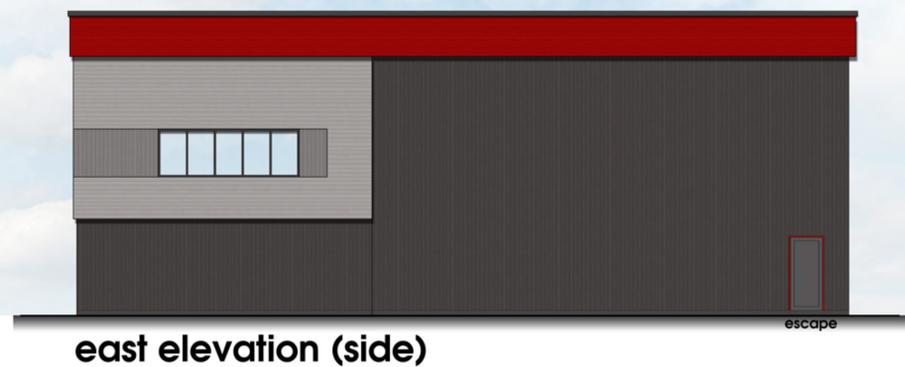
- red horizontal profiled steel sheet cladding.
Built up cladding system
- light grey horizontal profiled steel sheet cladding.
- medium grey vertical profiled steel sheet cladding.
- dark grey window and door frames

Unit 1
Unit 2
Unit 3
south elevation (front)

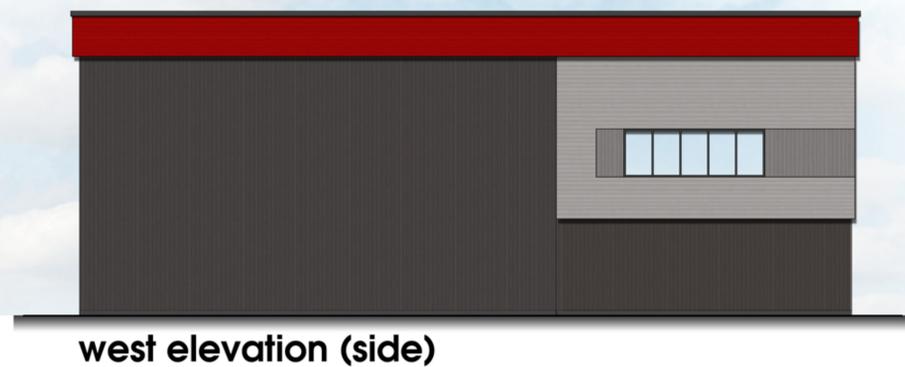


- dark grey vertical profiled steel sheet cladding

Unit 3
Unit 2
Unit 1
north elevation (back)



east elevation (side)



west elevation (side)



the western site, headley road east, woodley



units 1-3 elevations

number: 3817/P200a | date: dec 2019 | scale: 1:100@A1 | dm: lh chkd: ge appd: ge

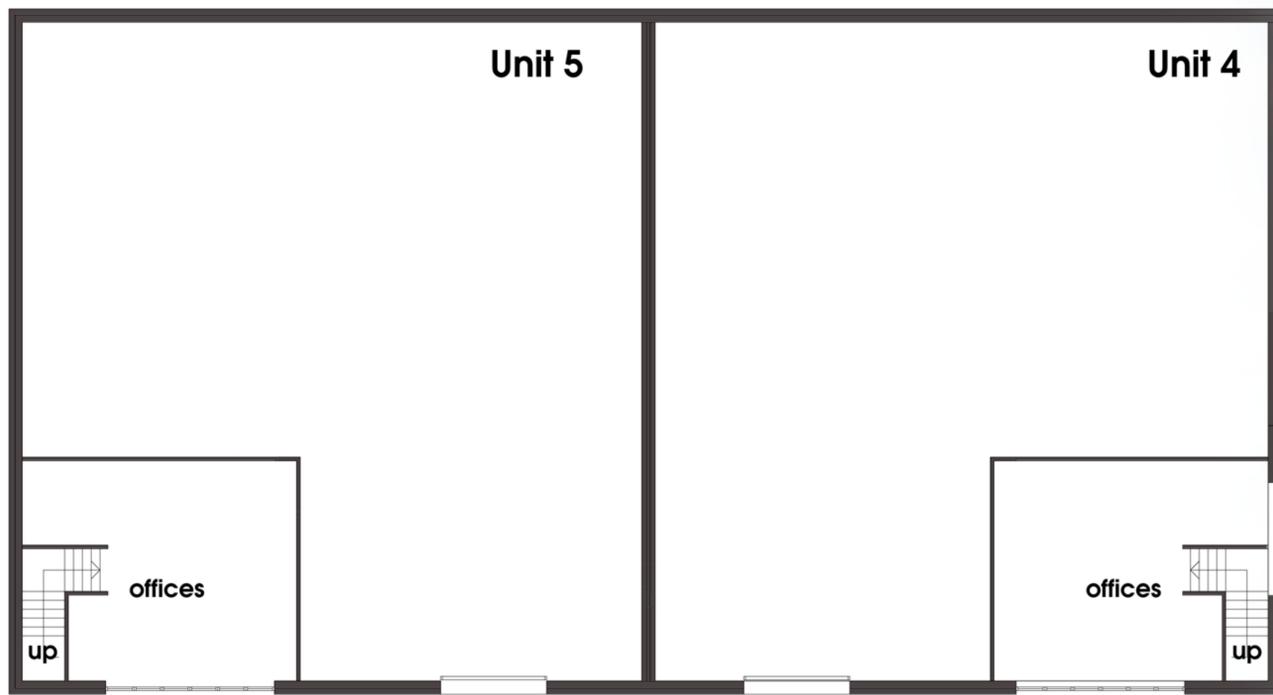
subject to site survey and I.a. approvals
client: LCP Properties Ltd

gdm architects

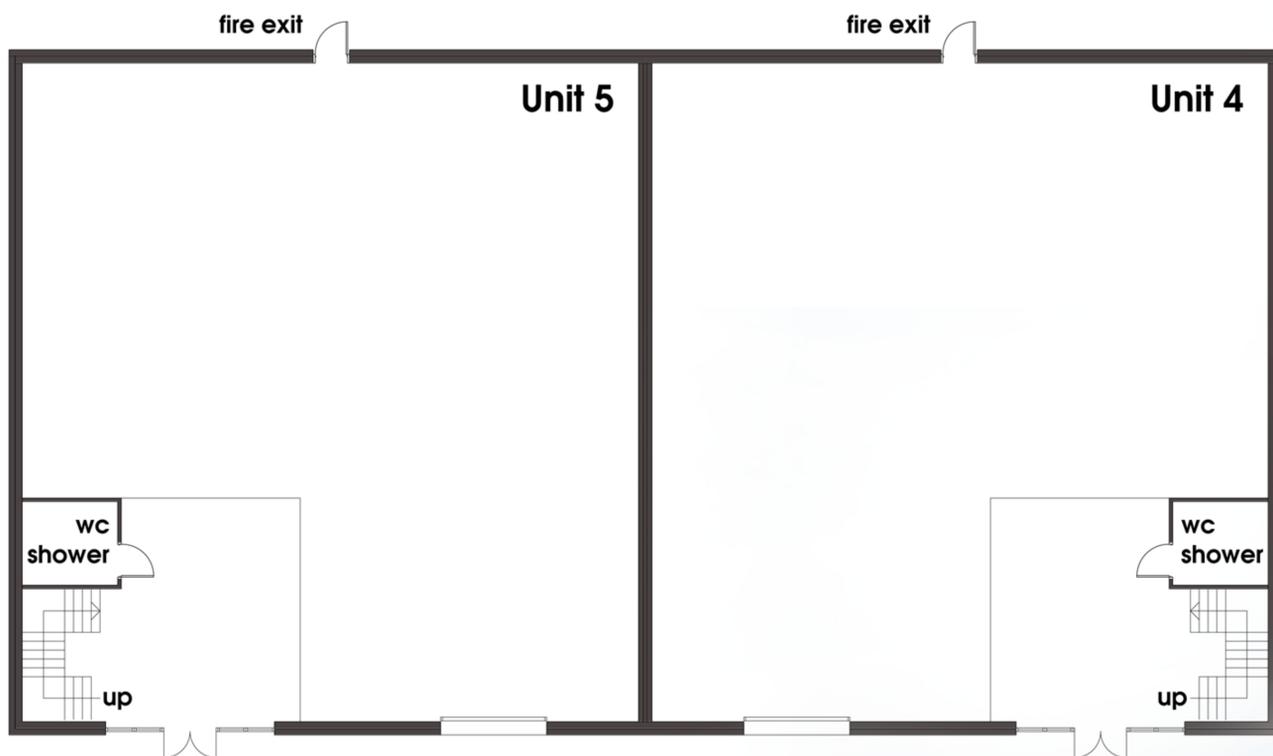
gdm architects
the masters house, college road,
malden, kent, ME15 8RQ
info@gdmarchitects.co.uk
www.gdmarchitects.co.uk
01622 740670
© copyright gdm architects ltd

65

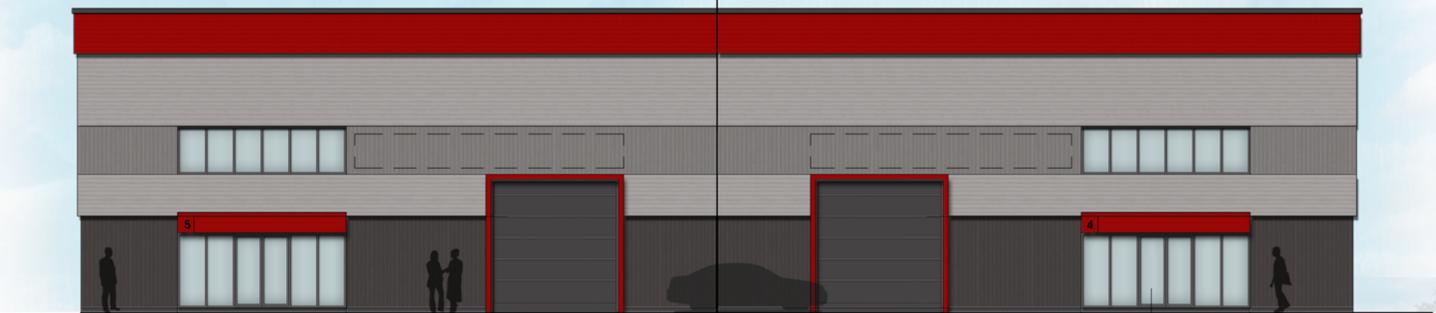
This page is intentionally left blank



first floor plan

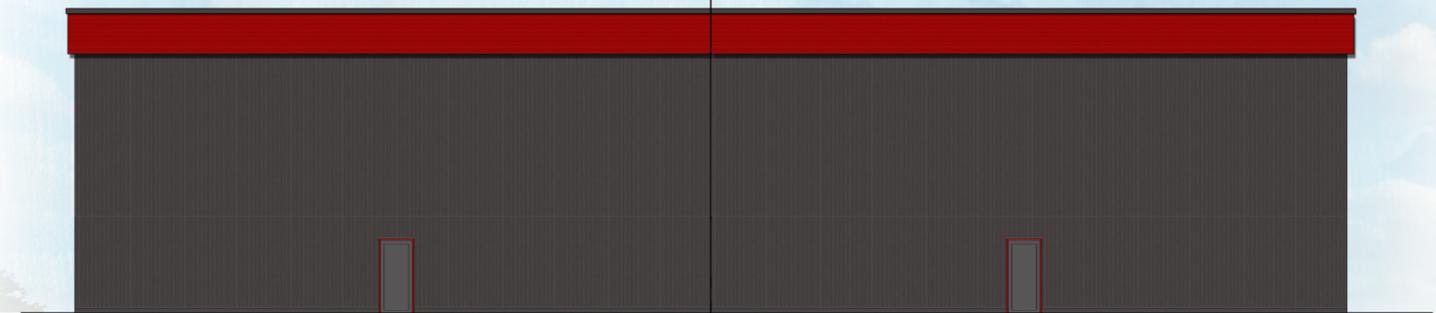


ground floor plan



south elevation (front)

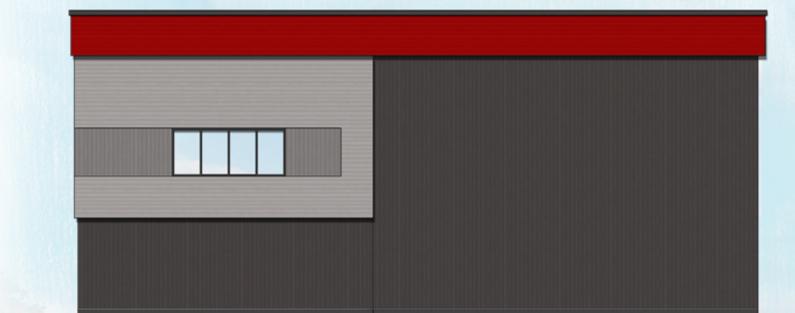
dark grey vertical profiled steel sheet cladding



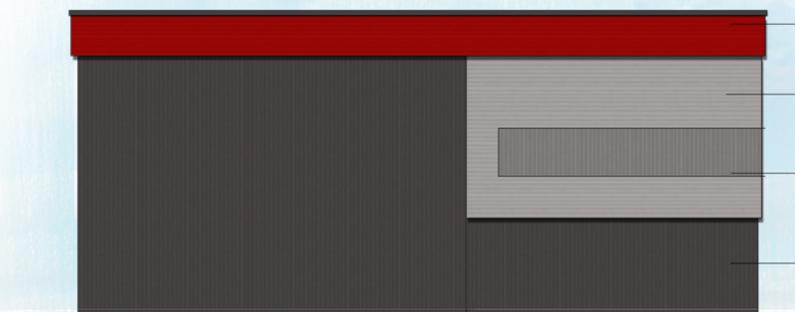
north elevation (back)

escape Unit 4

escape Unit 5



west elevation (side)



east elevation (side)

- red horizontal profiled steel sheet cladding.
- Built up cladding system
- light grey horizontal profiled steel sheet cladding.
- medium grey vertical profiled steel sheet cladding.
- dark grey vertical profiled steel sheet cladding

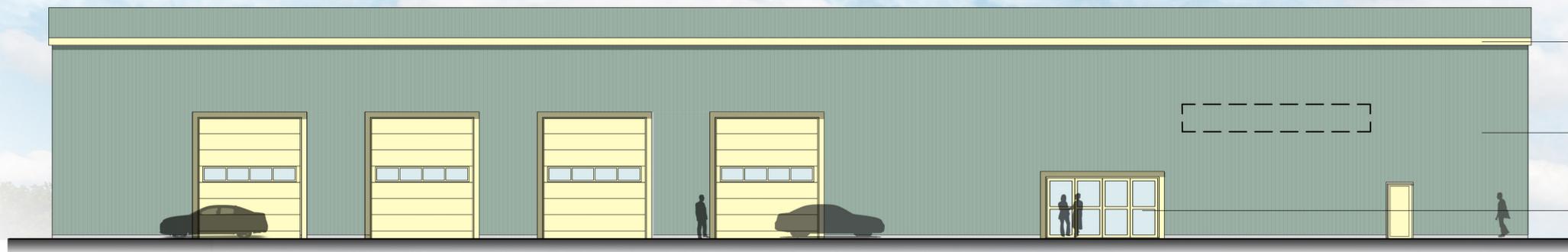
schedule of accommodation

GIA	sqft	sqm
unit 4	3477	322
+15% mez	516	48
unit 5	3477	322
+15% mez	516	48
total	6954	644
+offices	1032	96
GEA	sqft	sqm
unit 4-5	7460	693

67



This page is intentionally left blank

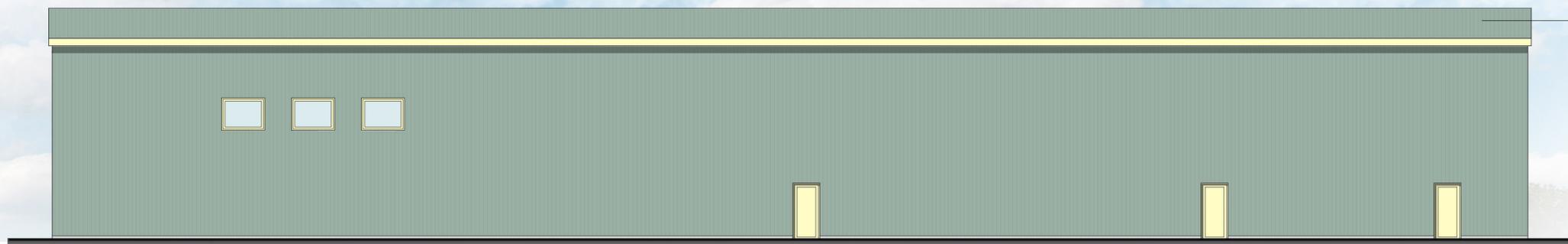


yellow fascia board

green vertical profiled cladding

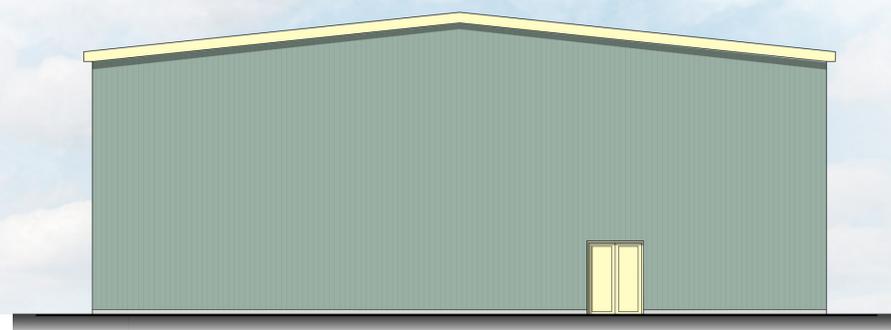
yellow window and door frames

west elevation (front)

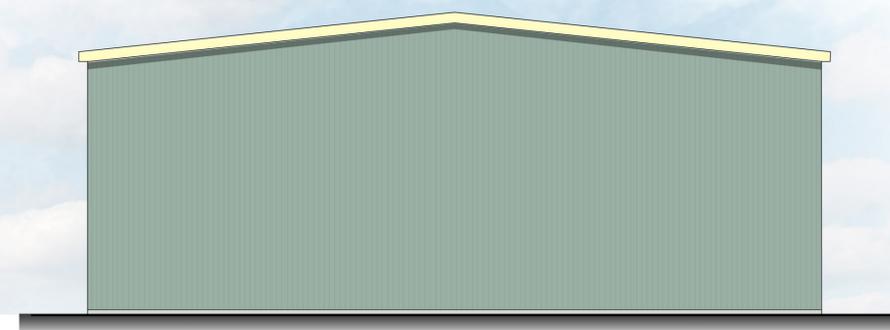


green vertical profiled roofing

east elevation (back)



south elevation (side)



north elevation (side)

69

This page is intentionally left blank

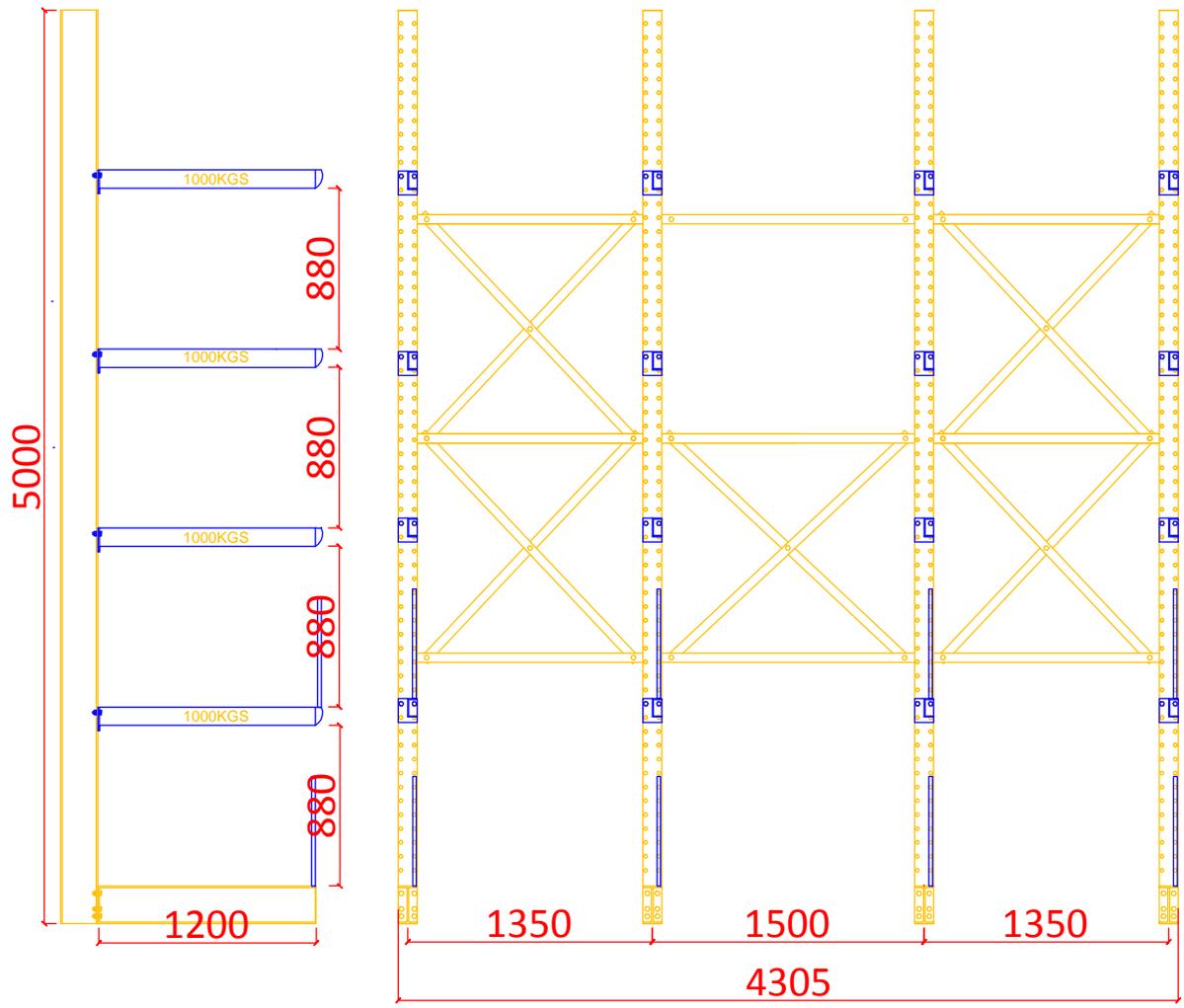
TP-CAN-F3-50-43-12 CLS TIMBER SINGLE SIDED CANTILEVER



Travis Perkins plc

Travis Perkins
 Group Property & Environment
 Ryehill House, Ryehill Close,
 Lodge Farm Industrial Estate,
 Northampton.
 NN5 7UA 01604 752424

NEW PROFILE



74

General Information:

- All external/exposed component parts to be hot dipped galvanized.
- Coloration of all warehouse component parts to be manufacturer specific unless otherwise specified.
- All 'D' arms, spigots, cage dividers and mesh guards to be Ral BS00A05 or equivalent.
- Corner and frame protection posts to be included as specified
- Singular runs of pallet racking to be fitted with rear mesh guards.
- All external racking abutting boundary fences to be fitted with rear mesh guards above height of fence.
- Singular runs of pallet racking abutting mezzanines to be fitted with rear mesh guards above level of mezzanine floor.
- Weight loading notices to be positioned at the end of each racking run in most prominent location.
- All newly installed beams to be rated at a minimum of 2000kg(except where identified).
- Standard Timber decks to be 1350mm wide constructed from 100x50mm CLS softwood.
- All costs to incorporate all fixings including locking pins and throughbolt floor fixings

Amendment:		Date:
-	-	-

Product Categories:

CLS TIMBER

Drawn by: TP Space(ref JM)

Profile reference: TP-CAN-F3-50-43-12	Date: 8.5.17 Revision: -
--	-----------------------------

Component Parts:	
16	1200mm 1000 kg arms
8	Spigots
4	1200mm base leg
4	5 m uprights

This page is intentionally left blank

Agenda Item 75.

