



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held in the Council Chamber - Civic Offices, Shute End, Wokingham RG40 1BN on **WEDNESDAY 12 JANUARY 2022 AT 7.00 PM**

Susan Parsonage
Chief Executive
Published on 4 January 2022

Note: Although non-Committee Members and members of the public are entitled to attend the meeting in person, space is very limited due to the ongoing Coronavirus pandemic. You can however participate in this meeting virtually, in line with the Council's Constitution. If you wish to participate either in person or virtually via Microsoft Teams, please contact Democratic Services. The meeting can also be watched live using the following link:

<https://youtu.be/puGBf4YtnZU>

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WOKINGHAM BOROUGH COUNCIL

Our Vision

A great place to live, learn, work and grow and a great place to do business

Enriching Lives

- Champion outstanding education and enable our children and young people to achieve their full potential, regardless of their background.
- Support our residents to lead happy, healthy lives and provide access to good leisure facilities to complement an active lifestyle.
- Engage and involve our communities through arts and culture and create a sense of identity which people feel part of.
- Support growth in our local economy and help to build business.

Safe, Strong, Communities

- Protect and safeguard our children, young and vulnerable people.
- Offer quality care and support, at the right time, to prevent the need for long term care.
- Nurture communities and help them to thrive.
- Ensure our borough and communities remain safe for all.

A Clean and Green Borough

- Do all we can to become carbon neutral and sustainable for the future.
- Protect our borough, keep it clean and enhance our green areas.
- Reduce our waste, improve biodiversity and increase recycling.
- Connect our parks and open spaces with green cycleways.

Right Homes, Right Places

- Offer quality, affordable, sustainable homes fit for the future.
- Build our fair share of housing with the right infrastructure to support and enable our borough to grow.
- Protect our unique places and preserve our natural environment.
- Help with your housing needs and support people to live independently in their own homes.

Keeping the Borough Moving

- Maintain and improve our roads, footpaths and cycleways.
- Tackle traffic congestion, minimise delays and disruptions.
- Enable safe and sustainable travel around the borough with good transport infrastructure.
- Promote healthy alternative travel options and support our partners to offer affordable, accessible public transport with good network links.

Changing the Way We Work for You

- Be relentlessly customer focussed.
- Work with our partners to provide efficient, effective, joined up services which are focussed around you.
- Communicate better with you, owning issues, updating on progress and responding appropriately as well as promoting what is happening in our Borough.
- Drive innovative digital ways of working that will connect our communities, businesses and customers to our services in a way that suits their needs.

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors

Chris Bowring (Chairman)	Angus Ross (Vice-Chairman)	Sam Akhtar
Stephen Conway	Gary Cowan	Carl Doran
Pauline Jorgensen	Rebecca Margetts	Andrew Mickleburgh
Rachelle Shepherd-DuBey	Bill Soane	

ITEM NO.	WARD	SUBJECT	PAGE NO.
63.		APOLOGIES To receive any apologies for absence.	
64.		MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 8 December 2021	5 - 16
65.		DECLARATION OF INTEREST To receive any declaration of interest	
66.		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.	
67.	Wescott	APPLICATION NO.203544 - LAND TO THE WEST OF ST ANNES DRIVE AND SOUTH OF LONDON ROAD, WOKINGHAM, RG40 1PB Recommendation: To agree the additional standard reasons for refusal	To Follow
68.	Evendons	APPLICATION NO: 212350 - THE SAPPHIRE CENTRE, FISHPONDS ROAD, WOKINGHAM, RG41 2QL Recommendation: Conditional approval subject to legal agreement	17 - 56
69.	Loddon	APPLICATION NO.213520 - 99 COLEMANS MOOR ROAD, WOODLEY Recommendation: Conditional approval	57 - 92
70.	Hawkedon	APPLICATION NO.213457 - LIBERTY HOUSE, STRAND WAY, LOWER EARLEY Recommendation: Conditional approval subject to legal agreement	93 - 140

Any other items which the Chairman decides are urgent

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

GLOSSARY OF TERMS

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

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

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**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 8 DECEMBER 2021 FROM 7.00 PM TO 10.40 PM**

Committee Members Present

Councillors: Chris Bowring (Chairman), Angus Ross (Vice-Chairman), Sam Akhtar, Gary Cowan, Carl Doran, Pauline Jorgensen, Rebecca Margetts, Andrew Mickleburgh and Bill Soane

Committee Members in Attendance Virtually

Councillors: Rachelle-Shepherd DuBey

Councillors Present and Speaking

Councillors: Peter Dennis, David Hare and Clive Jones

Officers Present

Connor Corrigan, Service Manager - Planning and Delivery
Chris Easton, Head of Transport, Drainage, and Compliance
Mary Severin, Borough Solicitor
Justin Turvey, Operational Manager - Development Management
Callum Wernham, Democratic & Electoral Services Specialist

Case Officers Present

Joanna Carter
Natalie Jarman
Senjuti Manna
Baldeep Pulahi

54. APOLOGIES

An apology for absence was submitted from Stephen Conway.

Rachelle Shepherd-DuBey attended the meeting virtually, and was therefore marked as in attendance, and was not able to propose, second, or vote on items.

55. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 10 November 2021 were confirmed as a correct record and signed by the Chairman, subject to correcting Bill Soane to be an apology for the meeting.

The Committee gave their thanks to Justin Turvey, Operational Manager – Development Management, for his years of service and advice to the Committee. The Committee wished him well in his future role.

56. DECLARATION OF INTEREST

Andrew Mickleburgh declared a prejudicial interest in agenda item 59, Land off Meldreth Way. Andrew stated that he would leave the room for the duration of this item, and take no part in the discussion or vote.

Pauline Jorgensen commented that her address was listed as objecting to item number 59, Land off Meldreth Way, however it was not her who had made the objection and she came into the meeting with an open mind.

57. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

Item number 60, Toutley East (Land adjacent to Toutley Depot), was withdrawn from the agenda.

58. APPLICATION NO.212509 - 160 READING ROAD, WOKINGHAM, RG41 1LH

Proposal: Full application for the proposed erection of a 2no.storey plus loft level dwelling with an integrated garage to include 2No roof lights following the demolition of existing bungalow including alterations to the vehicular/pedestrian entrance

Applicant: G Lupton

The Committee considered a report about this application, set out in agenda pages 9 to 42.

The Committee were advised that there were no updates within the Supplementary Planning Agenda.

Peter Mathers, neighbour, spoke in objection to the application. Peter thanked the applicant's architect for submitting revised proposals which were a clear improvement over previous versions, as a result of concerns raised by Members at their October Committee meeting. Peter commented that despite the revised plans, a number of concerns remained. Peter stated that his property was shown as being 8.2m high within the proposed elevations document, whereas the actual height of his property was 7.2m. Peter felt that this had allowed the architect to show number 162 to be the same height as number 164, and number 160 as lower than 162 which was false. Peter stated that number 162 was in fact lower than number 164, and the proposals would allow for number 160 to be higher than number 162, disrupting the downward slope of roof lines in line with the downward slope of the road. Peter was of the opinion that the architect had reduced the proposals from 6 bedrooms, to five bedrooms, and now to four bedrooms in an attempt to gain approval for the largest house possible, which Peter felt was an abuse of process and should warrant refusal. Peter stated that the Reading Road was a wide road and your eye was naturally drawn to one side of the road. On the even numbered side of the road, the average height of these houses was 7.36m, and the proposed dwelling would be over a meter higher than the average property height on this side of the road. Peter queried why the proposed property needed to be considerably higher than surrounding properties, given that the proposal was for a two-storey dwelling. If approved, Peter asked that the property be restricted a maximum height of 8.4m. Peter stated that the property was at risk of surface water flooding, and the applicant's property had flooded 14 years prior. Peter asked that the Committee refuse the application, and encouraged the applicant to come back with a more reasonable proposal.

Peter Lindley-Hughes, architect, spoke in support of the application. Peter stated that the designs had been amended to take in to account the concerns of neighbouring properties, concerns raised at the previous Committee meeting, and to "de-risk" the scheme. Peter stated that the third floor internal level had been addressed, as had the issues relating to the windows, height and massing, whilst the garage had also been omitted in the front garden, and the dormer windows from the third floor were no longer proposed. Peter stated that he was disappointed that neighbouring objections remained despite positive email conversations. Peter added that the ridge height of number 162 was 4m higher than the existing bungalow, whilst number 158 was 1.3m higher. Peter stated that the proposed home would be 1m lower than number 162, and only 1.8m taller than number 158. Peter felt that the development of the neighbouring property, number 162, was acceptable at the

time despite being an overbearing 4m taller than the neighbouring bungalow, and as such the development of number 160 was also acceptable as it was tailored to the changing need of larger family homes over time. Peter added that in his mind, the Committee needed to review whether the correct balance had been struck between suitable scale and mass aligned to planning policy whilst ensuring the future of the proposed home was fit for purpose.

Imogen Shepherd-DuBey, Wokingham Town Council, spoke in objection to the application. Imogen stated that she was pleased to see that the loft conversion had been changed to only one room for storage purposes. Imogen added that her remaining concerns centred on the proposed property being large, whilst there appeared to be some dispute over the height of the proposal.

Sam Akhtar commented that the revised proposals seemed reasonable, and from examining the street scene the proposals would appear to fit in with other properties. Sam sought additional clarity regarding surface water flooding. Baldeep Pulahi, case officer, confirmed that condition 4 had been amended and the applicant would be required to submit further details to ensure that issues relating to surface water were covered.