Application Number	Expiry Date	Parish	Ward
192128	20 November 2019	Wokingham	Evendons;

Applicant	Mr B, C and Ms C Maughan
Site Address	Woodside Caravan Site, Blagrove Lane, Wokingham, RG41 4BA
Proposal	Application to vary condition 1 (relating to temporary and personal restrictions) of planning consent 181694 which was a variation to conditions 1 (names of residents) and 2 (number of pitches) of planning permission 152821 (appeal decision APP/X0360/C/15/3085493 dated 15/1/18) for the change of use of land for the stationing of caravans for residential purposes.
Type	Full
PS Category	17
Officer	Graham Vaughan
Reason for determination by committee	Listed by Councillor Sarah Kerr

FOR CONSIDERATION BY	Planning Committee on Wednesday, 8 January 2020
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>This application was considered by the Planning Committee on Wednesday 13 November 2019 and it was resolved to defer the determination of the application. This was to allow the applicant to provide information on the consideration of alternative sites. Since then, the applicant has appealed the application on the basis of non-determination. The Planning Inspectorate have stated the appeal is valid but have not yet started the appeal due to waiting for a suitable Inspector. To ensure the Local Planning Authority can accurately defend such an appeal, the Committee are required to state what resolution they would have come to if the application were being considered in full.</p>

RECOMMENDATION
<p>That the Committee agree, in light of the additional information, that they would have authorised the grant of planning permission subject to the following:</p> <p>A. Conditions and informatives:</p> <p><i>Conditions:</i></p> <p>1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission 181694, dated 16 November 2018 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission. <i>Reason: For the avoidance of doubt and to ensure that the conditions imposed on the original permission remain in force other than as expressly hereby varied.</i></p> <p>2. Condition 1 now reads: The use hereby permitted shall be carried on only by (1) Mr Bobby and Mrs Lettie Maughan and their resident dependants, and (2) Ms Caroline Maughan and her resident dependants and Eileen Casey and Mr John Maughan and (3) Mary and Martin Maughan and their resident dependants and shall be for a limited period. When the premises cease to be occupied by those named above, or by 15th January</p>

2022, whichever shall first occur, all caravans, buildings, structures, materials and equipment brought onto, or erected on the land, or works undertaken to it in connection with the use shall be removed, and the land restored to its condition before the development took place.

Reason: In granting this permission the local planning authority has had regard to the special circumstances of the case and the needs of the occupants.

All other conditions of planning permission 181694 apply to this planning permission:

1. See above.
2. There shall be no more than 3 permanent gypsy and traveller pitches provided. On each of the 3 pitches no more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed at any time, of which only one caravan on each pitch shall be a static caravan or mobile home.

Reason: In the interests of the amenities of the area. Relevant policy: Core Strategy Policies CP1, CP3, and CP11 and Managing Development Delivery Local Plan Policy TB21.

3. No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site and no commercial activities shall take place on the land, including the external storage of materials or burning of waste or any other material.

Reason: In the interests of the amenities of the area. Relevant policy: Core Strategy Policies CP1, CP3, and CP11 and Managing Development Delivery Local Plan Policy TB21

Informatives:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

PLANNING ISSUES

1. This application was considered by the Planning Committee on Wednesday 13 November 2019 and it was resolved to defer the determination of the application. At the time, members raised concerns that insufficient evidence had been provided by the applicant in terms of considering alternative sites. However, since then, the applicant has appealed the application on the basis of non-determination. The Planning Inspectorate have confirmed that the appeal is valid but have not started the appeal as they are waiting for a suitable Inspector to become available. For clarity, notification to commenters on the application will be sent once the appeal has started in line with standard procedure.
2. As a result of the appeal, it needs to be established what the Committee would have determined if the application had returned for full consideration. This should not be considered as an actual determination of the application, as this is now in the jurisdiction of the Planning Inspectorate. However, in order for the Local Planning Authority to provide a reasonable case at appeal, the Committee's reasoning must be clear.

3. A copy of the committee report and minutes from the meeting of 13 November is attached. As a brief summary, the application followed a number of appeals on the site but ultimately the appeals led to the establishment of three pitches for gypsy and travellers. At the latest appeal, in 2018, the Inspector considered substantial harm arose with regard to the character of the area due to the urbanisation of the site and placed great weight on this aspect. However, they also placed great weight on the personal circumstances of the applicant being medical needs and the needs of children on the site. In balancing these two conflicting aspects, the Inspector considered the personal circumstances outweighed the harm to the character of the area. However, this was only to the extent that a personal and temporary permission would be acceptable.
4. Additional information regarding alternative sites has been provided by the applicant since the 13 November committee meeting. The applicant has confirmed they have been on a waiting list for another site in the Borough for the last 3 – 4 years but due to little movement on/off the site they have not been offered a pitch. Additionally, they are not a priority case on this list due to currently having a pitch themselves. They have also contacted other site owners but no pitches are available or the owner is not Irish and therefore such a relationship would be unsuitable. The family also are seeking three pitches to ensure that the family unit remains together.
5. As a point of clarification, it has been confirmed that the Environmental Health Officer investigated noise complaints regarding the site but found no reason to take any action.
6. In conclusion, the applicant has made attempts to find alternative sites but this has not yielded appropriate results. Therefore, the Local Planning Authority's recommendation remains the same in that a further two year temporary permission would be suitable. The Committee is asked to agree if they would agree with this recommendation however in the knowledge that an actual determination of the application cannot now occur.

This page is intentionally left blank

Application Number	Expiry Date	Parish	Ward
192128	20 November 2019	Wokingham	Evendons

Applicant	Mr B, C and Ms C Maughan
Site Address	Woodside Caravan Site, Blagrove Lane, Wokingham, RG41 4BA
Proposal	Application to vary condition 1 (relating to temporary and personal restrictions) of planning consent 181694 which was a variation to conditions 1 (names of residents) and 2 (number of pitches) of planning permission 152821 (appeal decision APP/X0360/C/15/3085493 dated 15/1/18) for the change of use of land for the stationing of caravans for residential purposes.
Type	Full
PS Category	17
Officer	Graham Vaughan
Reason for determination by committee	Listed by Councillor Sarah Kerr

FOR CONSIDERATION BY	Planning Committee on Wednesday, 13 November 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The application follows a number of appeals and enforcement action. Three GRT pitches were established on the site in 2015 and although subsequent enforcement notices were upheld at appeal, in 2018 an Inspector allowed for the material change of use of the land to regularise the three pitches. However, the Inspector considered that the harm caused to the character of the area by virtue of the urbanisation of the site was substantial and afforded this significant weight. In weighing the material considerations, the Inspector also considered that the personal circumstances of the occupiers, being medical needs and the needs of the children, to also be significant and again afforded substantial weight. Coming to a conclusion, the Inspector considered that the personal circumstances outweighed the impact on the character of the area only to the extent that a personal and a two year time limited permission would be acceptable.</p> <p>The current application has been submitted as the end of the temporary permission is due in January 2020. The applicant has stated that a permanent and non-personal permission is being applied for but a further temporary and slightly amended personal permission could also be acceptable. In considering whether this would be acceptable, it is necessary to consider whether the site is still suitable for use as three GRT pitches. The circumstances of the case are not considered to have altered significantly in that the area has not been subject to any substantial difference in planning terms. As such, the harmful impact on the character of the area remains. The same people are still occupying the site however there are additional children compared to what was considered at appeal. In addition, a further adult occupies the site due to health issues. As such, the personal circumstances that were put forward before remain the same. Added to this, the impact on highways, drainage and ecology is not considered to be materially different to the appeal.</p> <p>Whilst there are clearly aspects of the application which conflict with local and national policy, there are also elements that accord with them and it is considered this is similar to the planning balance the Inspector made in 2018. On this basis, and as an on balance</p>

decision, it is considered appropriate to come to the same conclusion as the Inspector and allow a further temporary permission for an additional two years. It was also acceptable to alter the personal occupancy to include the additional adult due to health issues. The additional time allowed for occupation of the site would mean that the Local Plan Update process could be well established allowing for a potential alternative site to be found. As such, the application is recommended for approval with the change to the personal and time limit condition as set out below.

PLANNING STATUS

Overhead cables 15m buffer
Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Heathrow Aerodrome Consultation Zone
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Site Allocations
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
Local Plan Update Submitted Sites
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Ordinary Watercourses Consultation Zone
Historic Flooding Points Consultation Zone
Ancient Woodland Consultation Zone
Local Wildlife Sites Consultation Zone
Ordinary Watercourse

RECOMMENDATION

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

A. Conditions and informatives:

Conditions:

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission 181694, dated 16 November 2018 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

Reason: For the avoidance of doubt and to ensure that the conditions imposed on the original permission remain in force other than as expressly hereby varied.

2. Condition 1 now reads:

The use hereby permitted shall be carried on only by (1) Mr Bobby and Mrs Lettie Maughan and their resident dependants, and (2) Ms Caroline Maughan and her resident dependants and Eileen Casey and Mr John Maughan and (3) Mary and Martin Maughan and their resident dependants and shall be for a limited period. When the premises cease to be occupied by those named above, or by 15th January 2022, whichever shall first occur, all caravans, buildings, structures, materials and equipment brought onto, or erected on the land, or works undertaken to it in

connection with the use shall be removed, and the land restored to its condition before the development took place.

Reason: In granting this permission the local planning authority has had regard to the special circumstances of the case and the needs of the occupants.

All other conditions of planning permission 181694 apply to this planning permission:

1. See above.
2. There shall be no more than 3 permanent gypsy and traveller pitches provided. On each of the 3 pitches no more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed at any time, of which only one caravan on each pitch shall be a static caravan or mobile home.

Reason: In the interests of the amenities of the area. Relevant policy: Core Strategy Policies CP1, CP3, and CP11 and Managing Development Delivery Local Plan Policy TB21.

3. No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site and no commercial activities shall take place on the land, including the external storage of materials or burning of waste or any other material.

Reason: In the interests of the amenities of the area. Relevant policy: Core Strategy Policies CP1, CP3, and CP11 and Managing Development Delivery Local Plan Policy TB21

Informatives:

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

PLANNING HISTORY		
Application Number	Proposal	Decision
F/2013/0698	Proposed change of use of land to a residential caravan site for two Gypsy Traveller families, to contain two static caravans, two touring caravans and parking for four vehicles with associated hardstanding	Refused 28 August 2013
F/2014/1582	Proposed change of use of land to use as a residential caravan site or two traveller families each with two caravans including one static caravan/mobile home, laying of hardstanding and erection of amenity building.	Refused 31 December 2014 Appeal withdrawn
152821	Enforcement Notice Served 12 May 2015 Hearing took place 15 Dec 2015	Appeal dismissed and Enforcement Notice upheld (Decision dated 15 March 2016) Decision Quashed and remitted for re-

		determination (High Court of Justice decision date 14 July 2016)
152821	Enforcement Notice Appeal (redetermination) Hearing 10 January 2017	Appeal Dismissed and Enforcement Notice Upheld (Decision dated 26 January 2017) Decision Quashed and remitted for re-determination
152821	Enforcement Notice Appeal (redetermination) Hearing 21 September 2017	Appeal Allowed and Enforcement Notice quashed and temporary permission granted for two years (Decision Dated 15 January 2018).
181694	Application for the variation of condition 1 (names of residents) and condition 2 (number of pitches) of appeal reference 3085493 dated 15/1/18	Conditional approval 16 November 2018

SUMMARY INFORMATION

For Residential

Site Area	0.97 hectares
Existing pitches	3
Proposed pitches	3
Existing parking spaces	Minimum of 3
Proposed parking spaces	Minimum of 3

CONSULTATION RESPONSES

WBC Drainage	No objection
WBC Ecology	No objection
WBC Economic Prosperity and Place (Community Infrastructure)	No comments received
WBC Environmental Health	No objection
WBC Growth & Delivery (Planning Policy)	No objection
WBC Tree & Landscape	No comments received

REPRESENTATIONS

Town/Parish Council: Object to the application and consider it disappointing no alternative sites have been found. Cannot support the site being made permanent but if renewed temporarily then site should be monitored.

Local Members: Objection and listed request from Councillor Kerr. Cannot support permanent permission being granted as land has not been identified suitable for occupation and it forms a buffer zone between developments. Inspector previously considered substantial harm to the character of the area and allowed a temporary permission only. Notes there are some inaccuracies in the submission. Also notes a further temporary permission could allow for the Local Plan Update process to identify alternative sites.

Neighbours: 16 letters of objection received with regard to the following:

- The Council has failed to find alternative sites. If permission were to be granted on this basis then this should still be a personal permission (See paragraph x).
- The site is outside the area identified for development and acts as a buffer (See paragraphs 9 - 11).
- At the appeal, the Inspector noted substantial harm occurs to the character of the area (See paragraph 22).
- Landscaping is not in keeping with established hedgerow growth (See paragraph 22).
- The site causes a loss of habitat for wildlife (See paragraph 31).
- Loss of privacy due to use of CCTV on the site (See paragraph 24).
- Impact of noise from the use of the site including noise of dogs (See paragraph 24).
- The site degrades the countryside (See paragraph 22).
- Impact of stray dogs allowed to roam (See paragraph 30).
- The applicants should be more accommodating in terms of occupying other sites (See paragraph 11).
- Allowing the permission to be permanent increases the possibility that more occupants will be on the site (See paragraph 38).
- No changes have occurred since the last permission was granted (See paragraphs 34 - 38).
- The site is too close to residential properties and a T junction (See paragraph 25).
- The use of the site has damaged surrounding vegetation (See paragraph 22).
- Blagrove Lane is the limit of the development boundary and this should remain so (See paragraph 19 x).
- The road that is referred to was a temporary track to the sub-station and shouldn't be used to justify the application (See paragraph 20).
- The site was occupied in full knowledge of the refusal of planning permission (Officer Note: Not a material planning consideration; all applications, retrospective or not, must be determined on their own merits).
- The applicants will not find an alternative site as they do not want to move (See paragraphs 9 - 11).
- The reliance on the emotional and physical needs of the children demonstrates the site is not suitable (See paragraph 13).
- The site is visible from different viewpoints including Blagrove Lane and the 'Folly Court' development. This is worse in the winter and at night (See paragraph 22).
- Smoke caused by the wood burner is a health concern (See paragraph 30).
- The amount of work carried out on the site suggests a permanent occupation (See paragraph 21).
- There are less children on the site than what is suggested. (See paragraph 13).
- Lack of consultation for the application (Officer Note: consultation has been carried out in accordance with relevant planning legislation and the adopted Statement of Community Involvement).
- Site is occupied by other people not named in the appeal decision (See paragraph 2).
- Alternative sites are available (See paragraphs 9 - 11).
- Personal issues with other families should not be used as a reason to prevent moving to another site (See paragraph 11).
- The site is at risk of flooding (See paragraph 26).

APPLICANTS POINTS

- Site is established with landscaping having matured since original decision. The site is also well maintained.
- Further use of the site as GRT pitches allows for the continuation of medical and educational needs of different members of the family.
- There are children living on the site and the Courts have held the rights of children in high regard.
- Despite attempts to find alternative sites, none have become available.

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP11	Proposals outside development limits (including countryside)
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
	CC07	Parking
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB10	Traveller Sites
	TB21	Landscape Character
	TB23	Biodiversity and Development
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4

PLANNING ISSUES
<p>Description of Development:</p> <p>1. A two year temporary planning permission was allowed for Gypsy/Romany/Traveller (GRT) pitches, reference 152812, on appeal against an Enforcement Notice. However, the Inspector incorrectly identified the number of pitches and the names of the occupants when issuing the appeal decision. As a result, application 181694 was submitted and approved and this corrected the number of pitches to three and the</p>

names of the occupants to the correct persons. For confirmation, application 181694 was considered by the Planning Committee in November 2018.

2. Condition 1 of 181694 controlled the occupiers of the site and the duration of the permission for a period of up to two years i.e. until January 2020. This application seeks in the first instance to remove the personal and temporary limitations; alternatively in the second instance to make the permission permanent but amend the personal limitation; and, in the third instance, to renew the temporary permission and personal limitation. In both the second and third instances it is proposed to add John Maughan to the permission in addition to those already named: Bobby and Lettie Maughan (and their resident dependents), Caroline Maughan and Eileen Casey (and their resident dependents), Mary and Martin Maughan (and their resident dependents). This would regularise the fact that John Maughan is currently residing with Caroline Maughan due to health issues.

Principle of Development:

3. The National Planning Policy Framework (NPPF) forms a material consideration with a presumption in favour of sustainable development. The supporting document entitled Planning Policy for Traveller Sites (PPTS) (2015) sets out guidance to ensure fair and equal treatment for gypsies and travellers and also requires due regard for the protection of local amenity and the local environment. These documents state that new traveller site development in the open countryside away from existing settlements should be restricted and that sites in rural areas should respect the scale of, and not dominate, the nearest settled community as well as avoiding placing undue pressure on local infrastructure (paragraph 25 of PPTS).
4. Policy H of the PPTS sets out that when determining planning applications for traveller sites, LPA should consider the following issues amongst others, relevant matters when determining applications for traveller sites:
 - a. The existing level of local provision and need for sites;
 - b. The availability (or lack) of alternative accommodation for applicants;
 - c. Other personal circumstances of the applicant/occupants;
 - d. Locally specific criteria; and,
 - e. Authorities should determine applications for sites from any travellers and not just those with local connections'.
5. *Local Provision and Need for sites:* The Planning Policy for Traveller Sites (PPTS) requires local planning authorities to ensure they have a supply of specific deliverable sites sufficient to provide 5 years' worth of pitches/plots against assessed need. The Council's most recent Gypsy and Traveller Accommodation Assessment is that which was updated and published in September 2017 (2017 GTAA). The study dealt with both the overall cultural need for pitches as well as the need based on the revised planning definition contained within the PPTS. It is clear from PPTS paragraph 9 that locally set targets should be based on the Gypsies and Travellers that meet the definition contained in PPTS Annex 1 of that document.
6. The 2017 GTAA identifies a need for 90 net pitches between 2017/18 and 2035/36 of which a subset of 26 represents the need based on this PPTS definition. In the period 2019/20 – 2023/24, the current five year period, there is an identified need for 6 pitches against the PPTS definition. To this, an under supply of 2 pitches from the years 2017/18 – 2018/19 is added which equates to a need for 8 pitches.

7. The council has proactively approved permissions for a number of pitches in recent years. There are unimplemented permissions for a total of 7 pitches (VAR/2014/1945; 171589; 173022; 173365). In addition to this, planning application 192012 proposes 3 additional pitches at the Carters Hill council owned Gypsy and Traveller site. Application 192012 is identical to an application that was approved in 2006 and it is considered deliverable within the five year period. Together this supply of pitches equates to 6.25 years' worth of supply.
8. Note: The supply provision is taken at a point in time, in this case 31 March 2019. It is acknowledged that 173022 has been implemented and 192012 was granted conditional approval on 23 September 2019. Additionally, 192174 was granted 4 October 2019. The impact on the supply provision will be taken into account at the next update i.e. 31 March 2020.
9. *Alternative Sites:* The applicant has advised that some alternative sites have been considered but have been disregarded either due to suitability, in terms of availability of pitches or not able to support pitches, but also affordability. It is noted that the provision of alternative sites was a key consideration for the Inspector at the appeal stage and the lack of sites in the short term added weight to the decision. Whilst it is considered limited evidence has been submitted to demonstrate consideration of other sites, it is acknowledged that the applicant has made an attempt to find an alternative location.
10. Submitted comments state that the Council should be providing an alternative site for the applicant and this should have been completed in the two year timescale. However, the Council does not currently have available land for this provision and therefore is unable to meet this request. Unfortunately, the Council is in part reliant on the private sector to provide additional GRT pitches. Nonetheless, it is noted that sites for GRT pitches have been put forward as part of the Local Plan Update. Whilst the acceptability of these sites needs to be assessed through this process, it is considered additional land could potentially be available once this completes in approximately two years.
11. In addition, comments have been raised with regard to the applicant's desire to move to a suitable alternative site and, in particular, in relation to specific families that occupy other sites. This matter was considered by the previous Inspectors and, in one appeal decision, it was noted that despite the difficulties arising between different families, there was no clear reason why a site couldn't be occupied by more than one family. With regard to the current application, this is still considered to be the case. Nonetheless, when allowing the appeal the most recent Inspector would have considered this i.e. the lack of *suitable* alternative sites does not change the weight applied in the planning balance.
12. *Personal Circumstances:* The PPTS sets out that the personal circumstances of gypsies and travellers should be considered. The personal circumstances of the occupiers are the need for a home; the needs of their children; and, medical needs of both the adults and children. As has been established by case law, the personal circumstances are a material consideration and should be afforded weight in the planning balance. With regard to the need for a home, it is noted that, as per the Inspector's findings in the 2018 appeal, not granting permission would result in the occupiers losing their homes. Linked to the above, it is considered there are currently

no alternative sites available in the short term that would enable the occupiers to move to a different site. Additionally, it should be acknowledged that the loss of the current site would result in an increase in demand for pitches.

13. In terms of the children on the site, it is noted that the number has risen to a total of 17 (with another due imminently). As per the Inspector's previous findings, the rights of the children are a material consideration that should be afforded substantial weight. In particular, the Council should have regard to the case of *Jane Stevens v SSCLG & Guildford BC* [2013] EWHC 792 (Admin) which stated that, where gypsy families include children, rights under Article 8 of the European Convention on Human Rights must be interpreted in the light of international law. The Supreme Court's judgment in *ZH (Tanzania) v SSHD* [2011] UKSC 4 establishes that the 'best interests' of children should be a primary consideration, reflecting Article 3(1) of the United Nations Convention on the Rights of the Child.
14. Given the above, the additional children since the previous application and the Inspector's appliance of weight in this regard, it is considered there is no material reason to come to a different conclusion on this matter. Added to this is the fact that most of the children of school age are attending local schools and therefore continuity in this respect would be of significant benefit. For clarification, two children are not currently attending school due to medical reasons however discussions are on-going with the Local Education Authority to resolve this. It should be noted that the PPTS states, in respect of planning policies, that Local Planning Authorities should promote access to health services and attendance of schools.
15. It has been identified that there are medical needs of the children who are receiving support in respect of different ailments. Additionally, it is understood John Maughan had medical needs which require care/assistance from other family members and therefore residing at the site has been the best option available to him. The stability and continuity of this care for both adults and children is important in the consideration of the site being occupied for a longer duration.
16. Comments have raised concern that the amount of children occupying the site is incorrect. The numbers have been confirmed with the applicant through the application process and it should be noted that applications must be determined on their own merits based on the information received. In any case, the number of children is a secondary consideration in assessing the rights of the child. Ultimately, even if there were fewer children occupying the site, this would not alter the weight applied to this aspect.
17. *Locally specific criteria:* Policy CP11 of the Core Strategy relates to proposals outside development limits designed to protect the separate identity of settlements and maintain the quality of the environment. The current application site is located outside of development limits but does not comply with the criteria set out in the policy. As such there is conflict with this policy however weight should be applied to the fact that the existing and established use of the site is for gypsy and traveller pitches. Policy CP2 of the Core Strategy supports proposals that address the requirements of 'the specific identified needs of minority groups in the borough, including Gypsies, Travellers and Travelling Show people' and therefore the application accords with this policy.

18. MDD Policy TB10 is a PPTS compliant policy which states that planning permission may be granted for new Gypsy and Traveller pitches or extensions to existing sites where a number of criteria are satisfied. Specifically, location in relation to settlements, access to services, no significant barriers to development, impact on character, amenity of neighbouring land uses and impact on the SPA. Subject to the issues outlined below the application conflicts and accords with different aspects of this policy. However, this must be balanced against the other policies in the local plan and national guidance that requires local planning authorities to have a 5 year provision for GRT pitches. Indeed any permitted additional pitches will help towards meeting the Council's statutory duty to provide accommodation for cultural Gypsies and Travellers and provide greater flexibility and certainty of future supply. Added to this, some weight should be given to the fact that if the permission is not renewed then there will be additional demand for pitches as a result of those currently on the site.

Character of the Area:

19. The site is located off Blagrove Lane on land formerly used for agriculture. Previously, the site was an area of grass with vegetation to the boundaries and contributed to the countryside character of the area. As noted by the Inspector in the January 2018 appeal decision, the road in particular delineated the difference between countryside and the residential dwellings. This was also in the knowledge of the additional properties created at Folly Court which, whilst introducing additional built form, was on a previously developed site.

20. For clarification, the new road that is referred to in the application submission relates to a temporary track created for access to an electricity sub-station west of the site. This would have been created by the utilisation of permitted development rights in relation to the needs of a particular utilities provider. Given the necessity for such works, in planning terms it is not considered that this should lend any weight to the proposal.

21. Concerns have been raised regarding the amount of work carried out and how this lends towards a permanent occupation. Nonetheless, it should be acknowledged that the Inspector granted permission for the change of use of the land the establishment of pitches. As such, whilst there is the identified harm to the character of the area, the use of the site is considered to be in accordance with what was approved.

22. The provision of the pitches undoubtedly impacts on the character of the area. The green field has been replaced by hardstanding, fencing and caravans with additional residential paraphernalia which, ultimately, has resulted in damage to the landscape character. It is noted that landscaping has been provided at the entrance in particular however this does not and cannot overcome the fact the site has changed from a rural countryside character to a more urban one. In the 2018 appeal decision, the Inspector placed substantial weight on the harm to the character of the area, to the extent they did not consider a permanent permission was acceptable citing the conflict with policies CP1 and CP3 of the Core Strategy. In the application submission, it is stated that the landscaping has now established, not least the area between the site and the new properties at Folly Court. Indeed it is noted that views into the site are effectively filtered by vegetation but not to the extent that it cannot be seen. Nevertheless, the Inspector also considered that even if vegetation was built up the access from Blagrove Lane would still be visible and the use would still not be appropriate in terms of character. Whilst comments have been raised regarding the

species of planting in comparison to the existing hedgerow, it is not considered that this leads to a substantial harmful impact.