Andrew Mickleburgh queried whether the drawing on agenda page 37 was accurate, and if it was not could the errors be enough to effect the street scene. Baldeep Pulahi confirmed that she was believed the drawing on agenda page 37 to be correct.

Pauline Jorgensen queried why roof storage required roof lights, and how the roof storage would be accessed. Justin Turvey, Operational Manager – Development Management, stated that the roof lights to the front and rear remained, however the overall floor space was minimal. Justin added that the roof storage would be accessed by stairs.

Rachelle Shepherd-DuBey queried whether harm could be caused should the roof storage be used in an alternative way, for example as an office. Justin Turvey stated that the officer opinion was that harm would not be caused in such a use case.

Chris Bowring commented that from the site visit, it was very difficult to see more than one property at a time from the street.

Carl Doran queried whether the drainage condition was amended from the standard wording, and whether the proposed height could be conditioned to not exceed 8.4m. Baldeep Pulahi confirmed that condition 4 was amended following discussions with the Drainage officer, and the applicant could only build the proposed property up to the height within the approved plans, which was 8.4m.

RESOLVED That application number 212509 be approved, subject to conditions and informatives as set out in agenda pages 9 to 14.

59. APPLICATION NO.211686 - LAND OFF MELDRETH WAY, LOWER EARLEY
Andrew Mickleburgh declared a prejudicial interest in this item, and in doing so left the room and took no part in the discussion or vote.

Proposal: Full application for the proposed erection of a food store (Use Class E), 43 no. dwellings (Use Class C3) and associated access, servicing, parking and landscaping.

Applicant: Lower Earley Properties Ltd.

The Committee considered a report about this application, set out in agenda pages 43 to 118.

The Committee were advised that the Supplementary Planning Agenda included reference to an additional letter of objection from Jigsaw Planning on behalf of ASDA, requesting two additional reasons for refusal, and reference to the existing officer responses within the report.

Geoff Littler, Earley Town Council, spoke in objection of the application. Geoff stated that the Earley Town Council Planning Committee had considered this application on two occasions, June 2021 and October 2021. Geoff stated that each of the reasons for refusal had been voted on separately by the Town Council Planning Committee, and were all agreed unanimously. Geoff added that the current development plan clearly showed that the land of the subject application was designated as countryside, was not allocated for development, and was outside of the development boundary. Geoff stated that the policy CP11 afforded protection from development to land within that designation as countryside, unless it fell within specified exceptions, which in this case the application did not fall within any of those exceptions. Geoff stated that this parcel of land had remained in its natural state since the inception of Lower Earley, with exception to some partial degradation when the developer undertook some scrub clearance. Geoff added that within the first iteration of the Local Plan Update, this land had been put forward as local green space, and it had been proposed once more for consideration as local green space within the current consultation of the Local Plan Update.

Malcolm Gaudreau, neighbour, spoke in objection to the application. Malcolm stated that he had lived in the area for 34 years, and his property was side on to Swallows Meadow via the gated entrance. Malcolm added that 358 objections had been received, and since the inception of Lower Earley Swallows Meadow had been an open green space, without a lock or prohibition of access, and the grass had been maintained over time. Malcolm stated that many different species were present on the site, including deer, badger, and muntjac deer. Malcolm stated that vehicles regularly exceeded the speed limit on the road, and the addition of a supermarket could lead to serious accidents. Malcolm added that the proposals would only add to existing congestion issues on the road, whilst the effects of the proposals would be devastating for residents of Witcham Close via additional noise, light, vehicle emissions and HGV movements in addition to a loss of privacy and a reduction in house prices. Malcolm stated that flooding was already an issue in the area, and the proposals would only add to this issue. Malcolm concluded by stating there was not the need for an additional supermarket in the area, whereas green spaces within Earley were at a premium.

Andy Jansons, applicant, spoke in support of the application. Andy stated that Jansons property had developed 25 properties within the Thames Valley over the past 19 years, including an application in 2014 for a project on Peach Street and Cross Street which also had a recommendation for refusal which the Committee overturned at the time. Andy added that Lower Earley Properties was a wholly owned subsidiary of Jansons property, and the proposals would include 43 houses, forty percent social housing, and a pre-let supermarket to Lidl. Andy stated that the application had received 600 letters of support, and the land was privately owned via a freehold purchased from the University of Reading. Andy was of the opinion that the site was an edge of settlement development, bounded by two roads being Lower Earley Way and Meldreth Way, was not within the greenbelt and

was an obvious in-fill site. Andy commented that officer feedback and the timing of the feedback had been challenging, including a refusal reason for detrimental impact on acoustic amenity despite no objection from the environmental health officer, and a recommended refusal from highways as neither the applicant nor highways officers have had sufficient time to deal with the issues. Andy stated that he hoped that planning applications would be dealt with on their merits and not on technical issues, and asked that the application be deferred to allow time for technical issues to be resolved prior to returning to the Committee.

David Hare, Ward Member, spoke in objection to the application. David stated that he lived less than half a mile away from the site, and there were a variety of reasons for refusal of this application. David added that his main concern was that this piece of land was a designated countryside area, and Earley Town Council had asked for this land to be designated as local green space prior to this application being submitted. David stated that the idea of including this site as part of a larger nature reserve corridor was being considered, and the retention of the site was crucial for biodiversity and as a carbon sink. David stated that this site was a valuable part of Earley which allowed local residents to make use of the footpaths on the site and enjoy the surrounding nature. David commented that part of the site had been destroyed by the applicant, however many trees were now subject to a TPO. David added that badgers, foxes, bats and many other animals could be found on the site, and a very valuable scrubland was found on the site where the housing was proposed. David concluded by stating that the application should be refused, and reiterated the importance for local residents, wildlife and biodiversity in retaining the site in its natural state.

Clive Jones, Ward Member, spoke in objection to the application. Clive stated that his constituents had never expected this to be an application for development as it was a designated countryside area. Clive felt that the proposal for a supermarket would be overbearing and would dominate the views of local houses whilst creating unacceptable noise throughout the day all-the-while having a detrimental impact on the area with several homes losing their acoustic privacy and amenity. Clive stated that a social media survey undertaken by himself and colleagues revealed that 82% of residents did not want improved retail choices in Earley whilst 79% did not want new homes. Clive added that the planning documents showed 57 respondents in favour of the proposals, whilst 24 of those did not live in the Earley (RG6) area, whilst of the 358 objectors on 6 of them did not live in the Earley area. Clive urged the Committee to refuse this application, as it was an unacceptable development within the countryside which have a detrimental effect on local residents within the area.

Chris Bowring sought clarification regarding the height of the supermarket compared to the height of the residential dwellings. Senjuti Manna, case officer, confirmed that the proposed supermarket would be lower than the height of the residential dwellings. However, the height of the residential houses would be significantly higher than the height of the houses within the existing estate.

Chris Bowring queried how no objection from the environmental health officer was compatible with a refusal reason on the grounds of noise. Senjuti Manna stated that the environmental health officer had reviewed the noise report supplied by the applicant which was assessed during lockdown when there was a significantly reduced volume of traffic. Whilst no objection was lodged, a number of pre-commencement conditions were requested. Taking all of this into account, officers believed that noise disturbance would be caused to neighbouring properties as set out within the officer report.

Angus Ross commented that in his view applications such as this one should always be referred to the Committee to allow the public to see the process being carried out. Angus queried why the economic impact on other retail in the area was not considered a viable reason for refusal, and queried whether a caveat could be placed on the Committee's eventual decision to allow further discussions to take place between Wokingham Borough Council (WBC) and the applicant, as the expiry date of the application was 15 December 2021. Senjuti Manna stated that the applicant had provided a sequential test in addition to a retail impact assessment, and based on these documents they had demonstrated that there was no alternative site. Officers queried the reports as there was a site already included in policy CP12, however the applicant stated that this was not part of their catchment. Senjuti commented that there were a number of reasons why the application would not be acceptable in principle, for example development within the countryside, and as such a deferral would not address these in-principle reasons for refusal. Chris Bowring commented that some reasons for refusal, for example highways issues, could be removed should the applicant appeal a refusal decision and those issues were subsequently resolved

Sam Akhtar commented that he would have liked to have seen a biodiversity net gain report for this application. Sam raised concerns relating to noise pollution for local residents and additional risk of serious accidents due to the movement of HGV vehicles.

Bill Soane had concerns in relation to noise and vehicle movements, and HGV movements, and questioned whether delivery timings could be conditioned should the Committee be minded to approve the application. Bill added that in his experience, refrigeration equipment was quiet when new however grew increasingly loud as the equipment aged.

Pauline Jorgensen stated that the site was a clear continuation of a green band along the peripheral road, and many of the houses proposed would be situated very close to the main road with a minimal gap. The main road was often noisy with people racing on it, whilst the road was also used as a primary diversion route when the M4 was closed which only make the noise impact on the proposed houses worse. Pauline stated that she had huge sympathy for residents who purchased a property with a large area of open space designated as countryside, who were now facing the prospect of a large supermarket being situated next to them, which would pull a lot of traffic and vehicle movements from outside of the Earley area.

Carl Doran commented that other such major applications recommended for refusal with a large amount of objections should come to Committee in future. Carl queried why this portion of land had not been transferred to WBC as per the original agreement of the Lower Earley development. Senjuti Manna stated that officers had investigated this issue and whilst not being able to ascertain the specifics, the land had not been handed to WBC in time and time had now run out to enforce this. Senjuti commented that this application had come to Committee as it had been listed by the Assistant Director for Place, whilst the application was brought to the attention of the Chairman given the considerable amount of objections and support.