23. Given the above, very limited weight is placed on the fact that landscaping is more established on the site than previously considered. Therefore, it is considered there is no material reason to come to a different conclusion to the Inspector and, as such, there is still substantial harm to the character of the area and conflict with policies CP1 and CP3. As the Inspector considered, this harm is severe and therefore afforded substantial weight in the planning balance.

Residential Amenities:

24. There are existing residential properties on the opposite side of Blagrove Lane and to the north particularly along Cammel Close and Daubeny Close. Due to the separation distance to these properties however the continued use of the site would not have any harmful impact on residential amenity in terms of overlooking, overbearing or a loss of light and this would be in accordance with policy CP3 of the Core Strategy. Comments have been raised with regard to the use of CCTV on the site however given that this can be installed without planning permission in residential areas, it is not considered that this leads to a harmful impact. It is acknowledged that the continuation of the use of the site would result in increased noise and activity compared to if the site remained in agricultural use and this would result in some harm to residential amenity which is afforded weight in the planning balance.

Access and Movement:

25. The site is accessed from Blagrove Lane with an established access and gates set back from the highway. A gravel drive then provides access to the pitches and there is ample parking for the occupiers and any visitors. No concern is raised with regard to this aspect. Additionally, the level of traffic generated is not considered to detrimentally impact the highway network and acceptable sight lines are achievable from the access. Therefore, it is considered the continued use of the site would still be in accordance with local policies CP6 and CC07 and this is afforded weight in the planning balance.

Flooding and Drainage:

26. The existing pitches utilise two cess pits which provide foul water drainage and no alterations to this are proposed. Clarification on surface water drainage was also requested and the applicant confirmed that much of the clay that existed on the site was removed and replaced with crushed concrete hard-core and gravel to allow for surface water to drain to the grassed areas adjacent. This has not caused drainage issues and it should be noted that the previous Inspector considered the impact to be acceptable. The Drainage Officer has considered the additional information and does not raise any objection to the application. As such, it is considered the continued use of the site would accord with local planning policies CC09 and CC10 and this is afforded weight in the planning balance.

Landscape and Trees:

27. As noted above there is considerable harm identified to the character of the area and, therefore, it follows there is harm to the landscape character. Indeed the site clearly conflicts with the aims of the landscape strategy given the urbanisation that has occurred. As such, the continued use of the site would prolong the harm that is caused and this would be contrary to policy TB21 of the MDD Local Plan. It is acknowledged that landscaping has been planted and established which does partially mitigate the

impact on the area however no further landscaping is proposed and the Inspector stated that additional landscaping would not be enough to overcome the harm that arises.

28. At a site specific level, it is noted that the pitches do not infringe on trees and the main impact that has occurred is the loss of the hedgerow fronting Blagrove Lane. As stated above, this impact causes harm and would remain if the site continues in its current use. As such, there is clear conflict with local planning policies TB21 and CC03 and this should be afforded weight in the planning balance.

Environmental Health:

29. With regard to site layout, it is considered the provision of three pitches with fencing allows for appropriate space to the site boundaries. With regard to the impact of noise, as noted above there is some infringement of residential amenity. Nonetheless, it should be noted the Inspector considered the use of the site to be acceptable in this regard and the Environmental Health Officer has not objected to the application.
30. Concerns have been raised with regard to the impact of dogs from the site roaming and barking as well as smoke from a wood burner. Ultimately however this is not considered to be a material planning consideration and would need to be resolved through an assessment of statutory nuisance by Environmental Health. As such, no weight is applied to this aspect in the planning balance.

Ecology:

31. The site is not subject to any significant ecological designations and it is accepted that it holds little ecological value as a result of the existing use. A Local Wildlife Site is located to the north west of the site however the existing boundary treatments would prevent any significant movement of species. Concerns have been raised with regard to impact on local wildlife and it is noted that there is, inevitably, a detrimental impact in terms of a site specific impact which is contrary to policy CP7 of the Core Strategy and TB23 of the MDD Local Plan. This should be afforded weight in the planning balance but nonetheless the impact is limited.

Community Infrastructure Levy (CIL):

32. As per policy CP4 of the Core Strategy, proposals should provide appropriate arrangements for the provision of infrastructure. This requirement is covered by CIL however no new build floor space would be created by the proposal. As such, it does not meet the trigger required to comply with policy CP4.

Special Protection Area (SPA):

33. The site is within 7km of the Thames Basin Heaths SPA but the proposal would not result in an increase in the number of residential units. As per policy CP8, this does not meet the requirement to mitigate potential impact on the SPA.

Planning Balance:

34. There is policy support for the provision of gypsy pitches at both national and local level as well as a statutory duty for the Council to provide such pitches. There is also a requirement for the Council to have a five year supply of pitches and at present, the Council can demonstrate this. Nonetheless, this supply is a on a rolling basis and it is acknowledged that the provision of pitches that the supply is currently based on has altered since the previous count. It is likely therefore that additional pitches will

soon be required and this application would help maintain the current level of supply. This provision is given significant weight in the planning balance.

35. As at the previous appeal, the personal circumstances of the applicant are given substantial weight. Additionally, the rights of the children are held in high regard in the Courts as established by case law and it follows that the Council should do the same. In this instance, there are children occupying the site and their continued occupation would be beneficial for their education and medical needs. Furthermore, as identified by the Inspector, the impact of losing their home would be an interference with their human rights.
36. Against this however, is the identified harm in terms of the impact on the character and appearance of the area. The continued use of the site would perpetuate this harmful impact and it is noted that the previous Inspector afforded such weight to this harm that a permanent permission wasn't acceptable. Whilst landscaping has established, and helps filter views into the site, the provision of pitches in this location severely harms the rural character and appearance. Taking other factors into account, there is some harm in terms of noise impacting on residential amenity and local ecological impacts however no harm arises in terms of drainage or highway impacts.
37. Overall therefore, there is conflict and accordance with local and national planning policies. However, the previous appeal on the site is a material consideration and it has to be considered if anything has materially changed since this decision. Ultimately, the development plan is the same, the applicant's personal circumstances are very similar (albeit there is now one more adult and additional children on the site), and the impact on the character of the area is similar being only marginally altered by established vegetation. What is of note however is the progress of the Local Plan Update with potential sites for GRT pitches being submitted for consideration. Whilst limited weight can be applied to the Local Plan Update given the early stage that it is in, it is considered relevant to this application. Allowing a further temporary permission on the site would allow for the Local Plan Update to progress sufficiently that an alternative site could potentially be found.
38. Given the above, it is considered that an on balance decision must be made and that this should be in line with the previous Inspector's findings given the fact that little has materially changed in planning terms. Adding to this however is the potential for an alternative site to be found through the Local Plan Update. As such, it is recommended that in this instance, a further temporary permission (for effectively a two further years from the date of expiry (i.e. four years after the appeal decision)) would be appropriate. As with the Inspector's conclusion, a permanent permission is still considered to be unacceptable. With regard to the alteration to the personal occupation, no objection is raised to including John Maughan given the health issues as stated. For clarification, enabling a further two years occupation of the site with the personal permission would not increase the number of pitches on the site which remains at three. It would also not automatically mean additional people could occupy the site and any such increase would require planning permission in its own right.

The Public Sector Equality Duty (Equality Act 2010)

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and

maternity, race, religion or belief. The impact on relevant characteristics have been identified above and no others are believe to be affected.

CONCLUSION

The application proposes to extend the occupation of the site and amend the personal condition relating to occupancy to include an additional person. The site was allowed to be established as three GRT pitches by an Inspector in 2018 and it is considered the arguments resolved by the Inspector at this time are still relevant now. In particular, the requirement to provide GRT pitches and the personal circumstances of the applicant, in part being the rights of the children, weigh in support of the application. Against this however is the harmful impact identified on the character of the area which, ultimately, remains despite the surrounding landscaping having established. As such, and in line with the Inspector's decision, it is considered a further temporary permission would be the most suitable solution given the material planning considerations. This would also allow for time for an alternative site to potentially be found through the Local Plan Update.

Minutes:

Proposal: Application to vary condition 1 (relating to temporary and personal restrictions) of planning consent 181694 which was a variation to conditions 1 (names of residents) and 2 (number of pitches) of planning permission 152821 (appeal decision APP/X0360/C/15/3085493 dated 15/1/18) for the change of use of land for the stationing of caravans for residential purposes.

Applicant: Mr B, C and Ms C Maughan

The Committee received and reviewed a report about this application, set out in agenda pages 17 to 50.

The Committee were advised that the Members' Update included clarification that the site to date had not been promoted through the Local Plan Update call for sites exercises or subsequently, however the site would be subject to assessment through the local plan process.

Philip Bain, resident, spoke in objection to the application. Philip stated that more consideration and weight should be given to the noise and disruption caused by this site which in his opinion had not been fully realised within the Officer's report. Philip added that environmental health had been involved with this site and a complaint had been upheld regarding these matters. Philip stated that the site was near residential properties and consequently directly affected their amenity. Philip added that residents wanted clear clarification with regards to other pitch provision within the Borough, and why potential sites had been deemed as unsuitable, which was an arbitrary conclusion in his opinion. Philip stated that trade vehicles had been seen on site, despite conditions prohibiting the site being used for commercial activities. Philip raised concerns regarding police activity relating to the site, though confirmed that this was not a planning consideration. Philip was of the opinion that should this application be approved then Wokingham Borough Council (WBC) were not representing the local community as the site was, and would continue to, cause harm to the local and surrounding area.

Lettie Maughan, applicant, spoke in support of the application. Lettie stated that there had been no criminal activity on site and there had been a long history of claims made by local residents that the occupants were deceitful regarding their circumstances, all of which were untrue. Lettie stated there were no trade vehicles on site, and only one transit van. Lettie added that the application as presented was true and accurate. Lettie stated that the site was seen as devaluing local residential dwellings, however this site was necessary as refusing permission would make 18 children homeless as there was no other suitable site available. Lettie added that land swaps had been investigated but this had been unsuccessful, and there really was no other option for all current occupants. Lettie concluded by stating that some occupants had disabilities and 5 children lost their father last year which had added to their stressful situation.

Sarah Kerr, Ward Member, spoke in objection to the application. Sarah stated that this further application for temporary permission was frustrating, as the site was currently having a negative impact on residents, wildlife and the surrounding area. Sarah was of the opinion that if permanent planning permission would cause harm, then an

extension to the existing 2 year planning permission would cause harm in and of itself. Sarah stated that the site did not have enough screening in place and was causing harm as it was an urbanised site within a rural setting. Sarah added that temporary permission was originally granted due to human rights issues of the applicant, however, during that 2 year period what had been done to find an alternative site given that WBC had over 6 years pitch supply. Sarah stated that the applicant had not been moved to some alternative sites due to the families occupying nearby areas. Sarah stated that the number of occupants on site had grown over time, and there was a genuine fear that the site could become permanent, either through approval of permanent planning permission or continual approval of temporary permissions.

Simon Weeks reminded the Committee that it was not a planning consideration to consider the suitability of the applicant, nor was it within the Committee's remit to preclude an application that might be placed in the future.

Members raised a variety of concerns and queries with regards to this application, which were asked in succession. Graham Vaughan, Case Officer, responded to these comments en-masse at the conclusion of this round of Member comment.

Stephen Conway commented that the Inspector's original findings stated that the site would cause significant harm, however on balance of personal circumstances at the time temporary permission was appropriate. Stephen sought assurances that the applicant had made efforts to find an alternative site, and the reasons why some sites had been classed as unsuitable.

Andrew Mickleburgh was of the opinion that the Inspector clearly believed that a 2 year grant of planning permission should have been adequate. Andrew stated that he was concerned over the use of the phrase 'possible other sites' within the report, and queried whether it was realistic that a site would be found within the next 2 years. Andrew queried what monitoring occurred to review that only the named occupants were present on the site. Andrew queried the current speed limit of Blagrove Lane and whether speeds needed to be reduced as a result of this site.

Pauline Jorgensen noted that the Inspector's original judgment made comment that occupancy of the site should cease either after 2 years or when a suitable alternative site was found. Pauline queried why, when the Inspector had stated that the site should cease to be occupied after 2 years, the Officer recommendation was contradictory to this.

Abdul Loyes queried what efforts had been made by the applicant to source an alternative site, and whether a further application could be made for temporary permission in another 2 years.

Rachelle Shepherd-DuBey queried whether provisions would be made within the Local Plan Update to source additional pitches.

Chris Bowring was of the opinion that this application could not be refused, as the difference between now and the Inspector's original ruling was that there were additional children who were more engrained within the local community. Chris

suggested that this item be deferred to allow for more information to be provided regarding the efforts made by the applicant to find an alternative site.

Gary Cowan stated that having read a letter submitted by a resident regarding this application, there were clear concerns with regards to this site. Gary added however that the biggest issue with regards to this situation was the delayed Local Plan Update. Gary suggested that the application be approved for a 2 year time period, which would be subject to legal agreement, and an additional condition regarding screening of the site to negate light pollution.

Graham Vaughan responded to a number of Member queries. Graham stated that the Committee needed to determine the application on its own merit. Graham added that the issues raised with regards to this application were similar to the issues raised in 2018 when the Inspector allowed the appeal and granted temporary permission. Graham commented that the same weight should therefore be applied to the human rights and specific family reasons, as an Inspector would likely view these in the same light at appeal as the previous Inspector did in 2018. There was a strong weighting to the needs of the applicant and family, in particular the children living on site, considered by the Inspector in 2018. Graham stated that there was nothing preventing the applicant submitting a further application for temporary permission in the future, and each application would have to be judged on its own merit. Monitoring of the site, in particular the named occupants' condition, was enforced by the planning enforcement team. In addition to this, development management were in contact with the applicant periodically. Graham stated that the Inspector's decision in 2018 to grant a 2 year permission was likely due to the belief that WBC's Local Plan would be further progressed than it currently was.

Judy Kelly, Highways Development Manager, stated that there was a 30Mph speed limit for 160m south of the site, and good visibility splays were present. Judy added that no highways safety issues were raised by the Inspector at appeal in 2018.

James McCabe, Specialist Strategy & Commissioning Place, updated the Committee on the policy aspects of pitch supply within the Borough. James stated that there was currently a 6.25 year supply of pitches which was calculated on an annual basis. James added that of this deliverable supply of pitches, some had since been implemented but were understood to be occupied, while others were yet to be delivered. It was a material consideration as to whether a suitable alternative site was available to the applicant now or within a reasonable period of time. James stated that since the Council's latest annual supply position, an additional 5 pitches had been approved at Belvedere Park which would be incorporated into the next annual supply assessment. James stated that the Local Plan would consult on a number of private sites which had come forward as potential Gypsy and Traveller sites.

Pauline Jorgensen queried how long it took on average between planning permission being granted for a pitch to occupation of the site. Marcia Head, Development Management Team Leader, stated that it could easily take a year to enable conditions, for example a contaminated land condition, to take full effect.

A number of Members requested that further information be provided which detailed which alternative sites the applicant had considered, the dates that they were

considered on, why any potential sites were deemed as unsuitable and the current availability of sites across the Borough. Stephen Conway moved that the item be deferred to allow for the aforementioned information to be provided to the Committee in January. This was seconded by Pauline Jorgensen.

RESOLVED That application 192128 be deferred, to allow for further information be provided which detailed which alternative sites the applicant had considered, the dates that they were considered on, why any potential sites were deemed as unsuitable and the current availability of sites across the Borough – to be considered at the January Committee.

(Officer Note: At the time of print, these minutes would not have been agreed by the Planning Committee).

Agenda Item 76.

Application Number	Expiry Date	Parish	Ward
191655	13.01.2020	Shinfield	Shinfield North;

Applicant	
Site Address	Crosfields School, Shinfield Road, Shinfield, RG2 9BL
Proposal	Full planning application for the proposed erection of a new senior school building, re-configuring of two entrances and demolition of existing white building.
Type	Full
PS Category	1
Officer	Jeanette Davey
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 8 January 2020
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
Expansion of the age range of this co-educational private school from nursery, pre-prep and preparatory school ages (3-13 years) to include a senior school up to GCSE (16 years). This would be accommodated in a new building of a pleasing modern design and would result in the demolition of a non-designated heritage asset. It is considered that the grounds for proceeding with the scheme as proposed are justified and the scheme is therefore supported and recommended for approval.

PLANNING STATUS
Contaminated Land Consultation Zone Green Routes and Riverside Paths Bat Roost Habitat Suitability Scale and Location of Development Proposals Local Wildlife Site Tree Preservation Orders SSSI Impact Risk Zones PRoW Within WB Consultation Zone Green Routes and Riverside Paths Consultation Zone Ordinary Watercourses Consultation Zone Historic Flooding Points Consultation Zone Local Wildlife Sites Consultation Zone

RECOMMENDATION
That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:
A. 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 drawings

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

Site Location Plan Doc No 01010 dated 28.05.2019

Existing Site Plan Doc No 01011 dated 22.05.2019

Existing Ground Floor Plan Doc No 02007 dated 15.05.2019

White Building Existing Floor Plans Doc No 02011

White Building Roof Plan Doc No 02012

Proposed Site Plan 1 Doc No 01012 dated 31.05.2019

Proposed Site Plan 1 Doc No 01013 dated 31.05.2019

Proposed Ground Floor Plan Doc No 02001 dated 14.05.2019

Proposed First Floor Plan Doc No 02002 dated 14.05.2019

Proposed Roof Plan Doc No 02003 dated 14.05.2019

Proposed Elevation 1 Doc No 04102 dated 30.05.2019

Proposed Elevation 2 Doc No 04103 dated 12.06.2019

Proposed Courtyard Doc No 02004 dated 14.05.2019

Drainage Layout Dwg No 0101 Rev P2 dated 08.08.2019

Parking Overview and Pedestrian Routes Dwg No Appendix H Rev E dated 14.11.2019

Northern Access – Visibility Splays Dwg No 8180945/6102 Rev D dated 14.11.2019

Southern Access – Visibility Splays Dwg No 8180945/6103 Rev D dated 14.11.2019

Southern Access – Existing Visibility Splays and Geometry Dwg No 8180945/604 dated November 2019

Swept Path Analysis Dwg No 8180945/6207 Rev B dated 14.11.2019

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. 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. Removal of materials

All materials arising from the demolition of buildings on the site shall be permanently removed from the site.

Reason:

In the interests of the amenity of the area.

Relevant policy: Core Strategy policies CP1, CP3, CP11, CP12 and Managing Development Delivery Local Plan policies TB01 / TB21.

5. CL7 – Tree Protection

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

6. CL5 – Hard and Soft Landscape Proposals

Prior to the occupation of the site, 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. The proposals should also include any landscape reinstatement works such as

to the dedicated site compound, site access track and any loss of trees or hedgerows associated with forming the new access to be reinstated and clearly shown on the landscape plans.

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

Reason:

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

Ecology:

7. CEMP

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason:

To minimise impacts on biodiversity in accordance with Paragraphs 170 and 175 of the NPPF.

8. Biodiversity Enhancement

Prior to the occupation of the development, details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks on and around the new buildings and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason:

To incorporate biodiversity in and around developments in accordance with paragraph 175 of the NPPF.

Highways

9. CF5 – Parking and turning to be approved

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

Reason:

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

10. CF9 – Cycle Parking to be approved

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 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

11. CG2 – Visibility Splays

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 2.4m x 34m. 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.

12. CG5 – Surfacing of Accesses

No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance

of 10 metres measured from the carriageway edge.

Reason:

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

13. CH8 – 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.

14. CH9 – Highway construction details

Prior to the commencement of development, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason:

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

15. CJ3 – Travel Plan to be approved

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 9 (Sustainable Transport) and Core Strategy policy CP6.

16. Parking Management Strategy

Prior to the first occupation of the development, a Parking Management Strategy for the management of the parking arrangements at the school shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of staff parking spaces as well as the management of the pick-up/drop-off of pupils and the monitoring of disabled spaces and electric vehicle charging points and the delivery of additional spaces when required.

Reason:

To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDL policies CC07 and TB20.

17. Electric Vehicle Charging Points

Prior to first occupation of the new units, details of electric vehicle charging within the school car park shall be submitted to the Council for written approval. The details as approved shall be installed prior to first occupation, and shall be maintained thereafter, unless otherwise agreed in writing with the Council.

Reason:

In order to ensure the development contributes towards achieving a sustainable transport system in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, and CC07 of the Managing Development Delivery Local Plan (Feb 2014).

Environmental Health**18. Control of environmental effects during construction (General)**

No development [including demolition and site clearance] shall take place until a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures for *:-

- the control of dust, odour and other effluvia
- the control of noise (including noise from any piling and permitted working hours)
- the control of pests and other vermin (particularly during site clearance)
- the control of surface water run-off)
- The control of noise from delivery vehicles, and times when deliveries are accepted and when materials can be removed from the site

Construction activity shall be carried out in accordance with the approved CEMP.

Reason:

In the interests of the amenities of the area.

19. Permitted hours of Demolition and Construction (with times)

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 public holidays.

Reason:

To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

20. Noise from plant and machinery (Noise limit)

The sound rating level (established in accordance with BS4142:2014) of any plant, machinery and equipment installed or operated in connection with this permission shall not exceed, at any time, the prevailing background sound level at the nearest residential or noise sensitive property.

If the plant, machinery or equipment is to be enclosed details of the enclosure shall be sent to the local planning authority for their approval before the development commences

Reason:

To protect the occupants of nearby residential properties from noise

21. Air Quality Assessment

Prior to the commencement of development, an Air Quality Assessment shall be submitted to, and approved in writing by the Local Planning Authority, to demonstrate any likely changes in air quality exposure to air pollutants as a result of the proposed development, including any impacts on air quality management areas. The assessment is to compare the air quality following completion of the development with that expected at the time without the development. The assessment will need to:

- 1) assess the existing air quality in the study area (existing baseline)
- 2) predict the future air quality without the development in place (future baseline)
- 3) predict the future air quality with the development in place (with development)
- 4) details of mitigation

It should include impacts on nitrogen dioxide and particles (PM₁₀ and PM_{2.5}), as well as the cumulative impact with other committed developments. Consideration must also be given to potential uncertainties in predicting future emissions from vehicles in the future, i.e. predict potential future air quality with and without the development/committed developments in place assuming no improvements in emissions from vehicles to compare against predicted future air quality with improvements in vehicle emissions. Isopleths maps of air quality concentrations and exceedance areas should also be included in the Air Quality Assessment Report so the public can easily see potential impacts on air quality.

Reason:

To protect the AQ of the surrounding area, as the school is due to increase by 55%

22. Contaminated Land – new build

Prior to the commencement of development, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme must be

submitted to, and are subject to the approval in writing of, the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) A survey of the extent, scale and nature of contamination;
- (ii) An assessment of the potential risks to:
 - Human health,
 - Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - Adjoining land,
 - Groundwaters and surface waters,
 - Ecological systems,
 - Archeological sites and ancient monuments;
- (iii) An appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

23. Contaminated Land – the White Building

Within three months of the demolition of the White Building and prior to the commencement of any other ground works, including landscaping, engineering or building operations, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are to be submitted to, and are subject to the approval in writing of, the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) A survey of the extent, scale and nature of contamination;
- (ii) An assessment of the potential risks to:
 - Human health,
 - Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - Adjoining land,
 - Groundwaters and surface waters,
 - Ecological systems,
 - Archeological sites and ancient monuments;
- (iii) An appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

24. Submission of Remediation Scheme

Should a scheme of remediation be required in accordance with Conditions 22 and 23, prior to the commencement of development, a detailed remediation scheme to bring the site to a condition suitable for the intended use, by removing unacceptable risks to human health, buildings and other property and the natural and historic environment, must be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

25. Implementation of Approved Remediation Scheme

Should a scheme of remediation be required in accordance with Conditions 22 and 23, the approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

26. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 23, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 24, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 25.

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Heritage

27. Demolition of the White Building

The demolition of the White Building shall not commence until a proposal for a detailed scheme of recording of features and artefacts contained within the building has been submitted to and approved by the Council. The scheme shall be completed in full prior to the demolition of the building. Final records are to be deposited with the Berkshire Historic Environment Record.

Reason:

The White Building is identified as being a non-designated heritage asset. A scheme of recording, as described, is required to allow preservation and recording of any features or artefacts contained within the building before it is demolished.

Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB25.

28. Timescale for demolition of the White Building

The proposed demolition of the White Building shall be completed within three months of the completion of the proposed new senior school building, defined as Phase 1 of the scheme.

Reason:

In the interests of the amenity of the area and in order to ensure satisfactory standards of parking provision at the school.

Relevant policy: Core Strategy Policies CP1, CP3, CP11, CP12 and Managing Development Delivery Local Plan Policies TB01 / TB21.

29. Removal of demolished materials

All materials arising from the demolition of buildings on the site shall be permanently removed from the site.

Reason:

In the interests of the amenity of the area.

Relevant policy: Core Strategy Policies CP1, CP3, CP11, CP12 and Managing Development Delivery Local Plan Policies TB01 / TB21.