Carl Doran commented that the application had seen a lot of support outside of the Earley area, whilst the leaflet distributed by the applicant only offered the opportunity to show support for provision of a new supermarket. Carl added that the habitat survey had been carried out after some of the area was felled, and in his opinion there was no essential

need for a food store. Carl stated that the site was part of a green corridor, and approval of this application would set a dangerous precedent for development on other parts of the green corridor, whilst at least four of the refusal reasons would not be able to be overcome via negotiations, as they were strictly contrary to policy.

Pauline Jorgensen queried when the opportunity to enforce the transfer of the land elapsed, and queried why highways issues had not been resolved despite having around a year to negotiate. Senjuti Manna stated that the opportunity to enforce the transfer ended around 1999. Senjuti added that other options, or example an injunction, were possible and were being explored by officers. Chris Easton, Head of Transport, Drainage and Compliance, stated that some of the highways information had only arrived two days prior to the Committee meeting and left officers with no time to thoroughly review the information. Justin Turvey, Operational Manager – Development Management, stated that the officer recommendation of refusal would likely remain irrespective of the highways issues being resolved due to the in-principle reasons for refusal remaining.

RESOLVED That application number 211686 be refused for the reasons set out in agenda pages 45 to 47.

Andrew Mickleburgh re-joined the meeting.

60. APPLICATION NO.211777 - TOUTLEY EAST, LAND ADJACENT TOUTLEY DEPOT, WEST OF TWYFORD ROAD

This item was withdrawn from the agenda.

61. APPLICATION NO.203544 - LAND TO THE WEST OF ST ANNES DRIVE AND SOUTH OF LONDON ROAD

Proposal: Full application for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Anne's Drive, landscaping and open space.

Applicant: Beaulieu Homes

The Committee considered a report about this application, set out in agenda pages 159 to 242.

The Committee were advised that updates contained within the Supplementary Planning Agenda included:

- Confirmation that a response of no objection had been received from Natural England;
- Amended final paragraph on agenda page 159;
- Insertion of approved plans related to condition 2;
- Insertion of plan related to condition 19;
- Insertion of plan related to condition 20;
- Clarification that agenda page 209 paragraph 63 should refer to "*Open Space Typology Plan*";
- Additional condition 40 in relation to access.

David Stack, neighbour, spoke in objection of the application. David stated that he was speaking on behalf of local residents, and this planning application had been started over 6 years ago, with previous versions being refused and appealed by the developer and eventually withdrawn on the strength of the Council's recommendation. David added that this application had generated over 300 objections online from local residents. David

stated that there were four main reasons for refusing this application, and noted that application 211686 had been refused by the Committee for the same reasons. David added that the application site currently sat within designated countryside, and core strategy CP11 stated that proposals outside of development limits, including within countryside, would not be permitted unless one of the exceptions applied, which David felt that it did not in this case. David stated that the settlement boundary sat outside of the current settlement boundary of Wokingham and failed to demonstrate how it would maintain the separation between Wokingham and Bracknell to prevent harm to the visual amenity of the local area, whilst being contrary to policy CP21 and the South Wokingham strategic development plan. David commented that the strategic development plan clearly showed that the site was not allocated for development and was not part of the South Wokingham SDL plans for housing, and was identified to be open green space to contribute to the settlement separation between Bracknell and Wokingham, and approval of this application would therefore be contrary to the strategic plan. David stated that as of 31 March 2020 Wokingham Borough Council (WBC) was able to demonstrate a 5.23 year housing land supply, whilst three large scale developments had been identified within the Local Plan Update, and as such WBC did not need to approve further small scale developments such as this one, which was contrary to a number of policies and plans.

Kay Collins, agent, spoke in support of the application. Kay stated that the applicant had engaged in positive discussions with WBC officers to make changes to the proposed scheme with a number of positive benefits. Kay added that the proposals were well contained with a good buffer and would not lead to the coalescence of Wokingham and Bracknell. Kay stated that it was a well planned development of 54 dwellings set within a series of areas of linked open spaces, with access and junctions approved by officers having also passed a road safety audit. Kay added that the layout had been significantly amended to achieve an improved relationship with the A329 and residential development to the north, whilst there were more substantial open space areas towards the north and frontage to enable further mitigation and integration with the surrounding landscape. Kay stated that walking and cycle routes were provided to the wider area within the development, which had been missing until now. Kay commented that the development was of a significantly lower density than those of the surrounding sites, with 16 dwellings per hectare compared to an assumed density within the SDL of between 25 and 30 dwellings per hectare. Kay stated that the majority of the proposed dwellings would have between 3 and 4 bedrooms, which was in keeping with the rural interface character area, whilst the affordable housing provision would provide much needed affordable properties with some of the homes being 2 bedrooms to reflect the local need. Kay commented that the site would enable increased connectivity from both Montague Park and allowing better access to the development overall. Kay stated that the development was sustainable, with a number of facilities including primary schools, retail, allotments, a public house and bus stops all within walking distance. The development would provide an overall net gain of trees across the site whilst providing a ten percent biodiversity net gain. Kay added that the site would provide a higher number of electric charging points that was required, whilst the proposals would generate significant levels of CIL and S106 contributions.

Peter Dennis, Ward Member, spoke in objection of the application. Peter was of the opinion that this application should be rejected as the previous version had also been rejected. Peter stated that the proposals sat outside of the Local Planning Document and were situated in an area of open green space. Peter added that the previous application discussed on the evening had been refused for the same reasons that this application, in his opinion, should be refused upon. Peter felt that the presumed use of the already heavily used SANGs, and the destruction of TPOd hedges to provide access to the site

was dubious at best. Peter added that use of the existing SANGs would require users to cross a 6 lane main road, which would deter many users. Peter stated that the previous application was refused in part due to a lack of SANG provision, and the site was a gateway entrance to Wokingham providing a good green view into town, and the removal of many trees to provide access to the site would destroy this view. Peter suggested that the site could instead be allowed to re-wild to help meet WBC's aspiration to become a tree city of the world. Peter stated that the site was rich in wildlife, including deer and slowworms, which would be pressured via the proposed development. Peter added that the sustainable plan would provide money to My Journey, which did not build sustainable travel infrastructure, and to build a pathway into the SANG allocated to Montague Park. Peter added that cars trying to access the site would have to drive out of Wokingham to the A329m and turn back, adding to the merging of Wokingham and Bracknell. Peter concluded by stating that this application was situated in an open green space, outside of the settlement boundary, which would lead to a lack of separation between Wokingham and Bracknell whilst causing parking issues, and residents needed to see WBC acting in the interest of residents by refusing this application.

Carl Doran queried how this application differentiated from its previous iteration and how the previous reasons for refusal could have been overcome, queried what consultation had been carried out, sought clarity regarding the expected number of homes to be delivered within the SDL, and queried whether the proposal was encroaching on the settlement separation gap. Joanna Carter, case officer, stated that the overall number of proposed houses had been reduced whilst an improved infrastructure contribution had now been secured. In addition, the provision of local SANGs would mitigate the impact on the Thames Basin Heath. Garden and amenity space had also been improved, including outside space for owners of apartments. The previous scheme was of greater density, and the newly secured SANG was considered on balance to provide an acceptable buffer between Wokingham and Bracknell. With regards to consultation, Joanna stated that consultation with neighbouring properties had been carried out, however the separate community involvement exercise was outside of this process. Excluding this development, the SDL was expected to deliver approximately 2450 homes. Connor Corrigan, Service Manager – Planning and Delivery, stated that the previous scheme was inferior to this scheme, and the SANG to the south of the site was not secured at the time of application, whereas now it was. As the SANG was secured, the application site was no longer required as open space for the South Wokingham SDL, and officers considered that the separation gap between Wokingham and Bracknell would be maintained.

Rebecca Margetts sought clarity as to how the site would be accessed from the main road. Chris Easton, Head of Transport, Drainage, and Compliance, stated that the only way to access the site was to enter from the Coppid Beech roundabout and turn left into the site.

Andrew Mickleburgh queried whether any dangerous manoeuvres could be attempted to access the site via a right turn. Chris Easton stated that a full central island was present outside of the site which would prevent access to the site via a right turn.

Andrew Mickleburgh queried whether garages and car ports were required to be retained for parking rather than for accommodation, and queried who was responsible for the proposed car parking management strategy and what recourse was available to residents should this not be sufficient. Chris Easton confirmed that all houses would be provided with two car parking spaces and each flat would have one allocated space in addition to a number of unallocated spaces, with some houses having garages in addition to the two car parking spaces with the garages having their permitted development right of conversion to

accommodation removed via condition 38. In relation to the parking management strategy, this was there to help manage the car parking on the site. The site may not be adopted by WBC, in which case it would be up to a management company to manage the site, which conformed to WBC parking standards.

Andrew Mickleburgh queried the rationale behind not undertaking any air quality impact monitoring prior to development, queried why the Bracknell Forest SANG was not considered suitable previously, and queried if there were other alternative sites which supported the underlying policy objectives. Joanna Carter stated that the environmental health officer found it acceptable to secure the air quality assessment as a condition at a later stage. In addition, this site was located in a similar location to the Keephatch development, which would be subject to very similar air quality levels. Joanna stated that there was no requirement for a SANG to be adjacent or in a very close proximity to a site, and Natural England had raised no objection subject to agreement from WBC and Bracknell Forest Council who owned the SANG, which had now been agreed, and as such that original reason for refusal no longer applied. Connor Corrigan stated that the SDL plans had allocated land outside of the settlement boundary within the countryside. These sites were considered acceptable as infrastructure came with development, and this was a key difference between sites within an SDL and a windfall site within the countryside.