Archaeology

30. Written Scheme of Investigation

No development, including demolition, shall take place within the application area until the applicant, or their agents or successors in title have secured and implemented a programme of archaeological work in accordance with a written scheme of investigation,

which has been submitted by the applicant and approved by the planning authority. The development shall be undertaken in accordance with the agreed programme of work pursuant to this condition.

Reason:

The site lies within an area of archaeological potential due to known prehistoric and Roman remains within the grounds of the existing School. The Condition will ensure the satisfactory mitigation of any impact on buried archaeological remains so as to advance our understanding of their significance in accordance with national and local planning policy.

Informatives:

Tree and Landscaping

In accordance with Condition 6 of this permission, within the woodland car park, the surfacing must be 'soft' permeable such as gravel or similar approved (not block paved), with bay divisions marked carefully so as not to encroach on the rooting areas of the trees.

Archaeology

Given the nature and location of the proposed development, a combination of a strip, map and sample exercise for the access road and compound, and archaeological monitoring during the construction of the new senior school and during demolition of the 'white house' may represent an appropriate mitigation strategy. Berkshire Archaeology would be pleased to discuss the appropriate approach with the applicant's archaeological consultant should permission be granted.

Highways

I32 Travel Plan

The requisite Travel Plan would need to comply with the latest national and local guidance:

- 1) NPPF Section 9 (Sustainable Transport)
- 2) The Essential Guide to Travel Planning (DfT, March 2008)
- 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
- 4) A Guide on Travel Plans for Developers (DfT)
- 5) Making Residential Travel Plans Work (DfT, June 2007) All accessible at:
<http://www.dft.gov.uk/pgr/sustainable/travelplans/>
<https://www.gov.uk/government/policies/improving-local-transport>

Also:

WBC Transport Plan 3 and Active Travel Plan 2011 – 2026

WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance

Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough's website.

I22 – Access Construction

The Head of Highways at the Council Offices, Shute End, Wokingham [0118 974

6000] 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.

I23 – 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 974 6000.

I24 – Off Site works (S.278)

The developer's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off-site highway works and site access connections to the public highway. A separate legal agreement made with the Council under s.278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement has been completed and the Council, as local highway authority, has approved all construction and installation details together with a programme of works.

I27 – Works affecting the public highway

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.

Thames Water:

Waste Comments

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information, please refer to our website.

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FApply-and-pay-for-services%2FWastewater-services&data=02%7C01%7Cdevelopment.control%40wokingham.gov.uk%7C664608222ce747ecd85f08d726323c27%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C637019869507721346&sd=I%2BPP7ogxh6Om9JI5azODWLzUoMrRjZ ZK1E9jUojYl%3D&reserved=0>

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit

is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via <https://eur03.safelinks.protection.outlook.com/?url=www.thameswater.co.uk&data=02%7C01%7Cdevelopment.control%40wokingham.gov.uk%7C664608222ce747ecd85f08d726323c27%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C637019869507721346&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-your-development%2FWorking-near-or-diverting-our-pipes&data=02%7C01%7Cdevelopment.control%40wokingham.gov.uk%7C664608222ce747ecd85f08d726323c27%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C637019869507721346&reserved=0>.

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Water Comments

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-your-development%2FWorking-near-or-diverting-our-pipes&data=02%7C01%7Cdevelopment.control%40wokingham.gov.uk%7C664608222ce747ecd85f08d726323c27%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C637019869507721346&reserved=0>

[m9WnpJU1XA%3D&reserved=0](#)

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

PLANNING HISTORY		
Application Number	Proposal	Decision
9714141 F/1998/66950	Proposed erection of sports hall	GRANTED 19.05.1998
991534 F/1999/69391	Proposed Two Storey Extensions to School to Change Boiler House To Music Centre	GRANTED 25.05.1999
012292 F/2001/3847	Proposed erection of new classrooms and staff accommodation at school plus relocation of tennis courts	GRANTED 03.10.2001
041007 F/2004/3226	Proposed erection of new library, ICT, art & design centre and new classrooms at school	GRANTED 02.02.2005
111137	Proposed construction of new swimming pool complex with 25m pool, changing and storage facilities. Amendment to consent F/2010/2264	GRANTED 20.07.2011
102474 F/2010/2264	Proposed construction of new swimming pool complex with 25m pool, changing and storage facilities	GRANTED 05.01.2011
112493	Proposed erection of a single storey extension to nursery school	GRANTED 16.01.2012

SUMMARY INFORMATION

For Commercial	
Site Area	15 hectares
Previous land use(s) and floorspace(s)	Education
Proposed floorspace of each use	1741m ² gross internal floorspace
Number of jobs created/lost	30 created in five years
Existing parking spaces	214
Proposed parking spaces	79

CONSULTATION RESPONSES	
Reading Borough Council	No overall objection
Berkshire Archaeology	No objection subject to conditions
Thames Water	No comments received
WBC Environmental Health	No objection, subject to conditions
WBC Drainage	No objection, subject to conditions
WBC Highways	No objection, subject to conditions
WBC Growth & Delivery (Planning Policy)	No response received
WBC Education (School Place Planning)	No response received
WBC Giles Sutton	No objection, subject to conditions
WBC Landscape and Trees	No objection, subject to conditions
WBC Conservation Area Officer	Holding objection
WBC Environmental Health	No objection, subject to conditions
WBC Drainage	No objection, subject to conditions

REPRESENTATIONS
Shinfield Parish Council: Objection on highway grounds
Local Members: No comments received
Neighbours: Three comments received objecting on highways, noise & air pollution and heritage grounds

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
	NPPG	National Planning Policy Guidance
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
	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
	CC05	Renewable energy and decentralised energy networks
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB12	Employment Skills Plan
	TB21	Landscape Character
	TB23	Buildings of Traditional Local Character and Areas of Special Character
	TB26	Designated Heritage Assets
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide
		Sustainable Design and Construction Supplementary Planning Document
		Shinfield Neighbourhood Plan

PLANNING ISSUES

Description of Development:

1. The submitted Planning Statement states that, to enable the school to expand its academic offering from ages 3-13 up to 3-16 years, it requires a new senior department to complete facilities for a GCSE curriculum which will have modern teaching and learning spaces appropriate for a new senior school. Upgrades to the wider site campus are included in this application to improve the flow of traffic and pedestrians around the school and onto Shinfield Road and enable the demolition of the decommissioned Old Swimming Pool to provide more external landscaping for the pupils.
2. Phase 1 (subject of this current application)
 - a) New senior teaching block with related admin space, staff offices and new café / performance space. Improve safeguarding with a new gate into the main campus connected to the new teaching block, enabling the creation of a new courtyard space. The result would be to give the senior school its own external space
 - b) Demolish the White Building and old swimming pool (once the new senior teaching block is complete)
 - c) Open up south entrance to provide parking, pupil pick up and drop off zones (new parking area within trees)
3. Phase 2 (to follow as a future application)
 - a) New building to provide senior teaching space on site of old white building
 - b) Expansion of estates building (to accommodate staff)
 - c) Extension to Acorns (junior classes) by 9mx20m towards playing fields to accommodate hall space
 - d) Demolition of the old swimming pool
4. The proposed new senior block building is of a modern design in a lazy S shape. It is considered to be of an appropriate scale and mass and would be sympathetic to the

design and form of the surrounding buildings within the school complex. The Planning Statement says that the building has been designed as a two storey proposal so that it is in keeping with the massing and height of the existing buildings around the school, which range from one to three storey buildings. The curved form of the building is designed to minimise tree loss and allow the building to blend in with its natural surroundings. With its form, the proposed senior school building also uses the full potential of the site and contributes to the support for suitable complementary facilities and uses.

5. Materials have been selected to complement the existing palette of materials within the school grounds. Materials such as brickwork have been used within the school already so the proposal of these materials are in keeping with the existing context. Glazing looking onto the proposed courtyard allows for a clear relationship between internal and external communal spaces.

Principle of Development:

6. 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.
7. 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.
8. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.
9. The NPPF requires at paragraphs 94 – 95, that a sufficient choice of school places is available to meet the needs of existing and new communities. LPA should take a positive, proactive and collaborative approach to meeting this requirement and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools through plans and decision making.
10. Policies CP1, CP4, CP6 and CP9 of the Core Strategy permit development where it is based on sustainable credentials in terms of access to local facilities and services and the promotion of sustainable transport. The site is located within settlement limits within a major development location and is therefore considered to have good access to facilities and services.
11. Policy CP2 of the Core Strategy seeks to ensure that development contributes to the provision of sustainable and inclusive communities to meet long term needs. It states planning permission will be granted for proposals that address the requirements of children, young people and families.

12. Policy CP15 of the Core Strategy supports employment development, including the redevelopment of employment sites, provided that mitigation measures are included in the proposal commensurate with the impact of the development on, inter alia, traffic and highways.
13. Policy 11 of Shinfield Neighbourhood Plan states that proposals that incorporate employment uses may be supported where they do not conflict with other policies and it can be demonstrated that, inter alia, the scale of development would complement the local area; the proposal will not cause an adverse impact on highway safety; the scheme will contribute to the development of local employment; the scheme will retain and enhance green routes.
14. R1 and RD1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.
15. Chapter 7 provides guidance for designing non-residential development and NR5 of the Guide advises that height, bulk and massing should respond to the local context and the prevailing heights in the area. It advises that the relationship and potential impacts should be considered from key viewpoints in the public realm.

Character of the Area:

16. Crosfields School is a co-educational day school for ages 3-13 years. It is located along the western side of Shinfield Road. The site is surrounded by residential development to the east and open land to the north and west. It stands on high ground, with views over Reading. The site is located within the identified settlement boundary.
17. The site itself is relatively flat and sits on a raised, stepped plateau with views over Reading.
18. The Planning Statement says that the site comprises 40 acres and is currently attended by 550 pupils. This proposed expansion will increase pupil numbers by 300, to 850 pupils, by 2024.
19. The original buildings on the site have been added to over the last six decades as the number of pupils has risen.
20. The White Building subject of the proposed demolition has been recognised by the Borough Council's Conservation Officer and a local neighbour (a published local historian) as a non-designated heritage asset. The neighbour states that this is an important building of archaeological and historic interest.
21. As such, the applicant's agent has submitted a Statement of Heritage Significance. It is considered in further detail within this report. It concludes that:
The White Building does retain some historic interest from the original, built circa 1800, derived principally from:
 - The survival of several historic features and decorative schemes internally
 - Its historical connection with its original owner E Willes and the architect PF Robinson
 - In its latest role as the historic heart of the Crosfields School site

22. It continues that these values have been undermined by:

- The loss of significant features in the building and landscape
- A number of unsympathetic alterations, and
- The modest quantity of what does remain

Residential Amenities:

23. *Overlooking, overbearing or loss of light*

There is no property in close proximity to the proposed building which is not within the control of the applicant. As such, these issues do not exist within the site.

24. *Noise and dust nuisance*

These are addressed in detail within the Environmental Health section of the report.

Access and Movement:

Objections have been received to the proposal as follows:

25. *Shinfield Parish Council*

Objects to this application on the grounds that the travel plan is inadequate and provides insufficient data as to how additional vehicles on already congested roads will be avoided.

26. *One objection received following neighbour notification:*

The additional burden of traffic on the Shinfield Road, which is significantly overloaded at peak times. It is currently not unusual for the traffic to be effectively stationary on the Shinfield Road for an extended period of time in both the morning and the evening due to people accessing the school. This makes it extremely difficult for local residents to get on and off of their driveways. There must be environmental issues surrounding what are stationary vehicles sat with the engines running for several hours a day. It should be noted that the photographs related to the two entrances / exits to the school have been taken at times when you would not expect there to be any traffic accessing the school, these times appear to be 7am and 2.30pm.

27. The Highways Officer has responded to consultation as follows:

28. *Accesses:*

- It is proposed that the existing accesses will be brought up to current standards which would be welcome. This work will need to be carried out through a s278 agreement with the Borough once planning approval has been achieved.
- Visibility splays are acceptable.
- A Stage 1 safety audit has been submitted and is acceptable.
- As requested, the two accesses to the school have been modelled. The junction geometries have been submitted which is welcome, and a full explanation of the modelling has been submitted and is acceptable

29. *Car Parking:*

Policy CC07 and Appendix 2 of the MDD Local Plan stipulate minimum off street parking standards, including provision for charging facilities.

P3 of the Borough Design Guide SPD notes that parking spaces are to be a minimum of 5m x 2.5m and there should be 6m separation between the two rows of parking spaces to allow for safe manoeuvring.

- It is proposed to provide an additional 79 spaces.

- By 2023 there will be an increase in 30 full time equivalent staff. To be in line with Borough Standards this would equate to 30 spaces.
- It is proposed that there will be 133 spaces for visitors and parents, with evidence submitted to support such a number of spaces. This will be included in a Parking Management Plan, secured through a planning condition, as proposed with Condition no 15.
- The level of occupancy of the EV parking and charging facilities provided will be monitored and recorded quarterly to inform whether additional provision is needed. This has been submitted and will be included in a Parking Management Plan which will be secured through a planning condition as proposed with Condition no 16.
- For this level of parking there would need to be 16 disabled parking bays to be in line with Borough Standards. Highways accepts that as the site is a school, this level of disabled parking may not be required. However, there will need to be a strategy in place to deliver this number through monitoring and provision of more spaces as demand warrants it. These spaces would need to be included on a plan. This has been submitted and is acceptable.
- There will need to be a minimum of 6m between rows of parking spaces to ensure safe manoeuvring. The plan submitted is APPENDIX H rev E and is acceptable
- An access and parking policy has been submitted which is welcome. Highways is content for this document to be secured through a planning condition as proposed with Condition no 15.

30. *Cycle Parking:*

Policy CC07 and Appendix 2 of the MDD Local Plan stipulate minimum cycle parking standards and 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.

- Borough Standards for cycle parking for primary and secondary schools are 1 space per 3 pupils and 1 space per 5 staff.
- It is proposed that an additional 60 cycle spaces will be provided for the increase in pupil numbers. It is proposed that there will be no increase in cycle numbers for staff. To be in line with Borough standards, there would need to be 100 cycle spaces for pupils and 6 for staff. Additional explanation has been provided and is acceptable due to the proposed monitoring and provision of additional spaces if demand warrants.
- A proposed policy is in place to deliver the level of spaces required through monitoring and the proposed location of additional cycle spaces as and when demand warrants it. This is acceptable.
- The spaces need to be provided in secure, sheltered and accessible locations. This has not been shown on a plan, however details of cycle parking have been secured through a planning condition as proposed with Condition no 9.

31. *Pedestrians:*

- Within the TA a walking catchment of 2kms and a cycle catchment of 5kms have been submitted. Highways would question the suitability of these catchments due to the location of the school and the highway network in its vicinity. The full Travel Plan has been secured by condition and this information will need to be included in that document.
- Safe pedestrian routes need to be provided and shown on a plan. Further explanation has been submitted which is acceptable.

32. *Swept Path Analysis:*

- Swept path assessment using a large car, a coach manoeuvring in the site and a refuse lorry have been provided and are acceptable.

33. *Travel Plan:*

- As part of pre-application discussions, a travel plan was requested and that WBC would be willing to work with the school to develop the plan. Whilst a plan was submitted, no request was made to the Borough for assistance in this matter which is disappointing.
- This document has been submitted and has been reviewed. The document is not in a form that can be accepted for a number of reasons.
- The Borough is willing to work with the school to produce a framework document that would be acceptable. Whilst highways recognises the commitment to produce a travel plan for the school and to carry out appropriate travel surveys in the near future, highways is content for the travel plan to be secured through a planning condition as proposed with Condition no 14 and that the Borough is willing to work with the school.

34. *Construction Management:*

- As part of pre-application comments, highways requested that a framework construction management plan will be required to be submitted. This document would also need to include how construction and construction vehicles would be separated from school operations. This has not been submitted and one will be required. This will be secured through a planning condition as proposed with Condition no 12.

35. *Conclusion on planning balance on highway issues:*

The proposed conditions provide a satisfactory mitigation of issues raised.

Flooding and Drainage:

36. Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding. The site and access is located within Flood Zone 1.

37. Policy CC10 of the MDD Local Plan requires sustainable drainage methods and the minimisation of surface water flow.

38. The Council's Drainage Engineer has responded to consultation as follows:
The proposed site is located in flood zone 1 according to the EA website. The LLFA has no objection in principle. Following further correspondence with the applicant and their subsequent submission of surface water drainage details, along with revised drainage drawing no. G24386 which shows location of SuDS, it is now confirmed that the revised proposal meets the requirements of the application for which LLFA is statutory consultee. All SuDS features are to be maintained according to the manufacturer's recommendations. It is responsibility of the applicant to inform LLFA if there is any change in surface water design at construction stage.

Heritage Matters

39. Policy TB26 of the MDD Local Plan states that planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting.

Proposals that involve the demolition of a Building of Traditional Local Character will require strong justification.

40. The building is not within an Area of Special Character nor is it recognised on the Council's list of Buildings of Traditional Local Character, nor in the Shinfield Neighbourhood Plan as a building of merit.

41. Notwithstanding the above, the Council's Conservation Officer has responded as follows:

First response to consultation:

42. As part of proposals to modernise and expand the educational facilities of the site, the application seeks the demolition of a building on the site simply referred to in the application as the 'White Building'.

43. The submitted design and access statement under section 06.0 'Character and Heritage - The White Building Demolition' (page 14) states 'it has been established that the White Building has no architectural and historic significance.' The Council's Heritage Officer refutes the applicant's statement and believe it to be completely incorrect.

44. The NPPF identifies a heritage asset as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)' (Glossary 2). Furthermore the NPPF (para.184) makes the point that heritage assets are 'an irreplaceable resource' that 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'

45. A received letter from a member of the public objecting to the demolition of the 'White Building' has brought to the Council's notice reportedly the history of the site and the building itself as the country house residence. A cursory review of historic OS maps covering the site, and photographs taken on site by the case officer during their visit to the site recently, would appear to substantiate this notion that the 'White Building' is the former residence previously known as 'Crosfields' and, before that, 'Goodrest'. Given the apparent age, and architectural form, its original use and features observed within the building is without doubt of historic interest and is clearly a heritage asset, the significance of which has not been established. The limited information presently available would however lead one to believe the 'White Building' is actually the former country house, from which the school took its name, and within its parkland grounds the school was developed in the latter part of the last century.

46. Paragraph 189 of the NPPF makes it an explicit obligation on local planning authorities, in determining applications affecting an heritage asset, to have the applicant describe the significance of the heritage assets affected, with the expectation being for the level of detail provided to be 'proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance' with the heritage assets assessed using appropriate expertise where necessary.'

47. In this case it is believed the applicant has failed to recognise the 'White Building' as being a heritage asset and in making the statement that it 'has no architectural and historic significance' is considered to imply no meaningful assessment has been undertaken using appropriate expertise. As the proposals to demolish the 'White Building' would result in the total loss of this heritage asset, it is believed the significance and importance of the building as a heritage asset need to be properly evaluated and understood before any consideration is made to demolish it. Furthermore, it is believed the applicant has not demonstrated why the historic building could not be reused. Whilst the apparent stated reason for the need to demolish the building seems to be because of refurbishment cost, no evidence has been given to show that that was not a viable option.

48. It is recommended the application be refused due to this lack of information because it goes contrary to national guidance. Furthermore, without sound justification for the demolition of the building, it is believed the applicant should seek to retain and re-use this heritage asset. Any new building it is believed could be accommodated elsewhere within the grounds.

49. Recommendation is for refusal on the grounds that the applicant has failed to recognise the 'White Building' to be a heritage asset, the significance of which has not been established by the applicant and as such this goes contrary to the guidance given in the NPPF requiring such information. Without this information it not possible for the Council to make an informed decision in accordance with national policy and guidance.

Second response to consultation (summarised):

50. I would suggest that the applicant withdraws the application and gets the building assessed by an appropriate expert before re-submitting or modifying the scheme. Once destroyed, the heritage is lost forever.

51. However were the Council minded to approve the demolition of the White Building, I would say it should be conditioned approval, as proposed in condition number 26.

Response to neighbour notification on heritage issues

52. One neighbour has also commented as follows:

The White Building is not just any building but is an important building of archaeological and historic interest. It is built on the site of the original Stuart building known then as Shinfield Park, built for Sir Francis Englefield, and which is reputed to have been the resting place of King Charles I during the Civil War and who complimented the house by saying he had had a 'goode reste'. From then on, the house was called Goodrest and this name passed to the later house (now known as the White Building) when it was built on the same site as the old demolished house in about 1820 for Edward Willes. The house is understood to have some remnants of the old Goodrest house still retained in the foundations and parts of the building, hence its archaeological interest. In the 1860s, it was recognised as one of the four principal residences in Shinfield. From 1875, there were various owners until the Second World War when it was used by the War Department as a convalescent home for RAF Officers. In 1945, the Goodrest estate was purchased for Leighton Park Junior School, which was later renamed Crosfields School when it became independent of Leighton Park in 1957. The house has changed little since it was built about 1820 and therefore has strong historic interest as well as archaeological

interest. It should therefore be retained as a building of local importance by listing it either nationally or locally and definitely not demolished.

53. The above objections and recommendation of refusal therefore resulted in the production of a Statement of Heritage Significance by a historic environment specialist acting for the applicant. Due to the objections received, it is worth conveying parts of the Statement:

Statement of Heritage Significance (extract):

54. The architectural detailing of the White Building – both surviving and evidenced from historic photographs - indicates a late-18th / early-19th century date for the site. This is the date also suggested in the entry for Crosfields School in Pevsner's 'Buildings of England' publication for Berkshire (2010, p.484).

55. The layout of service rooms, the sitting room and games rooms, and most of the bedrooms, sitting rooms and circulation space on the first and second floors have been altered, usually through the removal of walls to create larger classrooms.

56. Whilst the house and its grounds have both changed dramatically since the early-19th century, some historic features and elements do survive that tell the site's story.

57. To the entrance, where the front door survives as do some historic windows (but with replacement glass) and some joinery.

58. The principal staircase in the hall and a remnant of the service stair (which has been retained but now does not lead anywhere).

59. The decorative scheme in the lounge (now headmaster's office), including plasterwork mouldings to the ceiling and walls, fireplaces and joinery.

60. An assortment of joinery – doors, door surrounds, skirting, some inbuilt cupboards and window frames – throughout the rest of the building, although concentrated on the ground floor with a couple of examples on the first floor, but none on the second floor.

61. In 2008, Historic England (English Heritage as they were at the time) produced a document called *Conservation Principles, Policies and Guidance* which aimed to capture these different strands of significance. This document identified 4 principal heritage values in order to try and help explore and understand the multiple ways that a heritage asset can be considered important. The four values are:

- Evidential
- Historical
- Aesthetic
- Communal

62. These criteria do not align directly with the National Planning Policy Framework's definition of significance, which is: "*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic*"¹¹; however, there is clearly an overlap between them. The criteria in *Conservation Principles* have been accepted as a best practice approach to the assessment of significance of heritage assets since the document's

publication. Each of these values are further detailed in the Statement in order to assess the significance of the building.

63. The Statement concludes that the White Building does retain some historic interest, principally in the form of aesthetic value derived from the survival of a number of historic features and decorative schemes, in its historical associations with its original owner E. Willes and the architect P.F. Robinson, and in its latest role as the historic heart of the Crosfields School site. These values have, however, been undermined by the loss of significant features in the building and landscape, by a number of unsympathetic alterations, and by the modest quality of what does remain. Consequently, the significance is there but overall its level is low.

Policy for Revisions/Additions to the List of Buildings of Traditional Local Character (BTLC):

64. The Council's Executive adopted the above policy in March 2017. The accompanying report explained that BTLCs are those that do not quite meet the requirements for designation as a nationally listed building but are of exceptional local heritage value.

65. It identifies the following criteria for inclusion in the list:

Age, Rarity, Aesthetic Value, Group Value, Evidential Value, Historic Association, Archaeological Interest, Designed Landscapes, Landmark Status, Social and Communal Value.

Conclusion on Heritage Matters:

66. It is clear that the criteria overlap with those assessed as part of the Statement of Heritage Significance.

67. The conclusions drawn up by the historic environment specialist accurately describe what is evidenced at the building. Whilst there are elements within the building which are in themselves of interest, the building has clearly been significantly altered, to its detriment, to enable it to function as a school. The outside is of little merit, again due to significant alterations which have occurred.

68. The findings of the Statement of Heritage Significance are therefore accepted because the building fails to meet the BTLC criteria. Whilst its demolition is regrettable, a condition is proposed which seeks to ensure that a suitable record is made of those elements of interest which had been retained.

Archaeology

69. Crosfields School lies in an area of archaeological potential as demonstrated by the recent discovery, investigation and recording of prehistoric and Roman remains at the School prior to the construction of new artificial sports pitches (Planning Application 161911). The excavation recorded the remains of a post-built roundhouse of Late Bronze Age date with a radiocarbon determination of 926–814 BC, an Early Iron Age pit with a date of 592–409 BC and a Middle Iron Age ring gully associated with iron production. The date of this latter activity is supported by two radiocarbon dates of 360–163 BC and 359–175 BC. The final phase of activity was the remains of a Roman field system (TVAS, 2019).