Gary Cowan was of the opinion that the purpose of an SDL defining an area for development was failing as these defined areas were creeping out under the justification of a nearby SDL. Gary felt that officers should monitor the tree planting strategy at development sites, as large numbers of newly planted trees were not surviving. Gary queried how many trees were being removed, what grade they were, and what they were being replaced by. Joanna Carter stated that 35 trees were proposed to be felled, 19 trees within the north east corner of the site. Alternative access solutions for access were not possible on highways safety grounds. The majority of the trees proposed to be felled were of low value, whilst 3 TPO trees at the access and 7 TPO trees in total were proposed to be felled. Joanna added that only trees with a low or moderate value were proposed to be removed.

Gary Cowan was of the opinion that the application should be refused as it would result in development within designated countryside whilst not satisfying the criteria set out under the Core Strategy.

Rachelle Shepherd-DuBey queried how far away a SANG could be to satisfy its purpose, raised concern that some green land was protected whilst others were not, and noted that at a SANG in Winnersh had a very large percentage of the newly planted trees had not survived. Connor Corrigan stated that Natural England allowed SANGs to be situated around 4km to 5km from a site with car parking provision, so long as it was within a reasonable walking distance.

Bill Soane queried whether a signalised right turn in to the proposed site would be possible. Chris Easton clarified that this would not be possible based on the layout and specification of the North Wokingham Distributor Road.

In response to a variety of points from Members, Connor Corrigan stated that the principle of development was accepted for this site as it was located within the wider SDL. Connor added that the land that now had permission for a SANG was previously just a field. The South Wokingham, south of the railway development, relied on that area of SANG to facilitate its development, and as such that area of SANG would remain as green space.

Connor stated that the Committee needed to resolve whether the separation gap proposed by officers was wide enough to maintain the clear separation of Wokingham and Bracknell.

Gary Cowan proposed that the application be refused on the grounds that the development failed to demonstrate how it would maintain the separation between Wokingham and Bracknell and prevent harm to the visual amenities of the local area, which was contrary to Core Strategy 21 and the South Wokingham SPD, and would result in the loss of trees which were subject to tree preservation orders (TPOs). This proposal was seconded by Carl Doran, and upon being put to the vote the motion to refuse the application was carried.

RESOLVED That application number 203544 be refused, on the grounds that the development failed to demonstrate how it would maintain the separation between Wokingham and Bracknell and prevent harm to the visual amenities of the local area, which was contrary to Core Strategy 21 and the South Wokingham SPD, and would result in the loss of trees which were subject to tree preservation orders (TPOs).

62. APPLICATION NO.211975 - NUTBEAN FARM, NUTBEAN LANE, SWALLOWFIELD

Proposal: Full application for the proposed change of use of land from agricultural to equestrian plus erection of 2 no. stable buildings with associated hardstanding, the creation of a manège and extended vehicular access (part retrospective).

Applicant: Mr Jem Dance

The Committee consider a report about this application, set out in agenda pages 243 to 268.

The Committee were advised that updates contained within the Supplementary Planning Agenda included:

- Additional condition 9 relating to landscaping, and officer comment;
- Confirmation that a consultation response had been received from Wokingham Borough Council (WBC) Ecology with a recommendation of approval subject to conditions;
- Updated comments from the WBC Ecology officer, and associated officer response.

Andrew Mickleburgh queried whether specific permission could be applied to the applicant in relation to commercial activity. Natalie Jarman, case officer, stated that condition 4 restricted commercial activity, and should the applicant wish to remove this condition they would be required to apply to remove that condition and consideration would have to be made at that time.

RESOLVED That application number 211975 be approved, subject to conditions and informatives as set out in agenda pages 244 to 247, and additional condition 9 as set out within the Supplementary Planning Agenda.

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Agenda Item 68.

Application Number	Expiry Date	Parish	Ward
212350	22/03/2022 (PPA agreed)	Wokingham Town	Evendons;

Applicant	Apacor Ltd
Site Address	The Sapphire Centre, Fishponds Road, Wokingham, RG41 2QL
Proposal	Full application for the proposed erection of a new 3No storey commercial building following partial demolition of existing building and reconfiguration of site to include additional parking
Type	Full
Officer	Baldeep Pulahi
Reason for determination by committee	Major application – Floorspace 1000sqm +

FOR CONSIDERATION BY	Planning Committee on Wednesday, 12 January 2022
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The site is located on the Mulberry Business Park on Fishponds Road and the application site itself is located on the north-eastern part of the industrial park. The proposal comprises of the erection of a new three storey commercial building following partial demolition of the existing building and reconfiguration of the site to include additional parking and changes to the fenestration.</p> <p>The proposal satisfies Policy CP15 of the Core Strategy in terms of providing Class B Use floorspace. It also accords with paragraph 81 of the National Planning Policy Framework in providing an opportunity for the growth and expansion of the site. It is being undertaken in a sustainable location with close proximity to public transport. There are no objections from residents or the Town Council and there is in-principle support from consultees, subject to conditions. Therefore, the principle of development is acceptable and the application is recommended for approval.</p>

PLANNING STATUS
<ul style="list-style-type: none"> • Major Development Location • Core Employment Area – Molly Millars Industrial Area • Contaminated Land Consultation • Historic Flood Point • Bat Roost Habitat Suitability • SSSI Impact Risk Zones • Thames Basin Heath SPA Mitigation Zone – 7km

RECOMMENDATION

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

- a) **A legal agreement to secure an Employment Skills Plan for the site. If the Agreement is not completed within 3 months of the date of this resolution, planning permission will be refused unless the Operational Manager in consultation with the Chairman of the Planning Committee agree to a later date;**
- b) **The following conditions and informatives:**

Conditions

1. Timescale

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

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

2. Approved details

This permission is in respect of the submitted application plans and drawings received by the local planning authority and numbered as follows:

AEX 001 Location Plan and AEX 300 Existing Elevations received on 08/07/2021

Existing First floor plan and Existing Ground floor plan received on 09/08/2021

A_PR_500_ Proposed Views and A_PR_700 Proposed 3D Views received on 08/10/2021

A_PR_300_ Proposed Elevations Sheet 1 and A_PR_301 Proposed Elevations Sheet 2 received on 23/11/2021

A_EX_100_ Existing Plan received on 25/11/2021

APACOR Sapphire Centre Fishponds Street Wokingham Tree Protection Plan received on 04/12/2021

A_PR_001 Proposed Site Plan , A_PR_100_ Proposed Ground Floor Plan, A_PR_101_ Proposed First Floor Plan, A_PR_102_ Proposed Second Floor Plan, A_PR_103_ Proposed Roof Plan received on 31/12/2021

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

3. Materials

The materials to be used in the new building are to be in accordance with those specified on the approval drawings and application form.

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

4. Contamination

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

1. Site Characterisation

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 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,
 - archaeological 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'*.

2. Submission of Remediation Scheme

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 historical environment must be prepared, and is subject to the approval in writing of 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.

3. Implementation of Approved Remediation Scheme

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 produced, and is subject to the approval in writing of the Local Planning Authority.

4. 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 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, 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 3.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

5. Landscaping Details

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

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

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

6. Cycle Parking Details

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.

7. Electric Charging Details

Prior to the commencement of development, details for an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, the location and installation of charging points and future proofing of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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).

8. Decentralised Energy Supply

Prior to the commencement of development, a scheme for generating 10 % of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14 (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.

9. Lighting Strategy

Prior to the occupation of the development hereby permitted, a report detailing the lighting scheme and how this will not adversely impact upon wildlife shall be submitted to and approved in writing to the local planning authority. All external lighting shall be installed in accordance with the specification and locations set out in the strategy and these shall be maintained thereafter in accordance with the

strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

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

10. Biodiversity Enhancements

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 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 179 of the NPPF

11. Retention of Existing Trees and Landscaping

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

12. Protection of Existing Trees

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

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

13. Removal of Vegetation

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.

14. Parking

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

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

15. Access Surfacing

No part of the building hereby permitted shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 5 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.

16. Access to be widened

The development shall not be occupied until the vehicular access from the highway has been increased to a width of 17.5 metres (this work will need separate authorisation by the Borough's highway section – see informative I22 below).

Reason: To allow vehicular access to off-street parking spaces without causing damage to the footway and kerb, and to avoid undue delay in vehicles leaving the highway in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

17. Bin Store

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

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

18. Additional Floorspace

No additional floorspace, including mezzanine floors, shall be constructed within the building/s hereby approved 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 & CP6 and Managing Development Delivery Local Plan policy CC07

19. Hours of Work

No works 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 08:00-13:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the occupiers of neighbouring 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.

20. Permitted Hours of Use

The buildings hereby permitted shall not operate other than between the hours of 08:00 and 19:00. Monday to Friday and at no time on Saturdays, Sundays or Public Holidays. No deliveries shall be dispatched or accepted outside these times.

Reason: To protect the amenity of occupiers of neighbouring sites and to reduce impact on air quality. Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

Informatives

1. Changes to the Approved Drawings

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.

2. Legal Agreement

This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated (TBC) the obligations in which relate to this development.