70. The excavation results add to a range of archaeological evidence for activity on the plateau edge overlooking the valleys of the River Kennet and Foudry Brook to the west. Remarkably, recent excavations at two other schools in the area, at Ridgeway Primary School (TVAS 2017) and Reading Girls School (Headland Archaeology, in

prep.), have also revealed evidence for Bronze Age, Iron Age and Roman settlement and farming, including the rare discovery of a hoard of over 300 bronze coins in a pottery vessel at the Ridgeway Primary School.

71. The proposed new senior school building is modest in size and is located in an area that has had some degree of impact from the creation of hardstanding and landscaping. However, there are other areas of potential below-ground impacts, including the creation of the 'Contractors' Compound' and associated access road on currently undeveloped playing fields.
72. It is also noted that the proposal includes the demolition of the existing 'white building'. This building, which is not listed, was constructed in at least the early 19th-century as a country house, named 'Goodrest Lodge' on the Shinfield Tithe map of 1838 and 'Goodrest' on later, 19th-century, mapping. It is speculated that this house may have replaced an earlier building or manor house, although Berkshire Archaeology is not aware of any authoritative evidence to support this. As a survivor of the historic rural landscape prior to its incorporation into suburban Reading, Wokingham Borough Council may wish to seek the view of their Conservation Officer as to whether a basic record of this 19th-century former country house should be undertaken prior to its demolition if this application is approved.
73. Otherwise, it is clear that this proposal has archaeological implications, but these can satisfactorily be mitigated by a programme of archaeological work either prior to or during construction. This is in accordance with Paragraph 141 of the NPPF, which states that local planning authorities should '*require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible*'. The archaeological watching brief can be secured by an appropriately worded condition, as proposed in Condition number 27.

Landscape and Trees:

74. MDD Local Plan Policy CC03 states that development proposals should retain and protect landscape features. Shinfield Road is a Green Route that is protected by Policy CC03. Policy TB21 states that proposals shall retain or enhance the condition, character and features that contribute to the landscape. Policy CP3 seeks to ensure that development has no detrimental impact upon important landscape features. It also seeks to contribute to a sense of place in the buildings and spaces themselves and in the way that they integrate with their surroundings, including the use of appropriate landscaping.

75. The Tree and Landscape Officer has made the following comments:

The site:

76. The site is located along Shinfield Road, with its tree lined eastern boundary adjacent to the Green Route. The site is within the Shinfield settlement area, although it has a relationship with the rural landscape beyond due to its elevated position on the ridge and far reaching views to the west. The importance of the views is also considered to be one of the most sensitive aspects of the landscape character area J3 'Spencers Wood Settled and Farmed Clay', a landscape of moderate quality and condition with moderate sensitivity.

77. The house is set within historic parkland with woodland to the perimeter. The perimeter of the site has changed little in the last 380 years.
78. The 1882 OS map shows a concentration of activity within the eastern part of the site adjacent to Shinfield Road; the majority 'active' area of the site in the eastern third remains today where the extended campus of Crosfield School is concentrated.
79. The contemporary views, across what was once undulating parkland, is of Reading, the Majeski Stadium and the countryside of Berkshire.

Trees:

80. Despite the site containing a number of Veteran trees, there are no protected trees across the site. The Arboricultural Impact Assessment dated 10.06.2019 contains a tree survey and schedule with a preliminary Method Statement. The proposals are to construct a new car park adjacent to the southern entrance within an area of woodland. The Tree Survey was carried out after the school applied for a Forestry Commission Felling Licence to thin the woodland within the area proposed for the car park. The aerial map shows this area to have large canopy trees, and following a site visit I can see much of the woodland remains and continues to provide screening to Shinfield Road. A Tree Protection Plan 1290-02.1 shows areas of 'No Dig' construction within the root protection areas of some trees, particularly T17 an 'A' quality mature Oak tree that is a significant tree on the site. The plan says that the proposed surfacing will be permeable, although there is no indication as to what the surfacing will be that I can see on any of the drawings. The surfacing must be gravel or similar loose fill that is appropriate for the wooded setting, and parking bays marked in a similar non-invasive way if demarcation is actually required. Replacement tree planting must be carried out to provide replacement for lost trees and for succession, including along the western edge between T17 and T59 and T19, and across the larger site replace trees lost to development.
81. To the north of the site, a new construction access is proposed for the duration of the works. The Tree Protection Plan does not extend as far as the eastern site boundary with Shinfield Road starting at T154, although there appear to be other trees between T154 and the proposed entrance. Updated plans have not been received but are covered by condition number 5.
82. Elsewhere on the site, a small proportion of the outer area of the RPAs of T142 Oak, and T145, T147 Sycamore conflict with the footprint of the replacement building. Hand digging is proposed which is acceptable. The height of the proposed building is from 9.3m – near 10m in part. The canopy height of these trees is sufficient to clear the building but the lower canopy must be retained and managed to ensure an evenly balanced tree. The management of the tree to avoid potential conflict with the building is important so trees do not become a nuisance resulting in their loss. This area could be enhanced with new tree planting extending north as appropriate.
83. T129 an 'A' quality Yew tree will be retained with the existing hard surfacing around it removed and returned to soft landscape.
84. I am satisfied that the mitigation can be managed, although the Arboriculturalist must be retained to manage the works to the trees and ensure that the methodology for protective measures are carried out to his exact instructions. This will meet with policies CP3 and CC03 which concerns the setting of new development within the

existing landscape and ensures the retention and protection of the trees so that they continue to provide visual amenity and enhance the landscape of the site as well as the new building.

85. The submitted plans do not appear to correctly show the layout of the northern parking area between the northern entrance and easternmost dwelling. I will require the drawings to be updated to correctly show this area and the location of the remaining trees. A detailed Arboricultural Method Statement and Tree Protection Plans should be updated to reflect the latest layout and any amendments provided as a condition, as required by proposed Condition number 5.

Design Layout:

86. The existing site layout and buildings resemble perimeter blocks with internal courtyards and garden spaces which work well and the theme is being continued in the site proposals and the DAS. Externally, the blocks would benefit from more visual cues such as tree planting that could link the buildings more successfully both within the campus and with the wider landscape. Page 4 of the DAS and paragraph on Landscape and the images allude to this, but a landscape strategy or vision document could identify the existing green infrastructure within the site and highlight new opportunities to enhance and strengthen its continuity in a conceptual way leading to a landscape design that links and enhances the existing with the proposed. This is covered by proposed condition number 6.

87. In the proposed layout, some spaces are set aside for landscape such as the spaces between the Phase 1 and Phase 2 building and the existing Jubilee Building and Music School, but the Proposed Site Plan is not demonstrating sufficiently the opportunities for landscape enhancement to meet with Local Plan policy CC03. The old swimming pool has yet to be demolished but has been identified for another courtyard space. This could be included in a landscape strategy. Policy CP3 of the Core Strategy highlights some key principles such as: 'Proposals must contribute to a sense of place in the buildings and the spaces themselves and the way they integrate with their surroundings (especially existing buildings) including the use of appropriate landscaping'.

88. The campus feel to the site, the proportion of built form to open space within the buildings themselves needs strong visual and physical links to help join them to make a cohesive whole. The proposals for the spaces south of the new building are starting to do this but lines of trees could be stronger with possible addition of hedging linking the wider landscape and using as a link from east to west. The raised beds around the table tennis tables with the floral carpets would help with enhancing biodiversity, and can be employed elsewhere, such as the southern car park. I do appreciate that this is a school site however, and landscape must be keenly spaced so as not to be obstructive to children and play.

89. Clarity of the landscape proposals is required in a dedicated Landscape Proposals drawing (supported by a Landscape Strategy) such as the surfacing proposed for the new southern parking area which should be gravel, but bark and other soft materials suitable for a woodland setting may also be appropriate. Replacement tree planting should be native species but some ornamental varieties are acceptable providing a proven attractiveness to pollinators. The use of wild flowers / annual flowers in new landscaped areas that can be managed effectively, possibly with input from pupils as a learning opportunity would be most welcome. Cultivation information and

maintenance information must be included on these plans, and meet with local planning policies CP3, CC03 and TB21.

Reading Borough Council:

90. "I can confirm that the Local Planning Authority raises no overall objection to the proposal, having considered the proposals from the perspective of possible tree/landscaping, ecology and transport implications on Reading Borough (RB). However, the following specific trees/landscaping comments are made, which it is advised are duly taken into account:

91. It is noted that the proposal includes new parking south of the south entrance (east of the sports hall) within the woodland area. This woodland area is considered to be an important part of the green corridor along this main route in/out of Reading and development should be avoided that detrimentally affects the appearance of this. As well as assessing the acceptability of tree loss, it is advised that an assessment of the visual impact should be made by WBC ensuring the replacement planting is secured, not only to mitigate tree loss but to maintain the green screen.

92. It is also noted that the proposed temporary contractor route onto Shinfield Road will inevitably affect trees and need removal of part of the hedge on the frontage. Removal of established vegetation for a temporary access should ideally be avoided. If absolutely required, it is advised that mitigation planting should be secured."

Trees and Landscape second response following the RBC comment:

93. I have read RBC's response which has obvious concerns about the impact of development on green infrastructure, particularly the belt of woodland in the south-eastern part of the site adjacent to Shinfield Road.

94. I agree that these trees are an important element of the visual amenity, and have been a continuous feature of the site for over 100 yrs.

95. The AIA in paragraph 5.1.2 confirms that some of the southern woodland was thinned under a Forestry Commission Licence – which means that the amount of timber felled was at or over 15 cubic m.

96. As none of the trees are protected and the site is not in a Conservation Area, the Council were unable to control any felling on the site. However, from a site visit I was able to see that the integrity of the southern woodland survives, and I have asked for replacement planting for this location and across the whole site. As a condition, I have asked for a Landscape Proposals Plan supported by a Landscape Strategy for the whole site. I would expect this to address the Visual Impact of tree loss and new development. As the proposed building is located back from Shinfield Road I had hoped that new tree planting would both mitigate and enhance the impact of new development, but a view of the new and exciting building within the enhanced landscape setting is desirable rather than completely screening it from view.

97. I have asked for replacement tree planting to the southern woodland area in the first paragraph of the page 3 of my report, but have not re-iterated it in my last paragraph specifically. I think we can make it clear that a Landscape Strategy is required that addresses the visual impact of the tree loss across the site; as a result of the felling licence and the proposed development, and that replacement planting is required in

the woodland (there is scope for this). There is also scope to enhance tree planting along the northern boundary, and provide replacement planting across the site.

98. In addition; we require clarification of the requirement for hedge removal as a result of the temporary contractor access and the Tree Protection Plan updated accordingly. (Although we would prefer no hedge removal and contractor vehicle movements managed by a banksman if that is acceptable to highways). If existing hedgerow is to be removed to facilitate the temporary access, we require the details of reinstatement of hedge planting to the same (or near) height as existing.

Conclusion on Tree and Landscape matters:

99. The T+L Officer is satisfied that the proposed conditions provide a satisfactory mitigation of issues raised.

Ecology:

Policy CP7 of the Core Strategy and Policy TB23 of the MDD Local Plan require the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network.

100. It was agreed (between the applicant's ecologist and the council's ecologist) that further bat surveys would be undertaken on the White Building and another building on site that is scheduled to be demolished in phase two of the development; a hibernation survey was undertaken in April 2019 (as temperatures were low this year), and two activity surveys (one at dusk and one at dawn) were undertaken in May 2019.

101. The surveys, as detailed in the bat reports (WYG, April 2019 and May 2019) submitted with this application, were undertaken to an appropriate standard and conclude that the building is unlikely to currently host a bat roost.

Priority habitat:

102. The proposals will result in the loss of a small area of deciduous woodland which is a priority habitat as per the NPPF. However the woodland is of very poor quality and only a very small area will be lost. The Council will need to decide whether, in accordance with Policy CP7, "the need for the proposal outweighs the need to safeguard the nature conservation importance" and it is advised that this is likely to be the case.

Protection of wildlife:

103. The trees to be removed are unsuitable for use by roosting bats, the proposals are unlikely to affect great crested newts and if the recommendations given in the report are adhered to nesting birds, amphibians and reptiles are unlikely to be harmed as a result. As such, a condition should be set requiring the submission of a construction and environmental management plan for biodiversity, as proposed with condition number 7.

Biodiversity enhancements:

104. In accordance with Paragraph 175 of the NPPF, which states that "opportunities to incorporate biodiversity in and around developments should be encouraged" a condition should be set to ensure that enhancements for wildlife are provided within the new development.

Conclusion on Ecology matters:

105. The proposed condition numbers 7 and 8 provide a satisfactory mitigation of issues raised.

Environmental Health:

106. **Noise nuisance:**

One neighbour has requested that working hours are limited.

107. Policy CC06 and Appendix 1 of the MDD Local Plan require that development protects noise sensitive receptors from noise impact. The proposal should demonstrate that consideration has been given to noise sensitive receptors (such as the nearby dwellings) and where necessary how the scheme has been developed to mitigate for any unacceptable impacts.

108. Environmental Health have responded to consultation and stated that, as the school development is being adapted in a dense residential area, they propose conditions, including those relating to working hours, which are more restrictive than those requested by the neighbour.

109. **Dust Nuisance:**

One neighbour has requested assurance that, during the demolition of the existing White Building, steps are taken to remove dust nuisance or keep it to a minimum.

110. Environmental Health propose a condition requiring the submission of a Construction Environmental Management Plan which specifically requires, inter alia, provision for the control of dust.

111. This is to ensure that minimal impact is made on the neighbouring residents.

112. **Contaminated Land and Air Quality:**

Other proposed conditions relate to contamination and air quality assessment.

113. **Conclusion on Environmental Health matters:**

The proposed condition numbers 18-25 provide a satisfactory mitigation of issues raised.

Thames Water:

114. On the basis of the information provided, Thames Water would advise that, with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends that informatives be attached to this planning permission.

Sustainable Design/Construction:

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

116. Policy CC05 of the MDD Local Plan encourages renewable energy and decentralised energy networks, with encouragement of decentralised energy systems and a minimum 10% reduction in carbon emissions for developments which propose excess of 1000m² of gross floorspace. This is normally a condition applied to any grant of planning permission, however it is advisable to explore these options to incorporate such a scheme within the design of a proposal.
117. The Planning Statement states that, in accordance with Core Strategy Policy CP1, the proposal for the new senior block contributes towards the goal of reaching zero-carbon developments.
118. The applicant's agent submitted a Sustainability Statement, Energy Statement and Low To Zero Carbon report in support of this planning application, to seek to demonstrate that the objectives of Core Strategy Policy CP1 are met by this proposal.
119. The proposal also seeks to target BREEAM Very Good and a pre-assessment was submitted as part of this application.
120. Photovoltaic panels are proposed as a renewable energy source to help reduce carbon emissions. The louvres on the south facing façade will assist with reducing the risk of overheating.
121. **The Planning Balance:**
The proposed extension of the school, with an increase in student numbers, is acceptable in principle. The proposed new build is of a high quality of design but with it comes the consequence that a non-designated heritage asset is proposed for demolition. The conclusion formed by the agent's historic building specialist confirms that the building has been significantly altered. It is therefore accepted by the Borough Council, with regret, that the building is beyond reasonable repair for historic and architectural purposes. The prospect of retention also has to be weighed up, in the planning balance, against the economic benefits gained from a significant expansion of an existing school. The proposal complies with Policy 11 of the Shinfield Neighbourhood Plan because it incorporates an increased employment use and with Policy CP15 of the Core Strategy, which states that the redevelopment of buildings in employment use will be acceptable in principle.

The Public Sector Equality Duty (Equality Act 2010)

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

CONCLUSION

The proposal includes the loss of a non-designated heritage asset, the White Building, which has been shown to be of some merit, particularly internally, but which has been altered considerably and which fails to meet recognised values of such buildings because they have been undermined by the loss of significant features in the building and landscape, by a number of unsympathetic alterations, and by the modest quality of what does remain. The building is also not recognised on the Council's list of buildings of traditional local character.

What is proposed demonstrates a confidence in the growth of educational provision within both the private sector and within an increased age range. It comes complete with a well-designed new building which will form a dedicated senior school. To this effect, the proposed scheme complies with policy and is supported by the Borough Council.

The proposal is therefore recommended for approval, subject to conditions.

View 2 of School after
Phase 2 & Additional Works



Appearance - Phase 1





Nursery

Proposed Phase 1 Senior Block

Jubilee Building

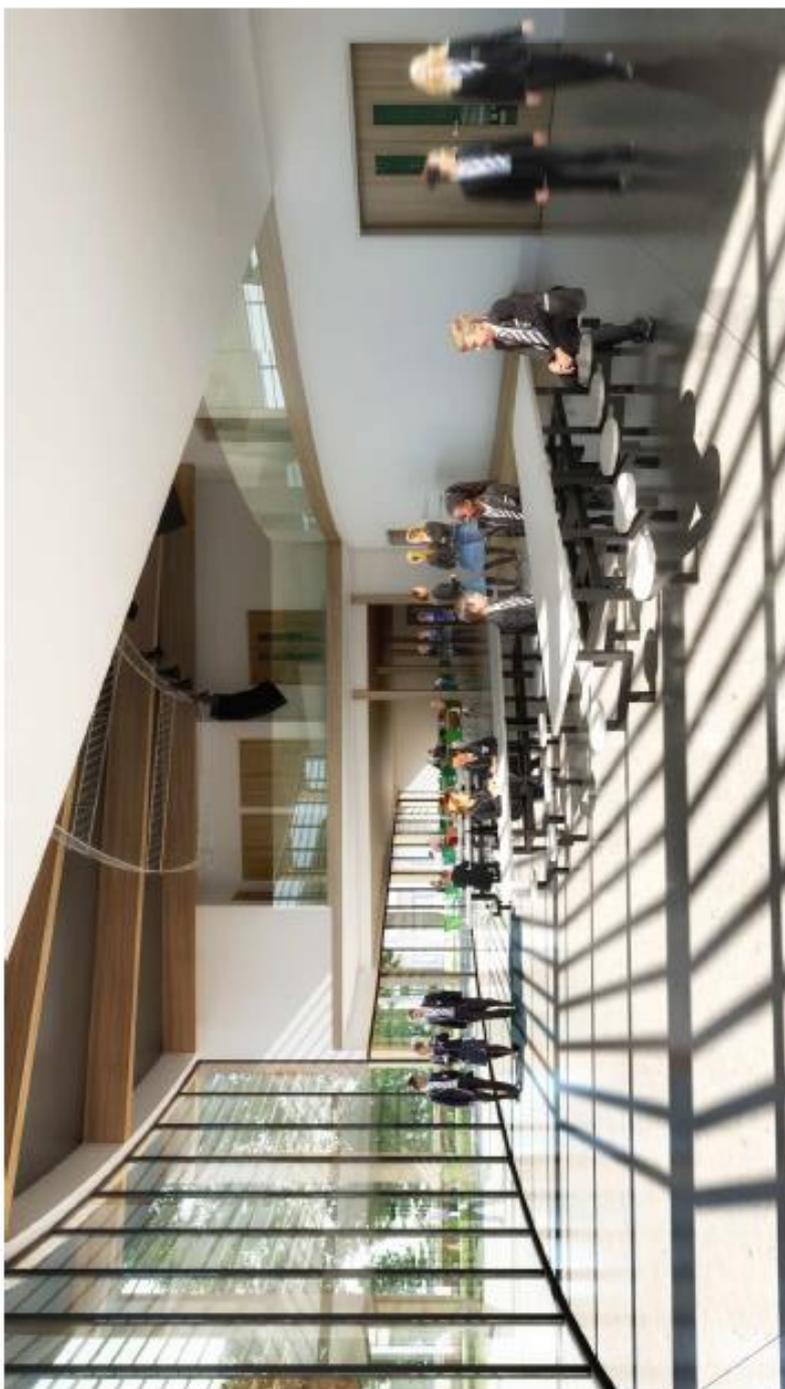
Coaks Building

Illustrative view of proposed Phase 1 building in relation to massing of existing buildings

Appearance - Courtyard



Appearance - Cafe Space



View of internal performance space and cafe showing quality of space.

The White Building, a non-designated heritage asset, due for demolition

The White Building facing the playing fields; Headmaster's house to the left



White Building Ground floor reception





Headmaster's study



Cellar space



Examples of unsympathetic alterations – false ceiling

Ground floor



Including a blocked off route to the upper floors and modern glazing, screen and false ceiling



REVISION DETAILS			DATE	DRAWN BY
P 1	FOR INFORMATION		21.02.19	DMA
P 2	FOR INFORMATION		06.04.19	DMA
P 3	FOR INFORMATION - FOR CONTRACTOR'S COMPOUND LOCATION		15.05.19	DMA
P 4	FOR INFORMATION		23.05.19	DMA
P 5	FOR INFORMATION		31.05.19	DMA



KEY PLAN		ORIGINATOR		TITLE	
		DMA		PROPOSED SITE PLAN 2	
PROJECT	CROSFIELDS SCHOOL, SHINFIELD ROAD, READING, RG2 8BL, LONDON	PURPOSE OF ISSUE	FOR INFORMATION	STATUS:	S2
JOB NO.	CSM	SCALE	1:500 @A1	REVISION:	P5
DRAWN	TE	CHECKED	DMA	APPROVED	DMA
PROJECT ORIGINATOR	DMA	ZONE	ZZ	LEVEL	00
TYPE	DR	ROLE	A	DOC NO	01013

This page is intentionally left blank

This page is intentionally left blank

Agenda Item 77.

Application Number	Expiry Date	Parish	Ward
192852	27 January 2019	Wokingham	Evendons

Applicant	Mr P Smith
Site Address	Sorbus House, Mulberry Business Park, Fishponds Road, Wokingham RG41 2GY
Proposal	Outline application with for the proposed erection of 38 dwellings to include one and two bedroom dwellings, landscaping, bike store and bin store (access to be considered)
Type	Outline
Officer	Simon Taylor
Reason for determination by committee	Major application (>10 dwellings)

FOR CONSIDERATION BY	Planning Committee on Wednesday 8 January 2020
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The application site is currently vacant but was previously occupied by an office building before it was damaged by fire and then demolished. It is surrounded by office buildings within the wider Molly Millars Industrial Area (Core Employment Area), although several neighbouring properties are undergoing prior approval conversions to residential accommodation.</p> <p>The proposal involves the construction of a four storey flat building comprising 38 units (six x 1-bed and 32 x 2-bed) on a building footprint of 1005m², with 59 car spaces, vehicular access, cycle storage, bin storage and landscaping around the perimeter of the site. The application is outline only, with consideration of the principle of development and access only and all other matters forming part of a future reserved matters application.</p> <p>No submissions were received during the consultation period although the ward member has raised concern with a lack of facilities and services, failure to address mitigation for the Thames Basin Heaths Special Protection Area, lack of parking and a proposal to provide off site affordable housing. The application is acceptable on account of the above.</p> <p>The proposal would result in the loss of land assigned for business use within the Molly Millars Core Employment Area, which would be contrary to policy in the Development Plan. However, when accounting for the recent prior approvals for office to residential conversions on surrounding sites (some of which have commenced) and when acknowledging the identified marketability issues with the office use of the site, the principle of establishing residential development on the site is acceptable. Furthermore, vehicular and pedestrian access to the site is acceptable and approval is recommended, subject to Conditions 3-12 requiring pre commencement details as part of a reserved matters application, including relating to contamination, construction, drainage, ecology, landscaping, parking, materials and waste storage.</p>

PLANNING STATUS

- Major development location
- Combined Core Employment (Molly Millars Industrial Area)
- Thames Basin Heaths Special Protection Area (7km zone)
- Bat consultation zone
- Flood zone 1
- South East Water consultation zone
- Nitrate vulnerable zone (surface water)
- Landfill gas consultation zone
- Heathrow Aerodrome wind turbine safeguarding zone
- Farnborough Aerodrome consultation zone
- Non-classified road

RECOMMENDATION

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

- A) A legal agreement to secure the off site commuted sum for affordable housing and an Employment Skills Plan**
- B) Conditions and informatives:**

Conditions

1) Outline approval

No development shall commence until all remaining details aside from access, including but not limited to appearance, scale, landscaping, internal and external layout, unit numbers and mix and affordable housing (hereinafter called 'the reserved matters') have been submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.

An application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2) Approved details

This permission is in respect of plans numbered 076 OP 001 Rev D, 076 OP 003 Rev D, 076 OP 011 Rev D, 076 OP 012 Rev D, 076 OP 013 Rev D, 076 OP 014 Rev D, 076 OP 015 Rev D and 076 OP 016 Rev D, all received by the local planning authority on 28 October 2019 and plans numbered 076 OP 005 Rev E, 076 OP 010 Rev E, received 23 December 2019. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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) 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 construction workers and proposed occupants of property on the site.

Relevant policy: NPPF Section 15 and Core Strategy policies CP1 and CP3.

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) Loading and unloading of plant and materials
- c) Storage of plant and materials
- d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- e) Programme of works, including measures for traffic management and operating hours
- f) Details of measures to prevent mud from vehicles leaving the site during construction (eg wheel washing facilities)
- g) Measures to control the emission of dust and dirt during construction
- h) A scheme for recycling/disposing of waste resulting from demolition and construction works
- i) Provision of boundary hoarding
- j) Details of any site construction office, compound and ancillary facility buildings
- k) Lighting on site during construction
- l) Monitoring and review mechanisms

Reason: In the interests of highway safety and convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 and CP6.

5) Sustainable drainage details

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

- a) Calculations indicating the existing/greenfield runoff rate from the site
- b) BRE 365 test results demonstrating whether infiltration is achievable or not
- c) Use of SuDS following the SuDS hierarchy, preferably infiltration
- d) 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 preferably better
- e) If connecting to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable
- f) 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.
- g) A description of how any overland flow routes will be catered for
- h) Groundwater data confirming seasonal high groundwater levels
- i) 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
- j) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance
- k) Details of permeable and bonded materials within the car park area

Reason: To prevent increased flood risk from surface water run-off.

Relevant policy: NPPF Section 10, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

6) Energy and water saving details

The reserved matters application(s) shall include a scheme to reduce water consumption to achieve internal potable water consumption targets of 105 litres or less per person per day and 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), which 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, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 and the Sustainable Design and Construction Supplementary Planning Document.

7) Lighting details

The reserved matters application(s) shall include a report detailing the lighting scheme and how this will not adversely impact upon wildlife, which shall be submitted to and approved in writing by the LPA. The report shall include the following figures and appendices:

- l) A layout plan with beam orientation
- m) A schedule of equipment
- n) Measures to avoid glare
- o) An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats.

The approved lighting plan shall thereafter be implemented as agreed.

Reason: To limit the impact of light pollution from artificial light on nature conservation in accordance with para 180 of the NPPF.

8) Landscaping details

The reserved matters application(s) shall include full details of both hard and soft landscape proposals, which shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials, refuse or other storage units, signs, lighting and external services. Soft landscaping details shall include a 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. It should also include a landscape management plan, including management responsibilities, timescales and maintenance schedules for all landscape areas.

It should take account of car parking to meet (and not exceed) the parking standards in Appendix 2 of the Managing Development Delivery Local Plan in consultation with Condition 9, with the remaining excess spaces assigned as soft landscaping and tree/shrub planting.

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

Reason: In the interests of visual amenity.

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

9) Parking details

In consultation with Condition 8 and as part of a reserved matters application(s), no development shall take place until full details of visitor and unallocated parking (total of 16 spaces), disabled parking (minimum of four spaces), an Electric Vehicle Charging Strategy (including on-site infrastructure, installation of charging points and future proofing of the site) and bicycle parking have been submitted to and approved in writing by the local planning authority:

All 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 their approved form and used for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided, to encourage the use of alternative and sustainable modes of travel, to meet the future requirements of disabled users and to ensure that secure electric vehicle charging facilities.

Relevant policy: NPPF Section 9 and Core Strategy policies CP1, CP2, CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

10) Travel Plan

The reserved matters application(s) shall include a revised Travel Plan which 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. It shall also include reference to the Council's MyJourney scheme and include targets, mode share and action plans. 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 9 and Core Strategy policy CP6.

11) Materials and finishes details

The reserved matters application(s) shall include details of the materials to be used in the construction of the external surfaces of the buildings, including to the courtyards of ground floor units, which shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

Relevant policy: Core Strategy policies CP1 and CP3

12) Refuse storage details

The reserved matters application(s) shall include details of bin storage, which shall be 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, recyclable and compost 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.

13) Biodiversity enhancement details

No occupation of the development shall take place until details of biodiversity enhancements, to include swift bricks, bird, and bat boxes on and around the new buildings and native and wildlife friendly landscaping, has been submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved prior to occupation of the development.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 175 of the NPPF.

14) Site clearance

All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared 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 wildlife is not adversely affected by the proposed development in line with Policy CP7 of the core strategy and wildlife legislation.

15) Working hours

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 8am and 6pm Monday to Friday and 8am to 1pm on Saturday and at no time on Sunday 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.

Informatives

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 #/#/####, the obligations in which relate to this development.

2) Southern Gas Networks

Gas mains are located within the site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position 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.

3) Changes to the approved plans

The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

4) Travel plan

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

- a) NPPF Section 9 (Sustainable Transport)
- b) The Essential Guide to Travel Planning (DfT, March 2008)
- c) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
- d) A Guide on Travel Plans for Developers (DfT)
- e) Making Residential Travel Plans Work (DfT, June 2007)

Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough’s website.

5) Protected species

This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

6) Pre commencement details

Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once 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.

7) Discussion

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of a full pre-application process being used and amended plans being submitted to overcome concerns.

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		
App Number	Proposal	Decision
25379	Hi tech buildings (outline)	Approved 24 April 1986
28081	Employment marketing office	Approved 9 July 1987
32351	Internal partitions and fire escape	Approved 24 February 1989
33232	Illuminated signage	Approved 2 June 1989
161475 (outline)	Three storey office building with parking (access, layout and scale considered)	Approved 18 August 2016

SUMMARY INFORMATION	
Site Area	0.3 hectares
Existing use	Vacant land but the site has approval for and was previously occupied by an Class B1 office building
Proposed use	Class C3 Residential
Proposed units	38 units (six x 1-bed and 32 x 2-bed)
Proposed density	126 dwellings per hectare
Existing parking spaces	79 spaces
Proposed parking spaces	59 spaces

CONSULTATION RESPONSES	
WBC Sports Development	No comments received.
WBC Environmental Health	No comments received.
WBC Drainage	No objection, subject to a pre commencement condition requiring additional drainage details in Condition 5.
WBC Growth and Delivery	No objection.
WBC Highways	<p>No objections are raised on the grounds of traffic generation, trip rates, on-site parking provision, internal manoeuvrability (to most spaces) and car space dimensions. Concerns are raised in relation to the location of the cycle parking, swept path access to six of the car spaces and the adequacy of the Travel Plan.</p> <p><u>Officer comment:</u> A Construction Method Statement would be required by Condition 4 and additional parking details are required in Condition 9. The Travel Plan is updated by Condition 10 and swept path access details have been submitted as part of revised details, which are acceptable.</p>
WBC Tree and Landscape	<p>Objections are raised on the grounds of inadequate landscaping and substandard external amenity.</p> <p><u>Officer comment:</u> Refer to comments in support of the proposal in paragraphs 59-60 and 45-48 respectively and Condition 8.</p>
WBC Economic Prosperity and Place	No objection is raised in relation to the reliance upon a commuted sum in lieu of on-site provision for affordable housing. The total commuted sum is £714,701.34 and this is secured by legal agreement.

WBC Ecology	No objection, subject to Conditions 7 and 13 relating to external lighting and biodiversity enhancements and Condition 14 relating to timing of the clearing of the site.
WBC Cleaner and Greener	No objection.
WBC Education	No comments received.
WBC Green Infrastructure	No comments received.
National Grid	No comments received.
SSE Power Distribution	No objection, subject to Informative 2.
Southern Gas Networks	No objection, subject to Informative 2.
Royal Berkshire Fire and Rescue	No comments received.
Wildlife Trust	No comments received.
NHS Wokingham	No objection.
Crime Prevention	No comments received.

REPRESENTATIONS	
Wokingham Town Council	<p>The building is of excessive height and there is a lack of amenity space.</p> <p><u>Officer comment:</u> The proposal is acceptable on both accounts, as detailed in paragraph 33 onwards and in paragraphs 45-48 respectively.</p>
Local Members	<p>Councillor Sarah Kerr raised the following concerns:</p> <ul style="list-style-type: none"> • There are a lack of facilities and services in the area <p><u>Officer comment:</u> It is noted that the site is located within a core employment area where the level of facilities and services is limited. However, the site retains a suitable level of sustainability to services and facilities in surrounding areas and is within a major development location, as noted at paragraphs 5-6.</p> <ul style="list-style-type: none"> • Inadequate parking provision <p><u>Officer comment:</u> The proposal makes provision for a complaint amount of on-site parking, as noted at paragraphs 21-23.</p> <ul style="list-style-type: none"> • An off site commuted sum for affordable housing is unacceptable <p><u>Officer comment:</u> The Council's Housing Policy Officer accepts that a commuted sum is acceptable in this case, as noted at paragraph 78.</p> <ul style="list-style-type: none"> • The proposal fails to secure mitigation for the Thames Basin Heaths Special Protection Area <p><u>Officer comment:</u> The proposal does not trigger the requirement for mitigation for the Thames Basin Heaths SPA, as noted at paragraph 76.</p>
Neighbours	No submissions were received.

APPLICANTS POINTS

The principle of development should be considered acceptable for the following main reasons:

- a) The site is not in employment use
- b) There would be no net loss of employment floorspace
- c) The existing consent has lapsed
- d) Sorbus House is surrounded on all sides within the estate with residential consents that either have or are shortly to be implemented;

Despite extensive and ongoing marketing since 2011 there has been no appetite from commercial developers to develop the site for employment use. The appetite for employment development is now non-existent in light of the residential context. Policy CP15 and paragraph 4.71 of the Core Strategy allow alternative needed uses, where a case is demonstrated, including reference to this particular estate.

There is a very real and demonstrated need for market and particularly affordable housing in the Country, Borough and in Wokingham specifically. This proposal would contribute significantly to this need and should attract very significant weight in the overall planning balance.

The proposal will make a valuable contribution to the provision of smaller accommodation, assisting Wokingham to achieve its housing targets. The site is easily accessible via a choice of transport modes and as a brownfield site within the urban area, comprises a sustainable location and type of development, without causing significant impacts on the character of the area or amenity.

The design and siting of the proposed development (although only outline at this stage), is demonstrated to be in keeping with the existing buildings adjacent to the site. There will be no detrimental impact on amenity or the character of the area that could warrant refusal of planning permission. The proposed development will be seen either against a backdrop of the existing buildings or associated landscaping.

The accompanying Transport Assessment has demonstrated that the surrounding road network is able to accommodate the associated traffic movements and that the proposed access to the site is acceptable.

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
	NPPG	National Planning Policy Guidance
Core Strategy 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP5	Housing mix, density and affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP15	Employment Development
	CP17	Housing Delivery
	CC01	Presumption in Favour of Sustainable Development

Managing Development Delivery Local Plan 2014	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC05	Renewable Energy and Decentralised Energy Networks
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB07	Internal Space Standards
	TB11	Core Employment Areas
	TB12	Employment Skills Plan
	TB21	Landscape Character
	TB23	Biodiversity and Development
Supplementary Planning Documents	BDG	Borough Design Guide (Sections 4 and 5)
	AH SPD	Affordable Housing
	SDC	Sustainable Design and Construction
Other	DCLG	National Internal Space Standards

PLANNING ISSUES

Description of Development

- The proposal involves the following outline proposal:
 - Regrading/levelling of the site
 - Construction of a four storey flat building, comprising the following:
 - Ground floor: Two lobby entrances with ten x 2-bedroom units (with ground floor amenity space to eight units)
 - First and second floors: Ten x 2-bedroom units on each level (with private balconies to six units on each floor)
 - Third floor: Six x 1-bed and two x 2-bed units (with private balconies to six units)
 - Two passenger lifts and two communal staircases serving each floor
 - 59 parking spaces surrounding the building, interspersed with cycle parking and refuse storage
 - New pedestrian access
 - Associated landscaping

Site Description

- The site is located at the rear of Mulberry Business Park, on the southern side of Fishponds Road. It measures 0.3 hectares in area and is currently vacant, having been cleared following fire damage to the previous building. The area is characterised by multi storey office buildings, surrounded by car parking, with several in the immediate vicinity undergoing conversion to residential units. The closest residential property is 20m to the west at 2 Reeves Way.

Principle of Development

- The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development

Plan. Policy CC01 of the Managing Development Delivery 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.

4. Policy CC02 of the MDD Local Plan sets out the development limits for each settlement and Policy CP9 of the Core Strategy outlines the hierarchy of development locations, having regard to the service provisions associated with the major, modest and limited categories. The site is located within the major development location and would be acceptable in terms of the principles stated in the Core Strategy and the relevant policies in the MDD Local Plan, subject to a consideration of other outline factors.

Sustainability

5. Policies CP1, CP6 and CP9 of the Core Strategy permit development where it is based on sustainable credentials in terms of access to local facilities and services and the promotion of sustainable transport. Expanding on this, paragraph 4.57 in the CS aims to prevent the proliferation of development in areas away from existing development limits as they are not generally well located for facilities and services and would lead to the increase in use of the private car.
6. Whilst the site lies at the south eastern end of Molly Millars Industrial Area (or Core Employment Area) amongst buildings originally constructed for office use, it is still suitably located within relatively short walking distance of several retail facilities (such as Lidl supermarket at the end of Fishponds Close). It is also within walking distance of regular bus services to Reading from a bus stop on Barkham Road or Molly Millars Lane and is 15 minutes' walk from Wokingham Train Station. Cycling use is also realistic, particularly given the 30mph speed limit on surrounding roads. The fact that it is located within the Core Employment Area does not negate this conclusion and on balance, the site exhibits satisfactory sustainability credentials and is acceptable on this basis.

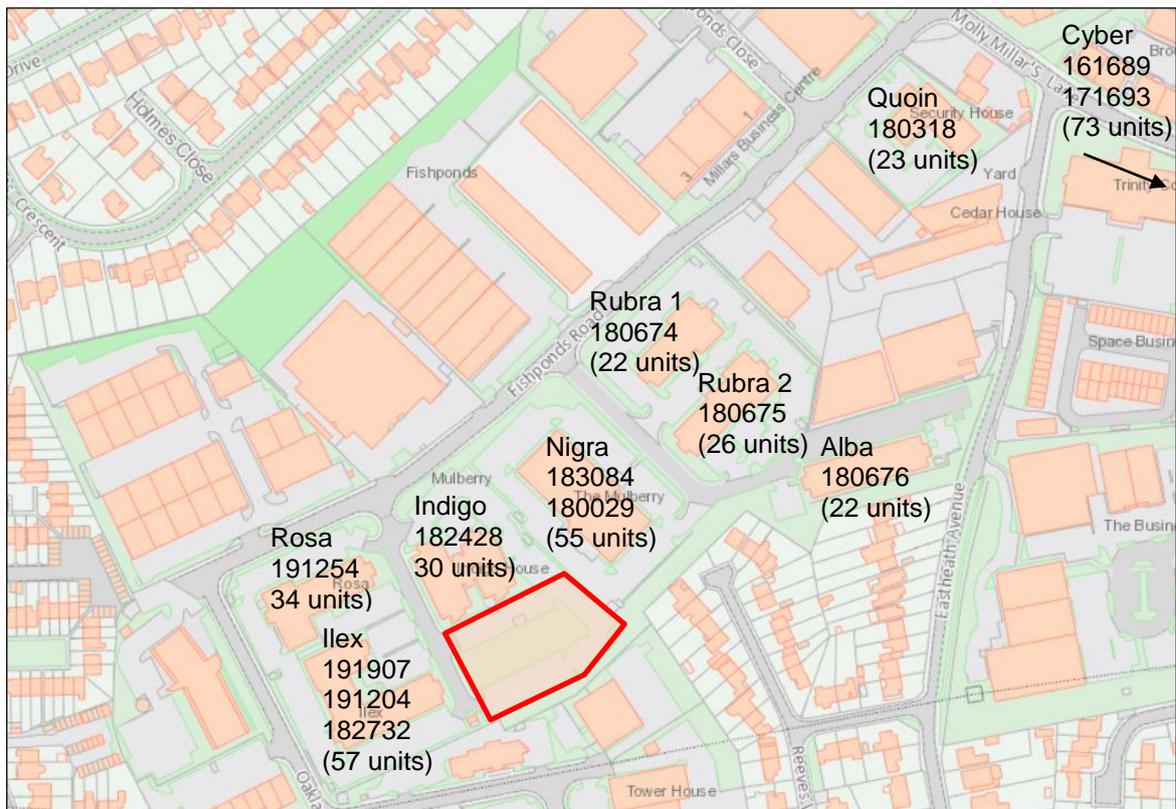
Core Employment Area

7. The site is within the Milly Millars Core Employment Area (CEA) and Policy CP15 of the Core Strategy aims to accommodate Class B floorspace (business, industry or warehousing) in this area (and other designated areas). More particularly, though, there should not be a net loss of Class B floorspace and Policy TB11 of the MDD Local Plan also states that the majority of employment growth is to occur in the Core Employment Areas. The primary basis behind this is outlined in paragraph 4.70 of the Core Strategy, which points to a forecast need for increased supply of industry and warehouse floor space leading up to 2026 of 51,000m² to meet forecast Class B use growth in the borough.
8. The Council's Employment Land Monitoring Report for April 2013 to March 2014 demonstrated that there was a net gain of 3,649m² of Class B use floor space in the borough from 1 April 2006. The Central FEMA (Functional Economic Market Area) Economic Development Needs Assessment dated October 2016 identified a recommended net office space requirement for 2013-2036 of at least 93,305m² based on the labour supply approach. At last review, there was a total of 88,099m² of extant permissions for Class B use floor space but there has and will be

significant additions through permissions for the Science Park development at Shinfield supported by Policy CP16 of the Core Strategy. However, the implementation rate of all of the current permissions remains uncertain. What is certain, however, is that the Council's most recent monitoring data from the Annual Monitoring Report (published February 2017) shows further on-the-ground losses of floor space, to the extent that a deficit of 790m² existed at April 2016 (and a loss of some 4,439m² in two years).

9. As is immediately evident within the Mulberry Business Park, Class O of the GPDO also allows for the conversion of existing Class B1(a) office space to residential use through the prior approval process, with the primary intention being to boost housing supply. There has been significant uptake of such planning permissions throughout the borough.
10. The site was originally occupied by a two storey office building that was destroyed by fire in 2011 and approval for a replacement three storey office building was granted in 2016 (application 161475) although it has since lapsed. As such, it is currently vacant and does not result in the loss of any floorspace.
11. The proposal would, however, result in the loss of part of the CEA to a non-employment use and introduce sensitive residential receptors in a location which is promoted for commercial and industrial uses. This is contrary to the spatial strategy of Policies CP15 and TB11. Were such sites allowed to be lost unchecked, without appropriate justification, this would clearly run contrary to the qualitative policy aim to ensure variety in provision across the borough.
12. However, paragraph 4.71 of the Core Strategy states that the creation of additional floorspace on existing and new sites would allow for the reuse of some existing employment sites for other uses where there is a demand for other uses and/or a lack of demand for business uses without a net loss in employment floorspace.
13. The supporting documentation relies upon the changing character of the immediate area and in particular within Mulberry Business Park itself. Prior approvals for office to residential conversions under Class O of the GPDO have been granted and/or are currently under construction at all of the sites surrounding the site and at a total of eight sites on the southern side of Fishponds Road. Some buildings have also had additional full planning approval for roof extensions to accommodate additional units. In short, more than 50% of the buildings and the vast majority of the existing floorspace on the southern side of the road have approval to be converted to create at least 269 units across eight buildings, including all of the existing buildings within Mulberry Business Park.
14. Of these examples, the residential conversions at Ilex and Nigra are underway and Mulberry and Quoin are unoccupied and boarded up in anticipation of the commencement of construction. In addition, Indigo House is currently subject to two further prior approval applications which would increase the number of units from 30 to 54. There are also two other prior approvals in the wider area – Cyber House comprises 73 units (360m to the east) and a prior approval application is under assessment at 12 Oaklands Park (175m to the south) for 25 units. This brings the net total to 367 units.

15. On the basis of the above, it is reasonable to conclude that the immediate area (and to a lesser degree, the wider area of the Molly Millars Industrial Area) is undergoing change to residential use and this application is consistent with the future characteristics of the area.



16. The application was also accompanied by a marketing report. It noted that the office building had a 25% vacancy prior to the fire and marketing of the site in the 12 months following the approval of the replacement office building (application 161475) in October 2016 resulted in no offers being registered. Following a listing with another agent, it was eventually withdrawn from sale. The marketing report also offers the following additional justification:
- The site is of limited size, has poor access and traffic issues and Reading, Bracknell and Winnersh offers better connectivity
 - Occupants tends to prefer areas within larger commercial centres outside of industrial estates and with a greater variety of services and facilities
 - As of October 2019, there is a high vacancy rate of office accommodation of varied sizes in Wokingham, with a total of 29 offices and 84,000 square feet of floorspace. This is evidence of Wokingham acting as a secondary destination
17. To resist the application is likely to result in the site remaining vacant and were it to be developed for Class B use, it could result in conflicting land uses posing potential amenity issues with the residential units surrounding the site. Accordingly, there is no objection to the proposal for residential development on the site despite the clear departure from Policies CP15 and TB11 and the principle of residential accommodation is supported.

Density

18. Policy CP5 of the Core Strategy and Policy TB05 of the MDD Local Plan require an appropriate dwelling density and R10 of the Borough Design Guide SPD seeks to ensure that the development achieves an appropriate density in relation to local character.
19. The residential density would equate to 126 dwellings (or 233 bedrooms) per hectare, which is greater than the surrounding converted office buildings, whether under construction or with extant permission. These buildings generally do not exceed 100 dwellings per hectare.
20. The 38 units would be accommodated over four storeys but the overall height of the building is not unreasonably out of context with the surrounding built form. It does, however, have the effect of increasing the parking requirements for the site, which limits the amount of soft landscaping within the site as a result. However, as the site currently has no landscaping of any retainable merit and in the context of the surrounding area and the Core Employment Area as a whole, where landscaping is confined to the site boundaries, there is no unreasonable impact. Moreover, additional or denser landscaping can be achieved in balancing parking requirements as part of Condition 8 and in the reserved matters application. In this respect, the density of the development is acceptable in principle.

Access and Movement

Car Parking

21. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards, including provision for charging facilities.
22. There are a total of 59 car parking spaces surrounding the proposed building, made up of 38 allocated spaces (one per unit) and 21 unallocated spaces on site. With dimensions of 5m x 2.5m, the car parking spaces accord with the Council's standards.
23. The total requirement is 54 spaces, which results in an excess of five spaces although additional space would be required to account for enlarged and relocated cycle storage and provision for disabled parking (see Condition 9) and a potential resign of the refuse storage to increase capacity. Of the 54 spaces, 16 would be assigned as visitor and unallocated parking spaces and the remainder would be reassigned for additional landscaping as part of Condition 8.

Cycle Parking

24. 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, undercover and compatible.
25. One cycle storage space (measuring 2m x 0.9m) is required for each unit and two storage areas are proposed at the eastern and western ends of the building. The areas appear sufficient to accommodate 12 bicycles, which is a significant departure of 26 bikes. Enlargement of the cycle storage, its relocation to be

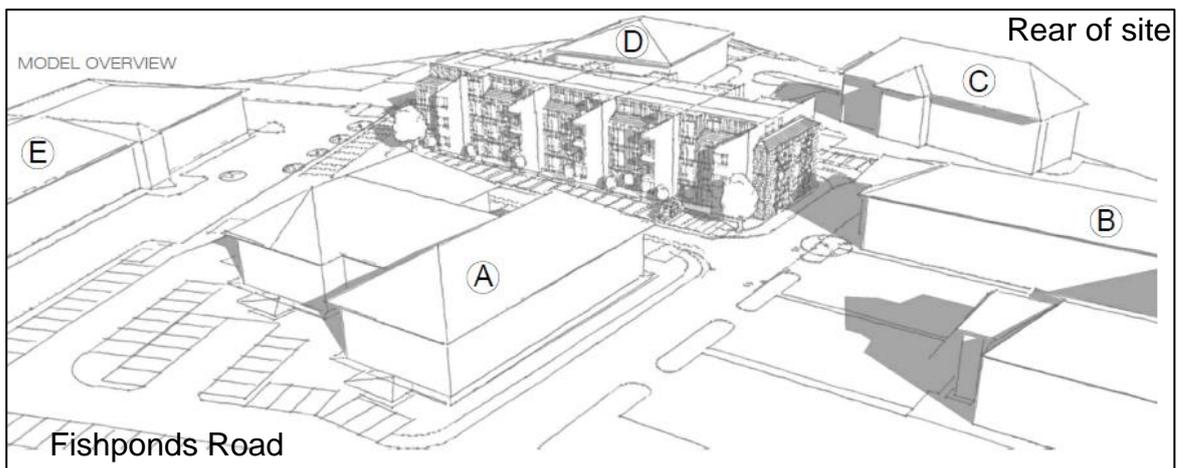
secure and undercover and further details of the storage would form part of Condition 9 and in a reserved matters application.