3. Pre-Commencement Conditions

The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The

information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear, please contact the case officer to discuss.

4. Access Construction

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.

5. Bats

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

6. 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.

7. Additional advertising consent

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

8. Demolition Notice

The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

9. 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 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
24792	Demolition and erection of new industrial unit.	Conditional Approval 08/01/1986
26650	Demolition and erection of new industrial unit	Conditional Approval 27/11/1986
F/1999/70116	Unit 1 - Change of use B1 – A1/B2 – motor-bike sales and repair	Approved 28/10/1999

SUMMARY INFORMATION	
Site Area	0.32 Hectares
Existing Floor Area	1602 sqm
Proposed Floor Area	2425.65 sqm
Existing Parking Spaces	20
Proposed Parking Spaces	47 (+27)
No. of jobs created/lost	30 FTE

CONSULTATION RESPONSES	
WBC Environmental Health	No objections subject to condition 4
WBC Drainage	No objections
WBC Highways	No objections subject to conditions 6,7, 14,15, and 16
WBC Growth and Delivery (Planning Policy)	No comments received
WBC Economic Prosperity and Place	No objections subject to a legal agreement
WBC Landscape and Trees	No objections subject to conditions 5, 11 and 12
WBC Ecology	No objections subject to conditions 9 , 10 and 13
WBC Cleaner and Greener	No comments received
National Grid	No objections
Southern Gas Networks	No objections
SSE Power Distribution	No objections
Royal Berkshire Fire and Rescue	No objections
Crime Prevention Design Advisor	No comments received
AWE Burghfield	No comments received

REPRESENTATIONS	
Wokingham Town Council	Support the proposal
Ward Members	No comments received
Neighbours	No comments received

APPLICANTS POINTS
The existing building is need of replacement and the proposed building will meet the business needs to expand the operational capacity on the current site.

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
	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
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide

<p>PLANNING ISSUES</p> <p>Proposal</p> <ol style="list-style-type: none"> 1. The proposal is for the erection of a three storey commercial building following partial demolition of the existing building and reconfiguration of the site to accommodate additional parking space and access arrangements at The Sapphire Centre. The proposal will incorporate B8, and E(g) Uses. The majority of the floorspace is a B8 use (warehouse) and the upper floor levels are E(g) uses (offices). 2. The proposed building will be 32.8m (depth) x 29.5 (width) and will have a maximum ridge height of 14m. The building will be three storeys, with the warehouse, packing and loading area located at the ground floor, and a canteen and lab space at the first floor and office provision on second floor, both mezzanine spaces. 3. The existing building northeast of the site will be remaining. This building is 18.5m (depth) x 43.9m (width) and is single storey with a maximum ridge height of 6.75m. 4. The proposal will deliver a total of 47 parking spaces to the front of the building, including five external bin stores, external cycle storage for 16 cycle spaces and soft landscaping. <p>Principle of Development</p> <ol style="list-style-type: none"> 5. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

6. The site is located within a Major Development Location of Wokingham and as such the development would be acceptable subject to the assessment of proposed floorspace, the impact of the development on the character of the area, existing street scene, and the amenity of the neighbouring occupiers and upon highway safety.
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 delivers 2425.65 sqm of Class B floor space 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. It is also complemented by sufficient car parking in an accessible location and without any detriment to the character of the area.
8. Furthermore, Paragraph 81 of the National Planning Policy Framework states 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'. The proposal would be in accordance with this requirement without adverse detriment to the character of the area.

Character of the Area

9. 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. Policy TB06 of the MDD Local Plan also states that there should be no significant adverse visual or environmental impact and NR1 of the Borough Design Guide states development should respond to key characteristics and features of the site. NR2-NR12 are also applicable in terms of ensuring a positive entrance, presentation, car park layout, boundary treatments and servicing and appropriate height, roof form and materials that are compatible with the area.
10. The site is located on the Mulberry Business Park on Fishponds Road and is surrounded by various office building and industrial units of varying height and scale. Several of the office buildings within the industrial estate have been granted Prior Approval for the conversion into residential units although some have not been enacted and remain in office use.
11. The proposed building will be a portal framed structure, three storeys high with a maximum height of 14m. The proposed building will provide warehouse packing and loading area at the ground floor, canteen and lab space at the first floor and office provision on the second floor. The floor area of the existing and proposed building is presented in the table below:

Building	Floor Space (sq m)
Existing Building to remain	919.05sqm
Proposed Building Ground Floor	912.3sqm
Proposed Building First Floor	297.7sqm
Proposed Building Second Floor	296.6sqm
Total	2425.65sqm

12. The proposed building is set back from main road and will provide a sufficient area for parking and access including soft landscaping.
13. The external appearance of the proposed building will be made up of varying shades of light and dark cladding and areas of contemporary glass which will add to the visual interest of the building. This is considered to be acceptable, and the materials will be secured via Condition 3.
14. The proposed building does result in an increase in the height of the building from the 7m to 14m (50% increase), however due to the proposed building's location within the Core Employment Area, the sufficient separation distances and soft landscaping, the height of the building would not be unduly excessive, nor would it adversely detract from the character of the existing industrial estate. On this basis the height of the proposed building is acceptable.
15. The proposed building will achieve a contemporary design, built form and appearance that does not adversely detract from the character of the existing industrial estate. It achieves an increase in employment floorspace in a measured manner that is not inconsistent with the desired or likely future character of the area. In this respect, it is acceptable in terms of CP3, and the BDG and no objection is raised.
16. In addition, the existing boundary walls will not have a visible impact upon the proposal therefore no objections are raised on character grounds.

Neighbour Amenity

17. Policy CP3 of the Core Strategy aims to protect neighbouring amenity and Policy TB20 of the MDD Plan requires that there be no harmful impact on the amenity of adjoining land uses in terms of noise, fumes and disturbance

Adjoining Industrial/Commercial Buildings

18. The proposed building will maintain the following flank to flank separation distances to the adjoining buildings:
 - Old Print Works (to the north east) – 31m
 - Rubra Building 1 (to the south west) – 15m
 - Rubra Building 2 (to the south west) – 17m
19. The Old Print Works is located to the north east of the site. The 31m separation distance is sufficient to ensure there would be no detrimental impact upon the occupiers of this building in terms of overlooking, loss of light or overbearing.
20. Rubra Building 1 and 2 is located south west of the site, the proposed building will be set in by 1.7m from the mutual boundary and the separation distances between the side wall of the proposed building and side wall of these buildings would be 15m and 17m respectively.
21. Rubra Building 1 and 2 are two storey commercial buildings which benefit from prior approval consent from the change of use from offices to residential under refs: 180674 and 180675. It is noted that these permissions would need to commence within 3 years of the decision date. Following a site inspection, it is clear the buildings are still in use as offices and the prior approvals have not been implemented.

22. Therefore, the scale and height of the building combined with the set ins and flank to flank separation distances is considered acceptable to ensure there would not be a detrimental impact upon the occupiers of these office buildings on grounds of overlooking (loss of privacy), overbearing or loss of light.

Industrial/Commercial Buildings at the rear

23. The proposal will maintain the following separation distances to the buildings located at the rear of the site:

- Eastheath House – 37m
- Avenue Works – 30m

24. These separation distances are sufficient to ensure there would be no detrimental impact upon the occupiers of these buildings on grounds of overlooking, loss of light or overbearingness.

Industrial/Commercial Building opposite

25. The proposal will maintain a separation distance of 25m to the Millars Building Centre which is located opposite the site. This is a sufficient separation distance to ensure there would be no detrimental impact upon the occupiers of this building on grounds of overlooking, loss of light or overbearingness

Noise

26. No noise assessment has been submitted however due to the use of the proposed building and the hours of use it is considered that there be no adverse noise impact on the surrounding commercial properties including the level of background noise associated with the existing industrial/commercial estate.

27. The nearest residential property (94 Eastheath Avenue) is located in excess of 70m away from the application site. In terms of Prior Approvals, the nearest building which benefits from a valid prior approval is Indigo House Mulberry Business under ref: 210166 granted on 12th March 2021. Indigo House is located approximately 150m from the application site and this distance is considered acceptable to ensure there would not be an adverse noise impact from new building and given that any future occupiers of the prior approvals will be living within a Core Employment Area.

Highways Access and Parking Provision

Access

28. The existing points of access from Fishponds Road (entrance point) and Eastheath Avenue (at the rear) are unaltered by the proposals and this is acceptable to the Council's Highways Officer.

Car Parking

29. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards.

30. The proposal will provide an additional 27 spaces, increasing the car parking provision from 20 spaces to 47 spaces. Although this is 6 spaces lower than the recommended 53 spaces, the Council's Highways Officer is satisfied with the amount of parking given the staffing levels, limited visitors to and from the site, the previous use on the site and accessible location (close proximity to train and bus routes). Three of these spaces are assigned disabled spaces which are deemed to

be acceptable against the standards in Table 1.2 of the MDD Local Plan, which requires a total of 3.41 spaces.

31. Electric charging points will be required, the Council's Highways Officer has recommended 10 x passive spaces and 2 x active EV charging points. In the absence of any such details, this is secured via Condition 7.

Cycle Parking

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

33. The level of cycle parking for employees would be 16 cycle spaces and this is acceptable to the Council's Highways Officer. There will be a designated cycle storage area at the rear of the site, however this is inconvenient and therefore final design details of the cycle storage are to be secured via a pre-commencement condition (Condition 6).

Flooding and Drainage

34. Section 10 of the NPPF, Policy CP1 of the Core Strategy and Policies CC09 and CC10 of the MDD requires flooding protection, sustainable drainage methods and the minimisation of surface water flow.
35. The site is located within Flood Zone 1, the submitted proposed and existing plans indicate the new development will be constructed on existing hardstanding areas and therefore no critical increase of surface water run is expected.
36. The submitted Foul & Surface Water Drainage Strategy dated 6 July 2021 has been reviewed by the Council's Drainage Officer and no objections are raised on the principle of development. No further details are to be secured as the Drainage Strategy has included details referring to the drainage design and has been supported with all the necessary requirements and technical justifications.

Landscape and Trees

37. Policy CC03 of the MDD Local aims to protect green infrastructure networks, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.
38. The site benefits from a landscape strip along the western boundary which is planted with ornamental evergreens (Lawson cypress) and maintaining a space between the new building and the boundary is important. At the adjoining site (Rubra Building 1 and 2), there is a line of medium height deciduous trees. The canopies of the trees should have space between the canopies and the buildings as it enhances the setting of the building and the landscape character of the business park which is important.
39. An Arboricultural Implications Assessment to BS5837:2012 was requested by the Council's Landscape Officer to assess the impact of the development on the trees and hedges within and close to the site. Following the submission of the following report – Arboricultural Report Andrew Day Arboricultural Consultancy (4th December 2021) and Tree Protection Plan dated 4th December 2021, the Council's Landscape Officer raises no objection to the proposals as it has been shown the trees at the adjoining boundary to the west will not be materially affected by the proposed

development and can be properly retained. The protection of the adjoining trees during the construction works will be secured via Condition 12.

40. The soft landscaping proposals are to be secured via Condition 5.

Environmental Health

41. With regards to the contaminated land constraint, the applicant has submitted the following report Geo Environmental Risk Assessment (Hydrock Phase 1 Desk Study Report Re 18740-HYD-XX-XX-RP-GE-1000 Date 31/03/2021) with the application. The report considers the risk from contamination to be low but recommends further site investigation. The Council's Environmental Health Officer is satisfied with this approach, and this is secured by Condition 4.

Ecology

42. Policy TB23 of the MDD required the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider greener infrastructure network.

Bats

43. The site is located within habitat that matches that where bats have been previously found in the Borough. The submitted Preliminary Bat Roost Assessment, by Chase Ecological Consultancy (dated 13th September 2021) has been carried out in line with current bat survey guidelines and the submitted findings indicate that the proposed development is unlikely to adversely affect the local bat population. No evidence of bat presence was found, and no potential roosting features were identified during the external and internal inspection of the existing buildings. As such it is unlikely the proposal would have a negative effect on bats, therefore no objections are raised on ecological grounds.

44. Any new external lighting strategy is to be designed to ensure bats (and other wildlife) are not adversely affected. Full details of a lighting scheme are to be secured via Condition 9.

Nesting Birds

45. No nesting activities were demonstrated within the building where development will take place, in any event consideration and protection must be implemented during March to September to prevent disturbance.

46. In accordance with Paragraph 180 of the NPPF, Biodiversity Enhancement Opportunities which should include bird nesting boxes, bat boxes etc is to be secured via Condition 10.

Employment Skills

47. Policy TB21 of the MDD Local Plan states proposals for major development should be accompanied by an Employment Skills Plan to show how the development would provide opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal. This would be secured via a Section 106 Agreement.

Sustainable Construction

48. Policy CP1 of the Core Strategy and the Council's Sustainable Design and Construction SPD requires proposals to maintain or enhance the high quality of the environment through contribution towards sustainable development.
49. The submitted Energy and Sustainability Statement June 2021 18740-HYD-XX-XX-RP-Y-5002 states the proposal will incorporate passive design measures, including daylight access and natural ventilation, and active design measures including building services, heating infrastructure and renewable energies. These measures are considered to be acceptable subject to Building Regulations.
50. Furthermore, 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 in excess of 1000sqm. This is applicable in this case and in addition to the above sustainability measures, is secured by Condition 8.

Waste Storage

51. Policy CC04 of the MDD Local Plan requires adequate storage for the segregation and waste. Five bin stores are located towards the front of the building within the site. Full details of the bin storage including any enclosures and waste separation are to be secured via Condition 17.

Thames Basin Heaths Special Protection Area

52. Policy CP8 of the Core Strategy 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 within 7km of the TBH SPA, but the works would not constitute any additional harm and no mitigation is required.

Community Infrastructure Levy

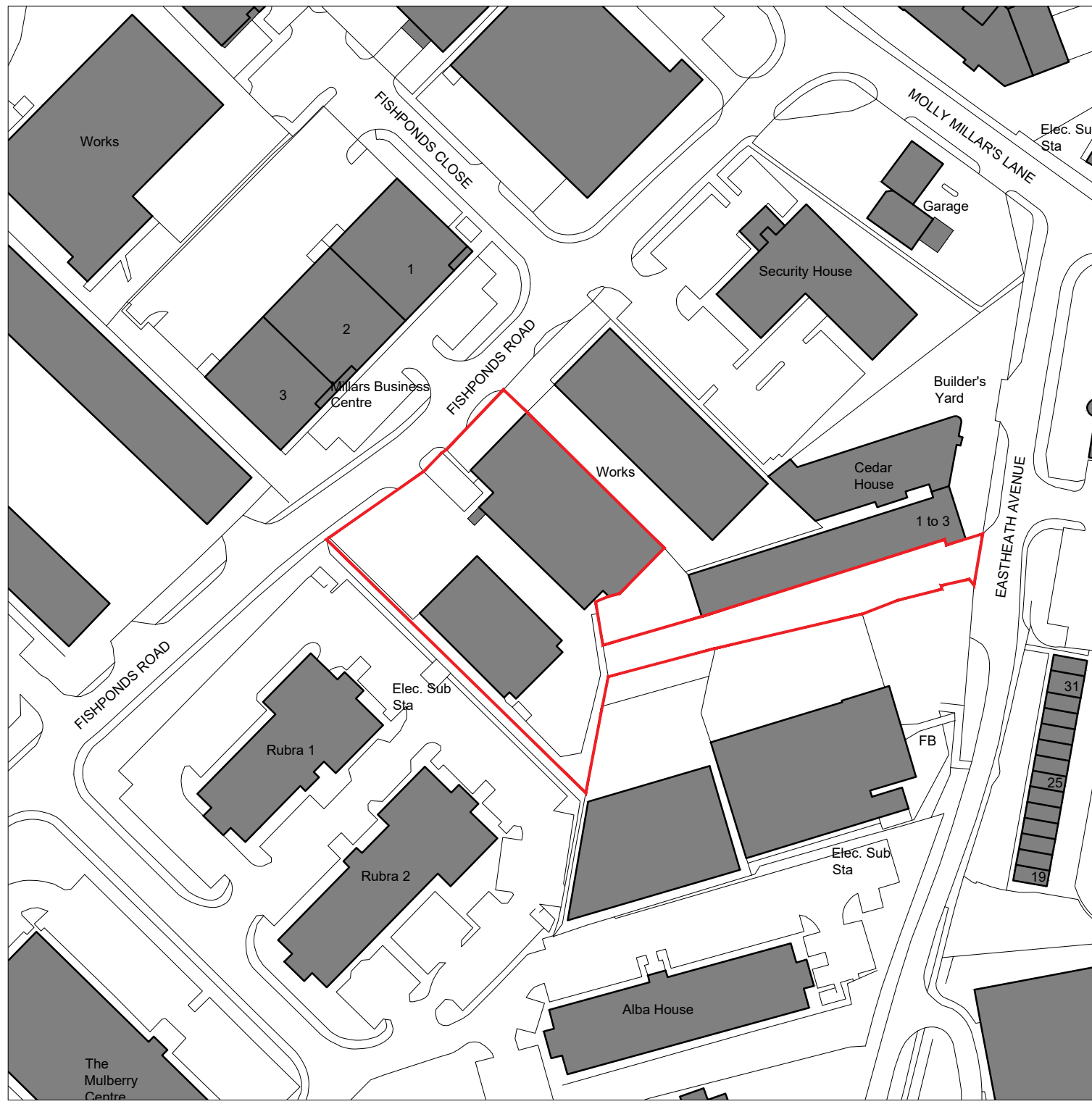
53. The proposal is a commercial development therefore, the application is not liable for CIL payments.