Access and Traffic

26. The site benefits from existing access from Fishponds Road, which is shared with Ilex House, Rosa House and Indigo House, all of which are currently undergoing or shortly expected to be converted to residential use. It allows two way movement and has sufficient splays such that there are no immediate concerns with the proposal for additional residential development on the site and the use of a shared access.
27. The Transport Statement submitted with the application demonstrates an overall generation of 9 two-way vehicle movements in the morning peak and 9 two-way vehicle movements in the evening peak. The Council's Highways Officer has reviewed the details and noted that these are less than those approved in the strategic model. However, due to the level and type of the development, the difference is marginal and the trip rates are otherwise acceptable. On this basis, it is unlikely that the proposal would have an adverse impact on the highway network. Moreover, when accounting for the trip movements associated with other nearby residential flat buildings, it remains acceptable.
28. A Travel Plan was also submitted with the application but is not acceptable in its current form as it does not refer to the Council's MyJourney nor does it include targets, mode share and action plans. Changes are required in Condition 10.
29. Car park access within the site is via either side of the building, which minimises vehicle conflict. The aisle width within the car park measures 6.0m, which allows sufficient space for safe manoeuvring, two way passing and forward movement to and from the site from all spaces, including space 47 which is somewhat compromised. Part of the aisle width to the north of the building is shared with Indigo House and this is to be retained in the approved prior approval plans for application 182428 such that no further concerns are raised. There is adequate space and manoeuvrability for refuse vehicles (which will involve on site collection as currently occurs) and emergency vehicles such as fire engines.
30. 2.0m wide footways are provided on both sides of Fishponds Road, leading into Mulberry Park and onto the subject site. There is a reliance upon a shared surface within the site, but with access to the building on both sites of the building, the likelihood of conflict is low. Measures would need to be adopted in the design stage as part of the reserved matters application to ensure that vehicles and pedestrians can co-exist safely.
31. To protect the amenity of surrounding properties and to co-exist with other surrounding construction sites, a construction method statement is required in Condition 4. However, there are no in-principle concerns with construction access at outline stage given the site is currently vacant.

Character of the Area

32. 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.
33. To accommodate 38 units, the building comprises four storeys with a flat roof and a total height of 12.1m. The area is predominated by two storey office buildings with some of the prior approvals accommodating residential units within a third floor within the roofspace. The eaves heights of surrounding properties vary between 6.3m and 8.3m and the ridge heights extend to 11.3m-14.1m. As such, the subject dwelling is not the tallest structure in the immediate vicinity as measured to the ridge height. Regardless, however, the floor to ceiling height of each of the floors in the proposed building would be no more than 2.7m and the building design includes a flat roof form. This contrasts with the significantly greater ceiling heights and pitched roofs within surrounding buildings.
34. The footprint measures 1005m², which is less than or equal to the other surrounding buildings. It also equates to about 1/3 of the site, which is broadly consistent with the ratio of building footprint to site area on surrounding properties. It is also centrally located within the centre of the site and largely in alignment with the demolished building and with ample setbacks to property boundaries. There are no immediate concerns with the footprint or siting of the development.
35. As a result, whilst the subject application exhibits greater building bulk than surrounding existing buildings, it is not unreasonably out of context with the surrounding area, in terms of bulk, scale and height. It also benefits from its backland location, which limits its visibility in wider views. These factors are illustrated in the overview submitted by the applicant.



36. P2 of the Borough Design Guide SPD ensures that parking is provided in a manner that is compatible with the local character. The proposed car parking dominates the perimeter of the site, although this is improved from the current arrangements, which a net reduction of 20 car spaces and greater opportunities for soft landscaping centrally within the site. This is reinforced further in Conditions 8 and 9, which require additional landscaping. In doing so, it is also entirely compatible with the surrounding area, which comprises similar car parking

arrangements to the front and rear of buildings that are being converted for residential use.

37. The building design includes a contrast in materials and articulation to the long elevations. However, these matters are for consideration under a reserved matters application in Condition 11 but there are no glaring concerns with the design of the building as depicted in the plans submitted with this outline application.
38. Accordingly, insofar as it relates to the outline application, the proposal achieves a satisfactory character outcome in terms of Policy CP3 of the Core Strategy and the Borough Design Guide and is acceptable.

Dwelling Mix

39. Policy CP5 of the Core Strategy requires an appropriate mix of dwelling types, tenures and sizes so that the housing needs of the community are met. Policy TB05 of the MDD Local Plan requires an appropriate housing mix which reflects a balance between the underlying character of the area and both the current and projected needs of households.
40. The dwelling mix does not address the identified future housing need for more than 65% of all new units to be 3 or more bedrooms, as established in the Berkshire Strategic Housing Market Assessment (February 2016):

	1 bed	2 bed	3 bed	4+ bed	Total
SHMA requirements	934	3488	5605	2862	12889
	7.2%	27.1%	43.5%	22.2%	100%
Subject application	6 units	32 units	0 units	0 units	38 units
	16%	84%	0%	0%	100%

41. Paragraph 4.30 of the Core Strategy states that depending upon the character and needs of the area, it may not be necessary to include a mix of dwellings in every residential scheme, especially smaller ones. This is the case in this location where the surrounding developments have a high concentration of one bed units. The supporting documentation acknowledges that the mix is indicative only and would be subject to change (and should be altered) in a reserved matters application. While this is the case and a greater variety of unit types would be supported, the outline application demonstrates that the unit mix would not be a reason for refusal of the application given the neighbourhood and good public transport connections that are generally supportive of smaller unit types.

Housing Amenity

Internal amenity

42. Policy TB07 of the MDD and 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 50m² applies for the 1-bed units and 70m² for the 2-bed units. The proposal accords with these minimum standards.
43. Paragraphs 127 and 130 of the NPPF seeks to promote development that has good architecture and layout with a high standard of amenity for existing and

future users and Paragraphs 150 and 153 of the NPPF state that new development should take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. R18 of the SPD also requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable dual outlook and southern aspect.

44. Because of the narrow nature of the site, the building design includes a high number of single aspect units (24 or 63% of the total development). Of these, 12 of the units (31%) face north and will receive no sunlight across the day although conversely, the remaining 12 units face almost due south and will receive sunlight throughout the day. Despite the clear reduction in amenity afforded to the north facing units through reduced access to sunlight, the design and layout of the units does provide for an open plan form within the main living areas, there is a complaint minimum floor area and provision for outdoor amenity space (subject to comments in paragraph 46 of this report) and there is an adequate uninterrupted outlook of 18m. Moreover, the level of amenity arising from a new build is vastly superior to that afforded to other prior approval units within surrounding buildings and given the elongated nature of the site and the constraints that this imposes, a degree of single aspect units is unavoidable. On balance, it does not warrant refusal of the outline application.

External amenity

45. R16 of the Borough Design Guide SPD stipulates that each unit should have amenity space and it should retain and protect privacy, benefit from sunlight and be able to accommodate 2–4 chairs and a small table.
46. There is no communal amenity space and 10 of the 38 units (26%) have no private amenity space, whether in the form of a private courtyard or balcony. The ground floor units have courtyards of 7-11m² with a maximum depth of 1.8m, which is generally acceptable although two of the units have no amenity space, presumably because it would conflict with vehicular access. Most of the above ground floor units have balconies of no more than 3-4m² in area, which is only marginally capable of accommodating chairs and a table.
47. All units in a new build development should have access to good sized outdoor amenity space (in terms of depth and total area) and it should take account of site context. As such, improvements should and can be made as part of the reserved matters application(s) without compromising the ability of the site to accommodate the scale of development depicted on the outline application plans. For instance, courtyards can be added to the ground floor units that currently have no private amenity space, above ground balconies can be enlarged where they are already proposed and added to the end units on the first and second floors where they do not. For this reason, the extent of private amenity space is unfavourable to a degree but does not form in-principle justification for the refusal of the outline application.
48. The planning statement suggests that Leslie Sears Field would be used for outdoor amenity space. Whilst it is 190m south of the site as the crow flies, the walking distance is in excess of 1km and would prove undesirable for most occupants for regular use. Nonetheless, this does not influence the conclusion

that the proposed outdoor amenity space, as required to be amended in a reserved matters application, would be acceptable.

Acoustic amenity

49. Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact. The units are stacked appropriately across all four floors although bedrooms do adjoin living rooms within the centre units on each of the four floors. Whilst this is not preferred, the development will need to be built to building regulations and this would ensure that noise transfer between common walls of units is unlikely.
50. The site will remain within the Molly Millars Core Employment Area, which brings with it potential acoustic privacy issues. However, the existing office buildings are not high noise emitters and the evolving nature of the immediate area from office to residential development is such that no objection is raised.

Residential Amenities

51. Policy CP3 of the Core Strategy aims to protect neighbouring amenity. In this instance, consideration of acoustic and visual privacy, dominance and access to light are relevant considerations for the reserved matters application but it is also relevant for outline consideration to determine the relationship with existing land uses. The relevant guidelines of the Borough Design Guide SPD are:
 - R15 requires the retention of reasonable levels of visual privacy to habitable rooms, with separation of 22m (ground and first floor) to 30m (second and third floor) to the rear
 - R16 requires separation distances of 1.0m to the side boundary and 11m to the rear boundary
 - R18 aims to protect sunlight and daylight to existing properties, with no material impact on daylight in the habitable rooms of adjoining properties
 - Policy CC06 and Appendix 1 of the MDD Local Plan also requires that development protect noise sensitive receptors from noise impact

Overlooking

52. To the south, there is 12m separation to the boundary and 22-24m separation to the two nearest buildings, both of which have office uses. There is a departure with the 30m standard when measured from the second and third floors but when accounting for the non-residential use of the neighbouring buildings, the level of privacy is acceptable. Even if the offices are converted to residential use (which is not a matter for consideration under this application), there is a change in ground level and extensive buffer of existing landscaping between the two properties (the landscaping lies outside the boundaries of both properties) such that no adverse concerns are raised.
53. There is less separation to the north (minimum 17.6m) and no landscaping such that there is a heightened degree of overlooking towards Indigo House to the north. It is currently in office use but has extant prior approval permission for residential use with at least eight units facing the subject site. Despite departures with the 30m standard of up to 12.4m and clear opportunities for overlooking

between properties, the issue has arisen more from the prior approval process at Indigo House than anything with the subject scheme. Rather, the subject building adopts some positive design measures in preventing overlooking and the degree of overlooking can be considered as mutual between the buildings such that no objection is raised.

54. There is even greater overlooking to the west where there is 11.1m separation between Ilex House (which is currently being converted to residential use) and the subject building. It would represent a departure with the 30m standard of 18.9m on the upper levels and the degree of overlooking would be even more pronounced. However, the same prior approval scenario exists here and the subject application takes adequate account of this situation whereby there is only one bedroom window and part of a living room window within each of the seven units along the corresponding elevation facing Ilex House. To the east, there is no immediate neighbouring building and at least 30m separation such that no concern is raised.
55. In conclusion, the prior approval process within surrounding buildings has resulted in a planning outcome that would be contrary to the guidelines in the Borough Design Guide and would not be supported in terms of the policies in the Development Plan. This is because the prior approval process does not take account of neighbouring amenity as a planning consideration and the scope of works does not allow for changes to fenestration. Instead, the subject application involves a new build and it has adopted sufficient measures to minimise but clearly not alleviate privacy concerns. Overall, it does not form the basis for refusing the development on in-principle grounds.
56. Internally within the development, the building exhibits good design such that there are no immediate opportunities for unreasonable overlooking.

Sense of enclosure/Loss of light

57. Despite its 12m height, the aforementioned separation distances to the property boundaries are such that there is no adverse or unreasonable levels of enclosure, dominance or loss of sunlight and daylight to neighbouring properties. There is likely to be some loss of light to the eastern elevation of Ilex House to the west where the separation is only 11.1m but at this distance, it still does not warrant refusal of the outline application, particularly in the context of surrounding built form.

Noise disturbance

58. The density of the scheme would bring about a degree of noise conflict between residential neighbours and within the development itself but it when accounting for the high density of surrounding development, it is not unreasonable and does not form a reason of concern at outline stage.

Landscaping and Trees

59. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.

60. The Council's Trees Officer raises no in principle objection to development of the site, noting that there is little landscaping of merit on the site and the corridor of landscaping along the southern boundary will be retained and not impacted by the proposed scheme. The footprint of the building and the expanse of hardstanding does preclude any significant landscape planting being established within the site. However, in the context the surrounding built form, no objection is raised. Additional landscaping can be accommodated as part of Condition 8, which requires landscaping details as part of the reserved matters process.

Ecology

61. 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.
62. The plot is covered in rough grass, shrub and tall ruderal vegetation and is isolated from the immediate surrounding landscape by hardstanding (car parks). The surrounding landscape contains large office blocks and hardstanding with some scattered shrubs and trees, including a thin strip of woodland adjacent to the south of the site which has connections to gardens and fields in the wider landscape. The site is also located in habitat where bat roosts have previously been found and the strip of woodland provides habitat suitable for use by foraging and commuting bats.
63. The Council's Ecology Officer notes that although the site contains habitat suitable for use by protected species such as reptiles, it is too isolated from surrounding suitable habitat to be utilised by these protected species. However, to protect any foraging and commuting bats within the adjacent woodland, lighting details are required in Condition 7 as part of the reserved matters application(s) in addition to details relating to biodiversity enhancements (Condition 13) and limitations upon site clearance (Condition 14).

Building Sustainability

64. Policy CC04 of the MDD Local Plan and the Sustainable Design and Construction SPD require sustainable design and conservation and Policy CC05 encourages renewable energy and decentralised energy networks, with encouragement of decentralised energy systems and a minimum 10% reduction in carbon emissions. There is no suggestion that the proposal would not be able to meet the above obligations and this is outlined in Condition 6 as part of the reserved matters application(s).

Waste Storage

65. Policy CC04 of the MDD Local Plan requires adequate internal and external storage for the segregation of waste, recycling and food waste. A bin store has been provided and whilst it may need to be enlarged to accommodate waste, recycling and compost arising from a 38 unit development, it is appropriately located for ease of access for residents and for collection by refuse vehicles. Additional details would be sought as part of Condition 12 as part of the reserved matters application(s).

Flooding and Drainage

66. Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding. The site and access thereto is located within Flood Zone 1 and the proposal represents no additional flood risk or vulnerability and the principle of development on this site is satisfactory.
67. Policy CC10 of the MDD Local Plan requires sustainable drainage methods and the minimisation of surface water flow. The amount of hardstanding on the site is likely to be reduced as part of this application and natural discharges to Emm Brook are likely to be improved as part of the redevelopment. The Council's Drainage Engineer has reviewed the proposal and raises no objection, subject to full drainage details in Condition 5, including permeable materials for the car park.

Environmental Health

Contamination

68. Section 78A(2) of Part 2A of the Environmental Protection Act 1990(a) states that 'contaminated land' is any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that (a) significant harm is being caused; or (b) significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused.
69. The site falls within contaminated land consultation area as well as landfill gas consultation zone and therefore there may be risks to the proposed residential use. It is located on the site of a former Brickworks and partly located on a landfill site known as Molly Millars Lane Filled Ground. The site may therefore potentially be affected by ground contamination and migrating and toxic/flammable gases which could pose a risk to the sensitive residential end users.
70. An assessment of potential contamination and any remediation and validation considered necessary is required to ensure the site is suitable for its end use as residential and to protect workers during the construction phase. This forms a pre commencement requirement in Condition 3 because it deals with the principle of development on the site. However, given prior approvals have been granted for residential uses on surrounding sites and the GPDO requires the Council to consider these risks in the assessment of prior approval applications, it is concluded that the risks would not prevent future redevelopment of the site and on this basis, the proposal is acceptable.

Construction activities

71. The recommendation for approval is subject to conditions relating to construction activities, including but not limited to noise amelioration, dust suppression and working hours. This is outlined in Condition 4.

The Public Sector Equality Duty (Equality Act 2010)

72. In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief.
73. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.
74. On this aspect, 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, children and the disabled.
75. 10–20% of all dwellings (up to eight units) should be to Lifetime Homes standards in accordance with Policy CP5 of the Core Strategy and Policy TB05 of the MDD Local Plan. This is achievable, with open plan floor layouts and lift access within the building design. However, four disabled parking spaces to meet resident and visitor needs would need to be provided amongst the existing 59 space car park and this would form part of a redesign of the site layout in Condition 9 as part of a reserved matters application.

Thames Basin Heaths Special Protection Area

76. Policy CP8 of the CS states that where development is likely to have an effect on the Thames Basin Heaths Special Protection Area (TBH SPA), it is required to demonstrate that adequate measures to avoid and mitigate any potential adverse effects are delivered. The subject property is located more than 5km of the TBH SPA and the trigger relates to any development of 50 dwellings or more. Given this threshold is not met, there are no perceived adverse effects and no objection is raised.

Housing Affordability

77. Policy CP5 of the Core Strategy, Policy TB05 of the MDD Local Plan and the Affordable Housing SPD specify an affordable housing rate of 30%, which equates to 11.4 units.
78. The applicant has indicated an intention to meet the affordable housing obligations but via an off-site financial contribution in lieu of on-site provision. The Council's Housing Policy Officer is not averse to this approach on the basis of the location and type of units proposed. The sum would be £714,701.34 index-linked, to be used on other affordable housing in the borough. This forms part of the section 106 legal agreement.

Employment Skills

79. Policy TB12 of the MDD Local Plan requires an employment skills plan (ESP) for major development to provide opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills. The scale of the development triggers the major threshold.
80. ESPs use the Construction Industry Training Board (CITB) benchmark based on the value of construction. This is calculated by multiplying the total floor space (approximately 3416m²) by £1025, which is the cost of construction per square metre as set out by Building Cost Information Service of RICS and the methodology as set out in the Council's Employment and Skills Guidance. In this case, it totals £3,501,400.
81. The ESP would require a total of three community skills support jobs and the creation of one job. If for any reason the applicant is unable to deliver the plan or elects to pay the contribution, the employment outcomes of the plan will be borne by the Council at a cost of £3,750. Measures to secure this arrangement form part of a section 106 legal agreement.

Community Infrastructure Levy

82. The application is liable for CIL payments but the obligations are calculated and applied at reserved matters stage.

CONCLUSION

83. Mulberry Business Park is currently undergoing change from business use (offices) to residential via the prior approval process in Class O, Part 3 of the GPDO. Upwards of 300 units are likely to be accommodated within the existing buildings on surrounding properties in the next three years. The subject application seeks to capitalise on this change of building use by establishing a new residential flat building on a vacant site. The principle of residential development is satisfactory on account of this change to residential. It will largely utilise the existing access arrangements such that the primary consideration of access is addressed. The design, form and siting of the building, as depicted on the outline plans, is such that it indicates that up to 38 units can satisfactorily be accommodated on the site. On this basis, approval is recommended.



FILE REF:
ITB15445

REV:
-

0m 250m 500m
Indicative Scale Bar

KEY
 SITE BOUNDARY
 RAIL STATION

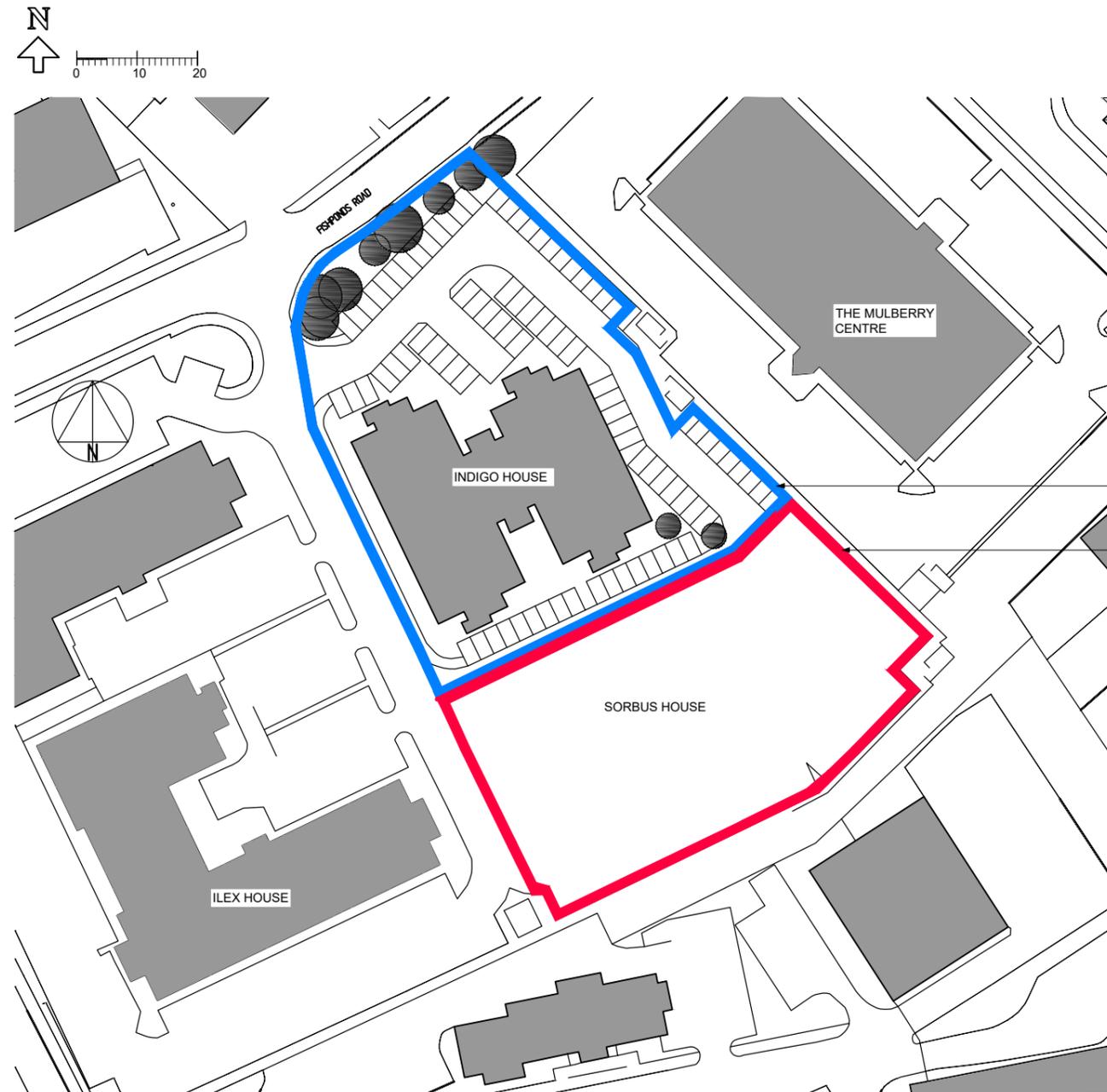
i-Transport

Grove House, Lutyens Close, Chineham Court,
Basingstoke, RG24 8AG
 Tel: 01256 338 640
 Fax: 01256 338 644
 www.i-transport.co.uk

TITLE:
**SORBUS HOUSE, WOKINGHAM
 SITE LOCATION PLAN**

FIGURE No:
FIGURE 1

Reproduced from ordnance survey by the permission of the controller of her majestys
stationery office. Crown copyright. All rights reserved. Licence number 100022432



Site also owned by client

Site location



View over site looking West



View looking South along south access road

168

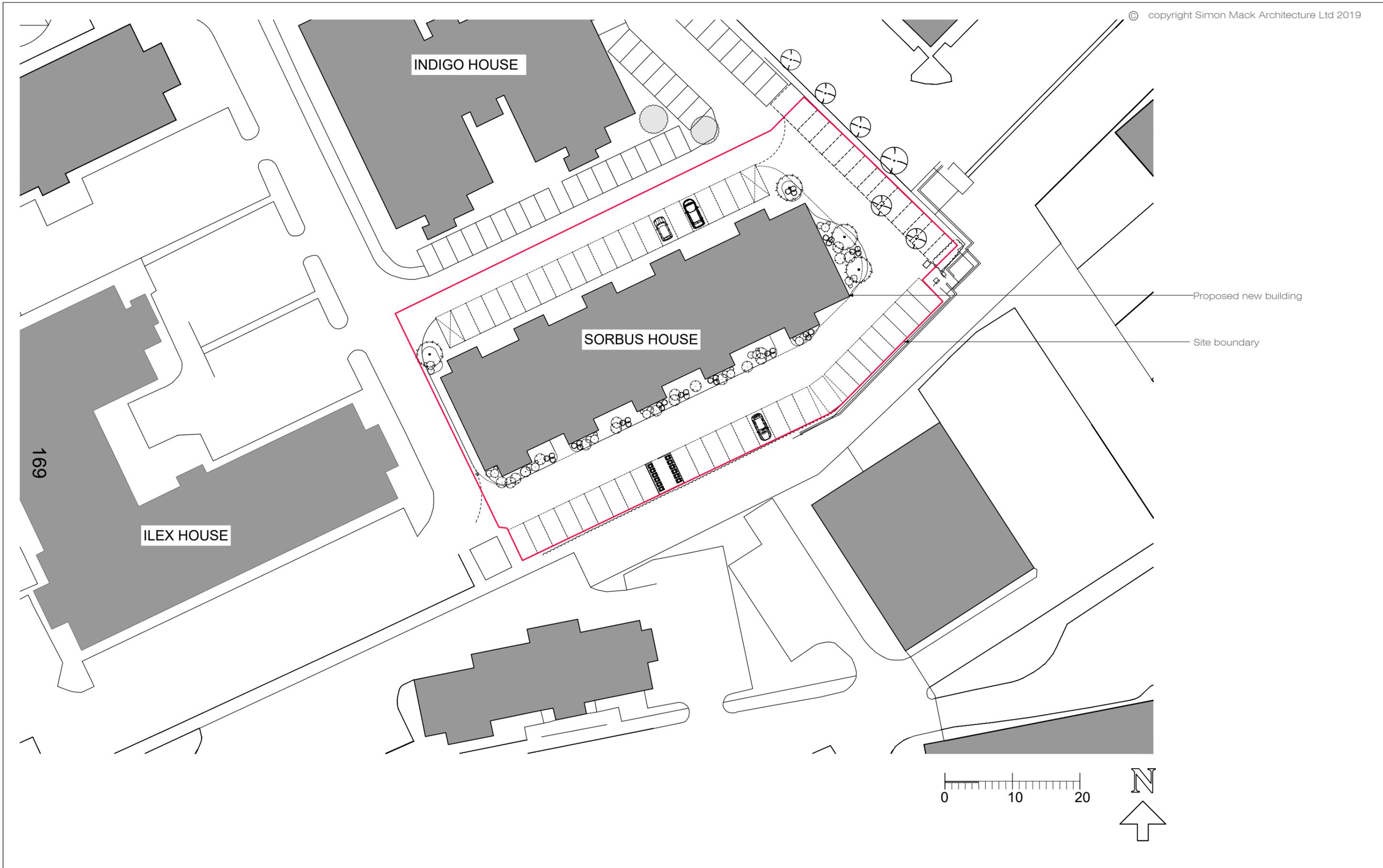
Simon Mack Architecture

3 Walton Avenue, Henley on Thames, Oxfordshire, RG9 1LA
 www.simonmackarchitecture.com
 t +44 (0)14 9157 1475

Client Mr Smith
 Project Sorbus House
 Mulberry Business Park
 Wokingham, RG41 2GY
 RIBA stage Feasibility

Drawings title OUTLINE PLANNING APPLICATION
 Location plan and site photographs

Scale @ A3 1: 1000	Drawing No. 076 OP 001	Revision No. D
-----------------------	---------------------------	-------------------



169

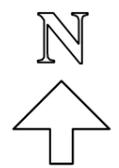
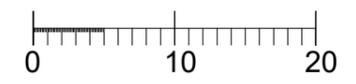
INDIGO HOUSE

SORBUS HOUSE

ILEX HOUSE

Proposed new building

Site boundary



Simon Mack Architecture

3 Walton Avenue, Henley on Thames, Oxfordshire, RG9 1LA
www.simonmackarchitecture.com
t +44 (0)14 9157 1475

Client Mr Smith
Project Sorbus House
Mulberry Business Park
Wokingham, RG41 2GY
RIBA stage Feasibility

Drawings title OUTLINE PLANNING APPLICATION
Block plan - proposed

Scale @ A3 1: 500	Drawing No. 076 OP 003	Revision No. D
----------------------	---------------------------	-------------------



REV E - 23rd December 2019 :
entrance added to north elevation

Simon Mack Architecture

3 Walton Avenue, Henley on Thames, Oxfordshire, RG9 1LA
www.simonmackarchitecture.com
t +44 (0)14 9157 1475

Client Mr Smith
Project Sorbus House
Mulberry Business Park
Wokingham, RG41 2GY
RIBA stage Feasibility

Drawings title OUTLINE PLANNING APPLICATION
Site plan - proposed

Scale @ A3 1: 200	Drawing No. 076 OP 005	Revision No. E
----------------------	---------------------------	-------------------



REV E - 23rd December 2019 :
entrance added to north elevation

Simon Mack Architecture

3 Walton Avenue, Henley on Thames, Oxfordshire, RG9 1LA
www.simonmackarchitecture.com
t +44 (0)14 9157 1475

Client Mr Smith
Project Sorbus House
Mulberry Business Park
Wokingham, RG41 2GY
RIBA stage Feasibility

Drawings title OUTLINE PLANNING APPLICATION
Ground floor - proposed

Scale @ A3 1: 200	Drawing No. 076 OP 010	Revision No. E
----------------------	---------------------------	-------------------



Simon Mack Architecture

3 Walton Avenue, Henley on Thames, Oxfordshire, RG9 1LA
 www.simonmackarchitecture.com
 t +44 (0)14 9157 1475

Client Mr Smith
 Project Sorbus House
 Mulberry Business Park
 Wokingham, RG41 2GY
 RIBA stage Feasibility

Drawings title OUTLINE PLANNING APPLICATION
 First floor - proposed

Scale @ A3 1: 200	Drawing No. 076 OP 011	Revision No. D
----------------------	---------------------------	-------------------

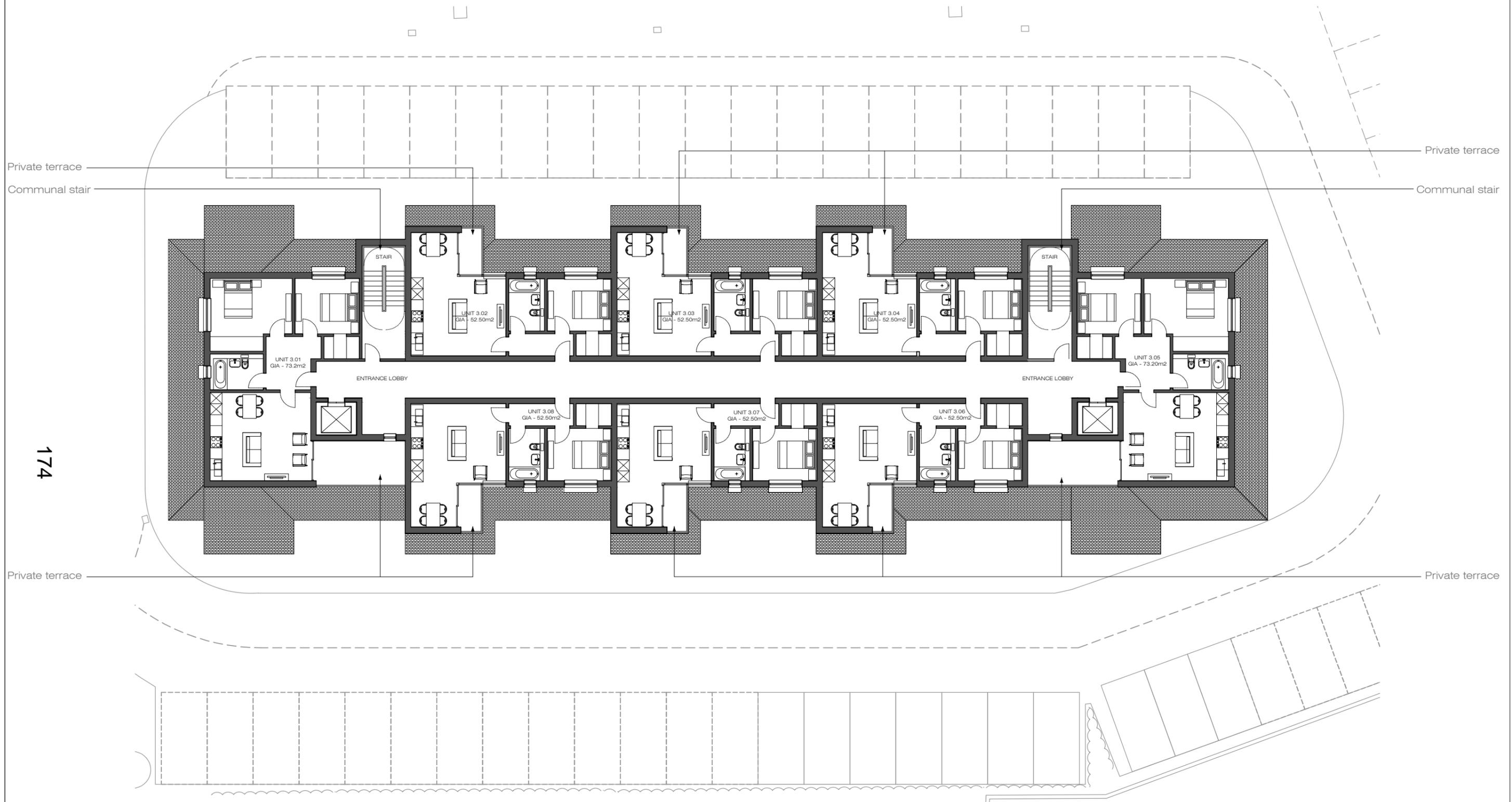


173

Simon Mack Architecture
 3 Walton Avenue, Henley on Thames, Oxfordshire, RG9 1LA
 www.simonmackarchitecture.com
 t +44 (0)14 9157 1475

Client Mr Smith
 Project Sorbus House
 Mulberry Business Park
 Wokingham, RG41 2GY
 RIBA stage Feasibility

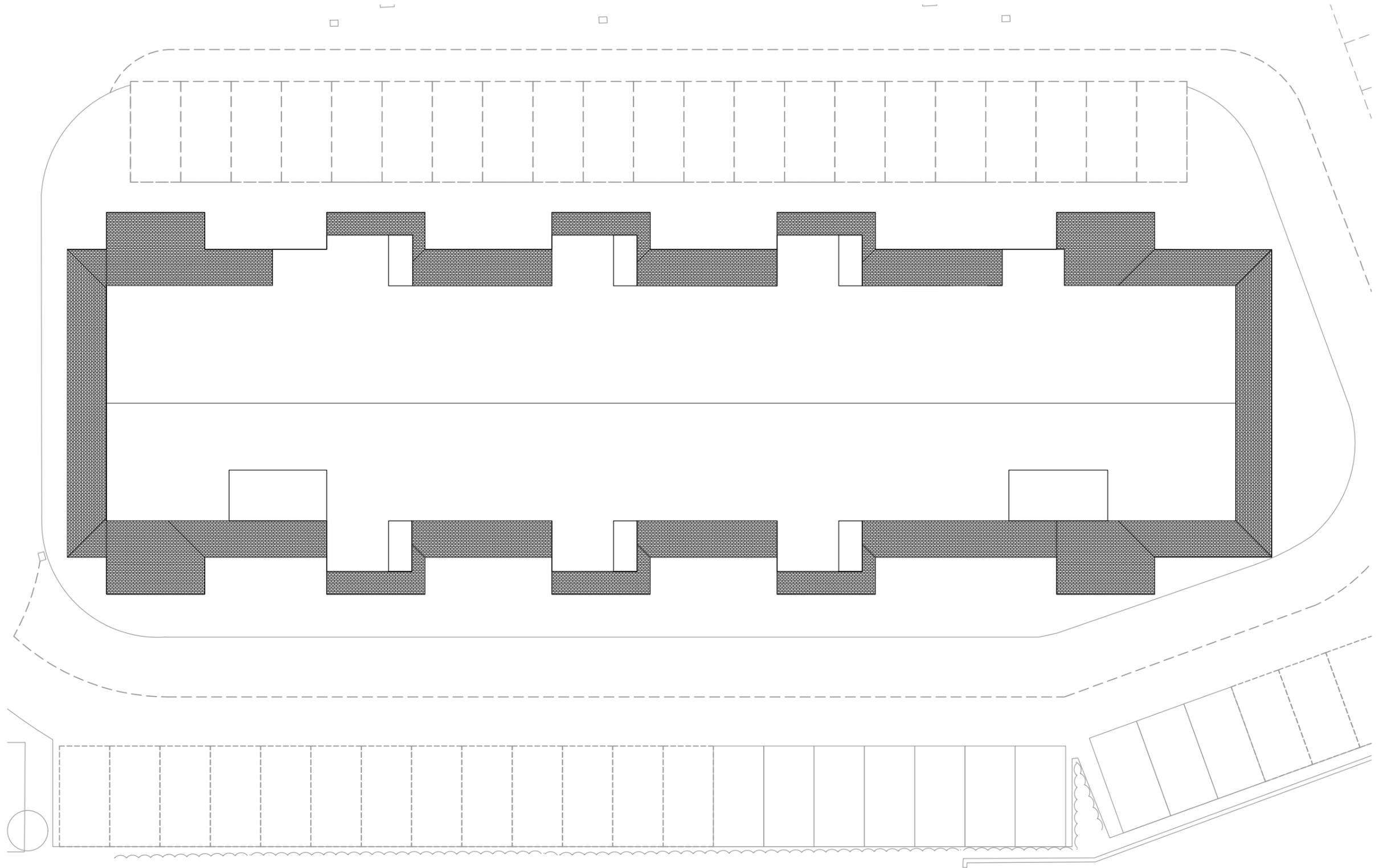
Drawings title		OUTLINE PLANNING APPLICATION	
		Second floor - proposed	
Scale @ A3	Drawing No.	Revision No.	
1: 200	076 OP 012	D	



174

<p>Simon Mack Architecture</p> <p>3 Walton Avenue, Henley on Thames, Oxfordshire, RG9 1LA www.simonmackarchitecture.com t +44 (0)14 9157 1475</p>	Client	Mr Smith	Drawings title		OUTLINE PLANNING APPLICATION
	Project	Sorbus House Mulberry Business Park Wokingham, RG41 2GY	Third floor - proposed		
	RIBA stage	Feasibility	Scale @ A3	Drawing No.	Revision No.
			1: 200	076 OP 013	D

175



Simon Mack Architecture

3 Walton Avenue, Henley on Thames, Oxfordshire, RG9 1LA
www.simonmackarchitecture.com
t +44 (0)14 9157 1475

Client Mr Smith
Project Sorbus House
Mulberry Business Park
Wokingham, RG41 2GY
RIBA stage Feasibility

Drawings title OUTLINE PLANNING APPLICATION
Roof plan - proposed

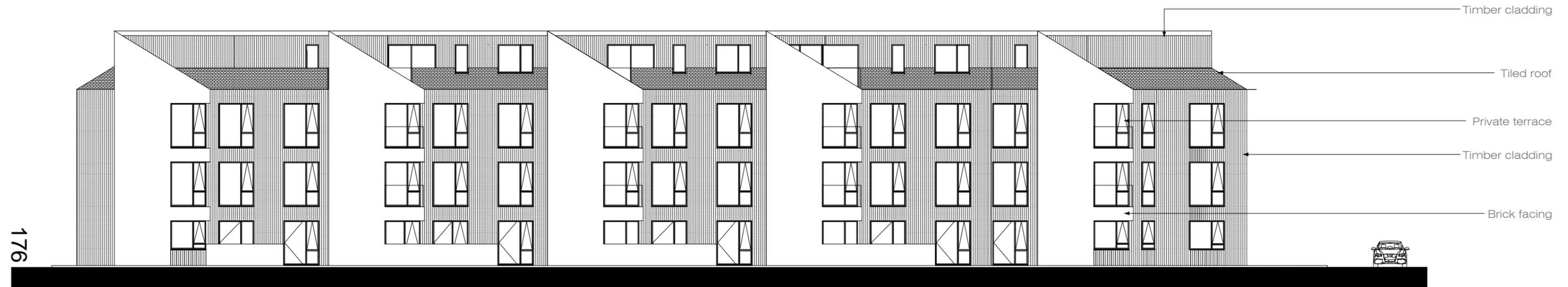
Scale @ A3
1: 200

Drawing No.
076 OP 014

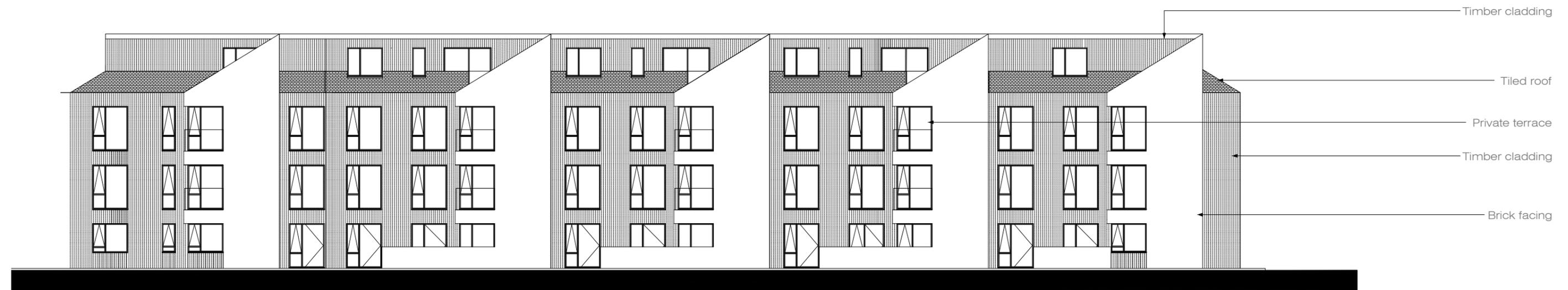
Revision No.
D



ARTIST IMPRESSION OF NORTH ELEVATION



176
SOUTH ELEVATION



NORTH ELEVATION

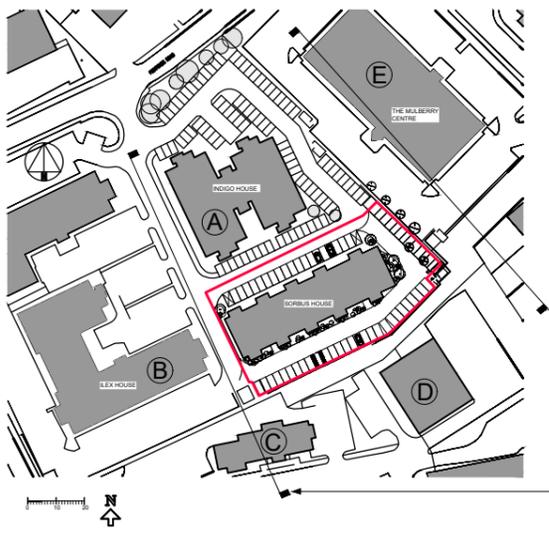
Simon Mack Architecture

3 Walton Avenue, Henley on Thames, Oxfordshire, RG9 1LA
www.simonmackarchitecture.com
t +44 (0)14 9157 1475

Client Mr Smith
Project Sorbus House
Mulberry Business Park
Wokingham, RG41 2GY
RIBA stage Feasibility

Drawings title OUTLINE PLANNING APPLICATION
Elevations - proposed South and
North with artist impression

Scale @ A3 1: 200	Drawing No. 076 OP 015	Revision No. D
----------------------	---------------------------	-------------------

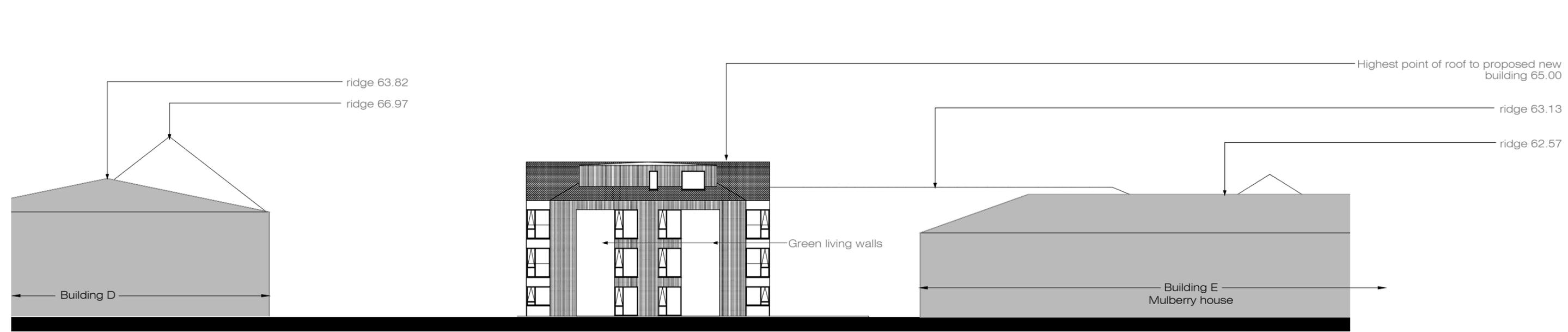
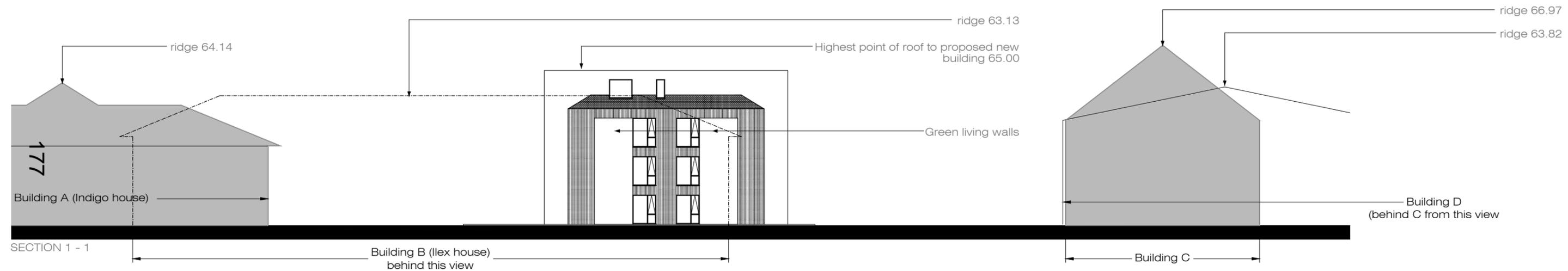
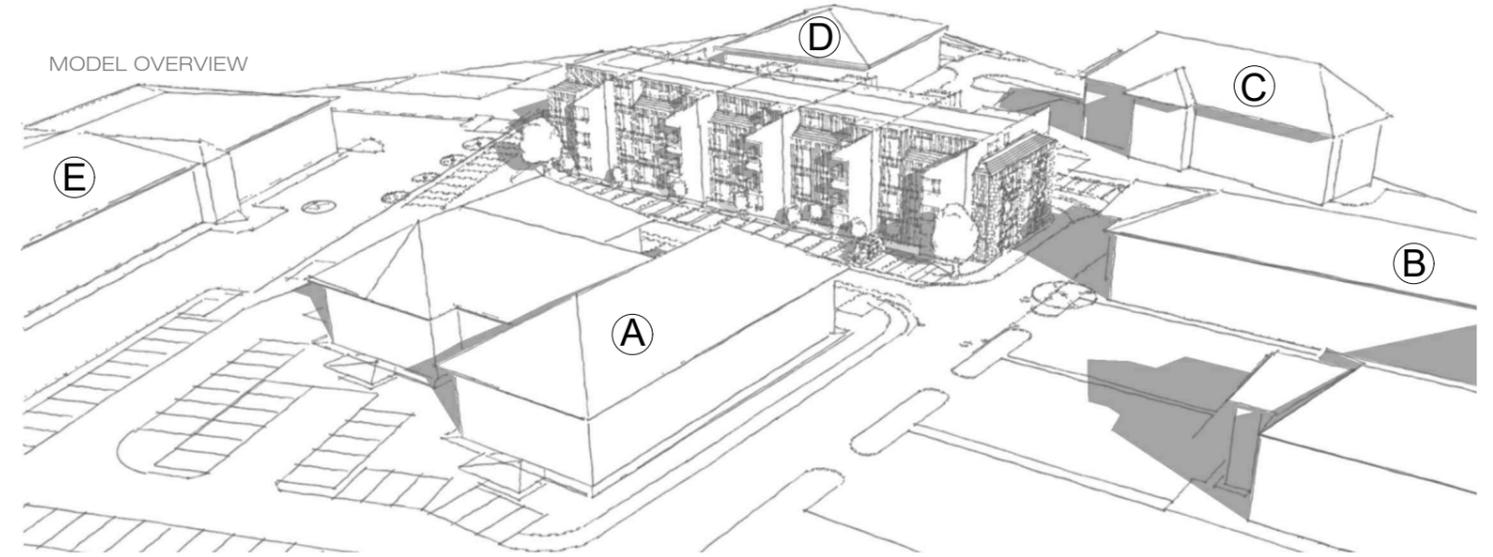


NOTE: sections do not take into account change in ground level, this drawing is to indicate surveyed soffit / ridge heights

Section 1 - 1

Section 2 - 2

MODEL OVERVIEW



<p align="center">Simon Mack Architecture</p> <p align="center">3 Walton Avenue, Henley on Thames, Oxfordshire, RG9 1LA www.simonmackarchitecture.com t +44 (0)14 9157 1475</p>		Client	Mr Smith	Drawings title		OUTLINE PLANNING APPLICATION	
		Project	Sorbus House Mulberry Business Park Wokingham, RG41 2GY	Elevations showing heights of surrounding buildings		Scale @ A3	1: 300
		RIBA stage	Feasibility	Drawing No.	076 OP 016	Revision No.	D

This page is intentionally left blank

PLANNING REF : 192852
PROPERTY ADDRESS : Town Hall
: Market Place, Wokingham, Berkshire
: RG40 1AS
SUBMITTED BY : Wokingham Town Council
DATE SUBMITTED : 14/11/2019

COMMENTS:
Wokingham Town Council Planning & Transport
Committee

Objections:

Lack of amenity space on the site.

The
proposal of a 4 storey building is too high and not in keeping with other
developments.

This page is intentionally left blank