Public Sector Equality Duty (Equality Act 2010)

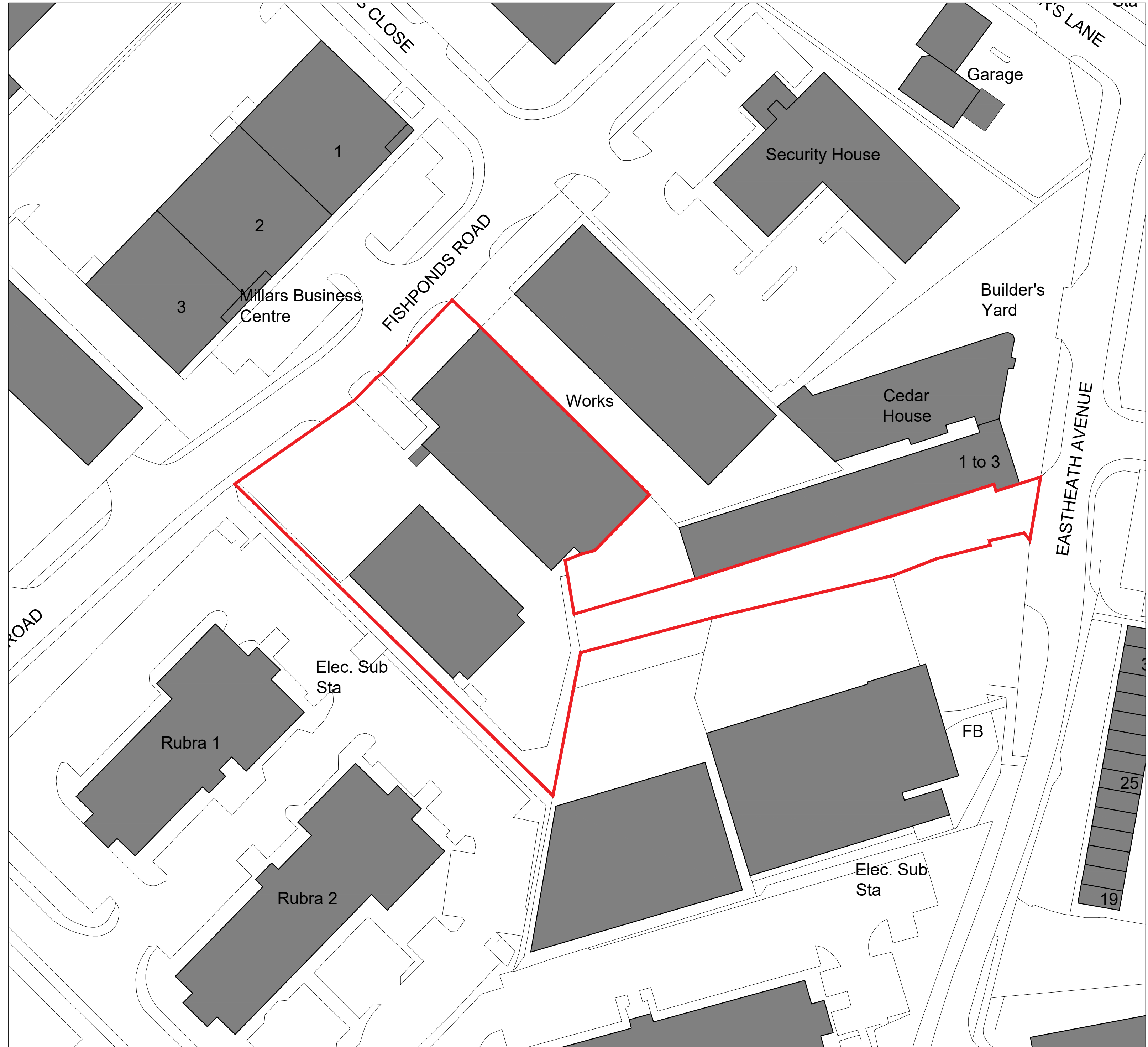
54. In determining this application, the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or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

55. The proposal will create additional Class B floorspace which is appropriate in the context of the surrounding built form and includes acceptable provision for parking and access. The proposal would not have a harmful impact on the character and appearance of the wider area and the nearby industrial/commercial buildings.
56. No harmful impact would occur with regards to drainage, landscape and trees and environmental health therefore it is recommended that the application is approved subject to securing an Employment Skills Plan via legal agreement and the conditions included in this report.



01 Location Plan
1:1250 @ A1



02 Block Plan
1:1250 @ A1

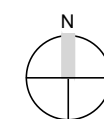
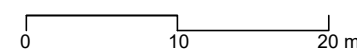
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Notes

Scale Bar: 1:1250 @ A1



Scale Bar: 1:500 @ A1



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00	Issue for Comment	02-06-21	ST	ST	
01	Issue for Comment	22-06-21	ST	ST	
02	Issue for Comment	24-06-21	ST	ST	
03	Issue for Planning	05-07-21	ST	ST	

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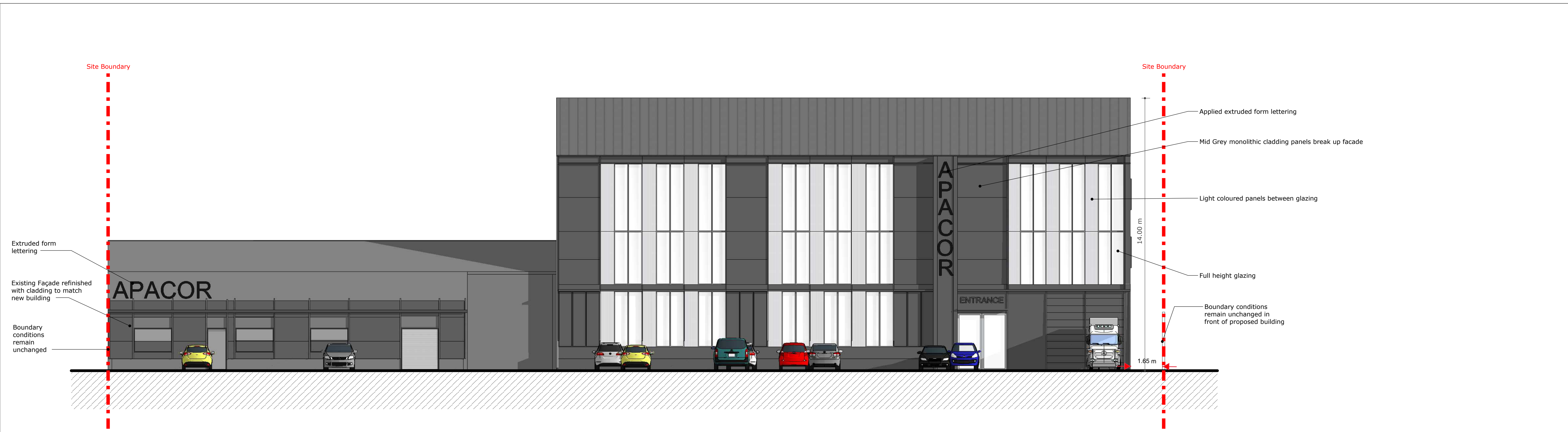
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Location & Block Plan

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PLANNING

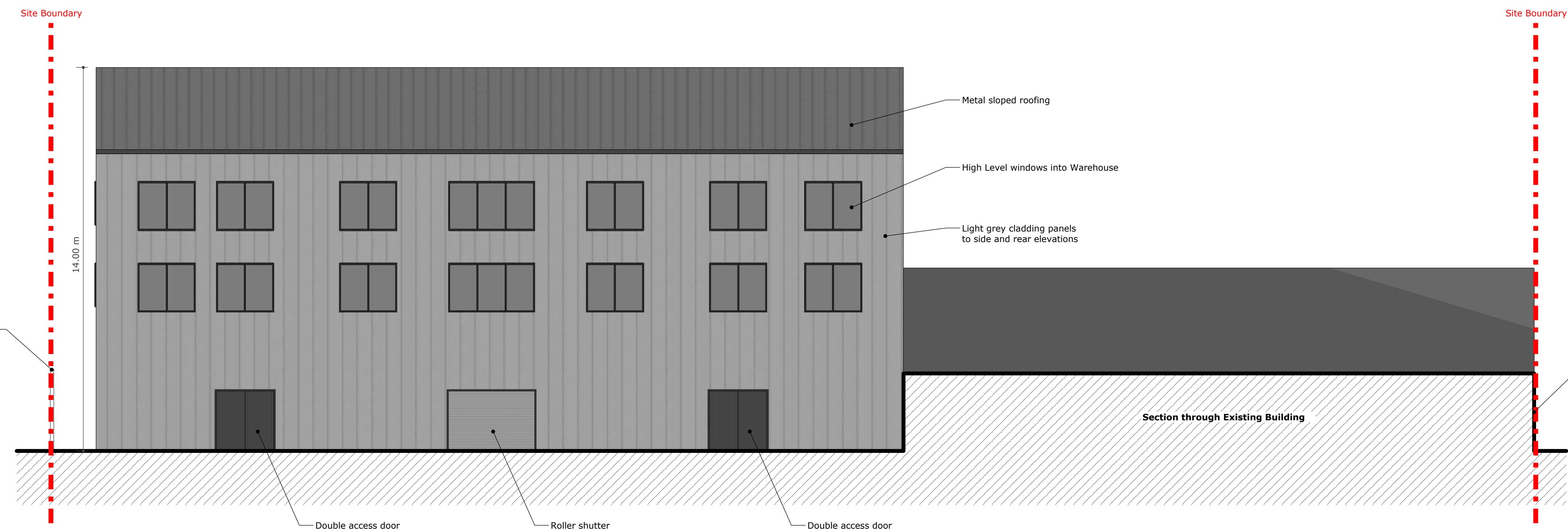
Project No.	Drawing No.	Revision
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01 Proposed Front North West Elevation
1:100 @ A1 & 1:200 @ A3

37



02 Proposed Rear South East Elevation
1:100 @ A1 & 1:200 @ A3

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01	Issue for Comment	07-06-21	ST	ST	
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04	Issue for Planning update	22-11-21	ST	ST	

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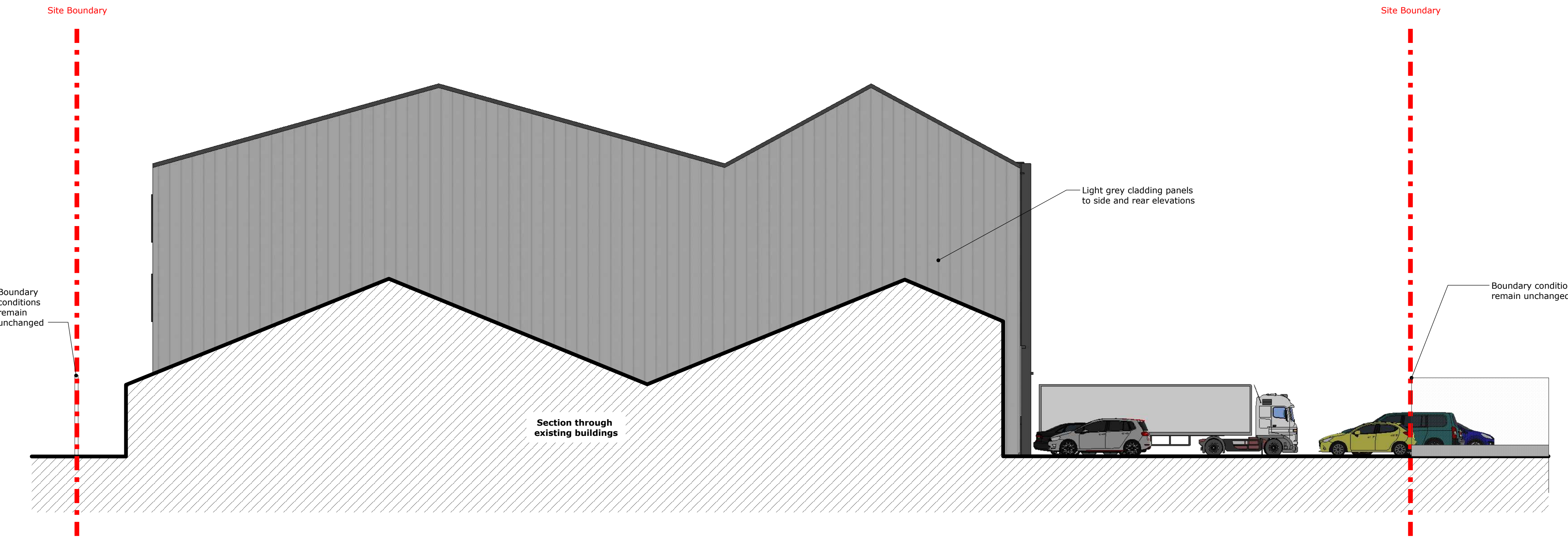
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Project Sapphire Centre, Wokingham		
Drawing Title Proposed Elevations		
Scale 1:100 @ A1	Drawn By ST	Issued By ST
PLANNING		
Project No. 21001	Drawing No. A_PR_300	Revision 04

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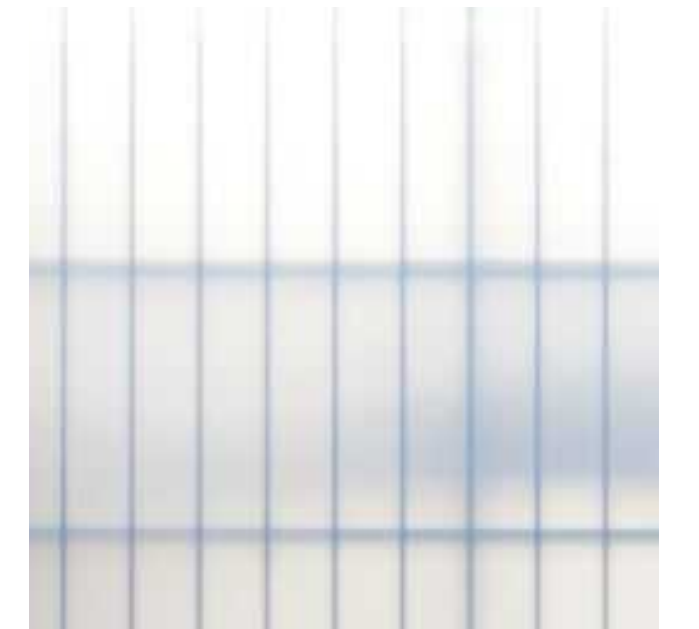
01 Proposed Side South West Elevation
1:100 @ A1 & 1:200 @ A3



02 Proposed Side North East Elevation / Section
1:100 @ A1 & 1:200 @ A3



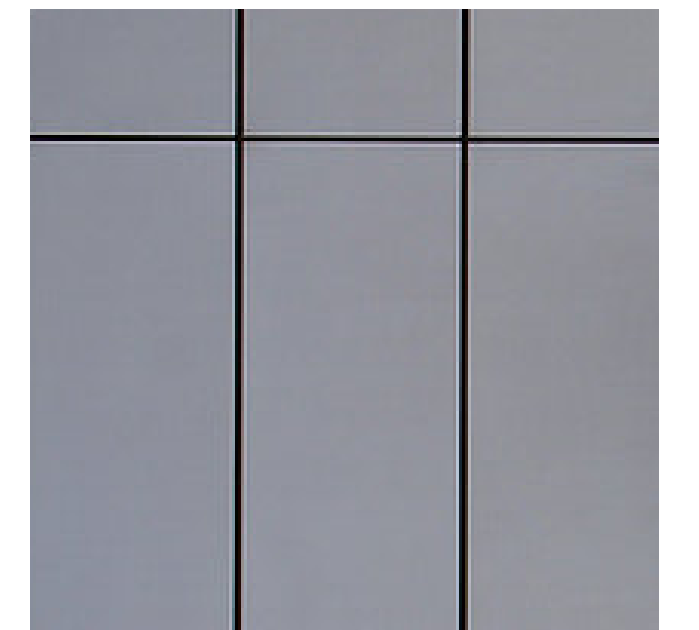
Façade appearance - precedent image



Light coloured panels - precedent image



Mid grey monolithic cladding panels - precedent image



Light grey cladding panels to side and rear elevations - precedent image

03 Material Precedents
No Scale

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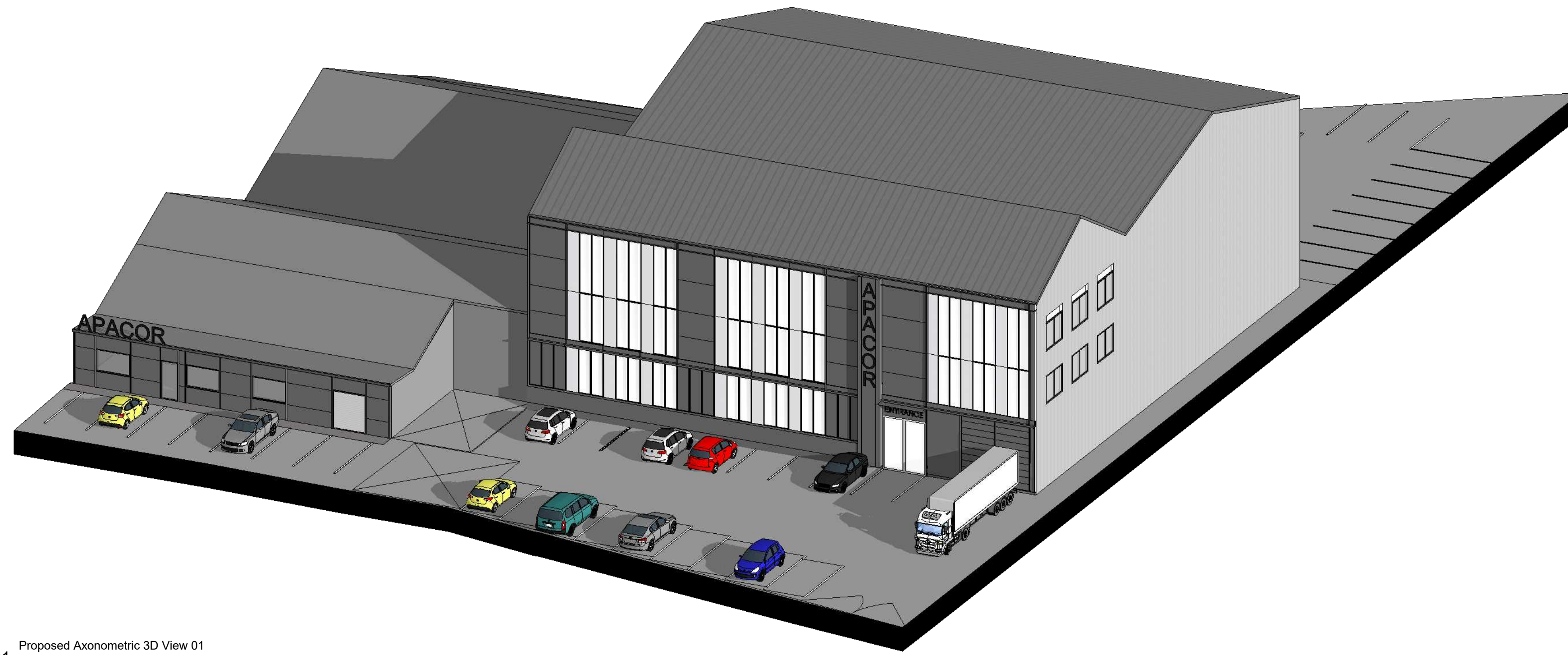
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03	Issue for Planning update	24-08-21	ST	ST	
04	Issue for Planning update	22-11-21	ST	ST	

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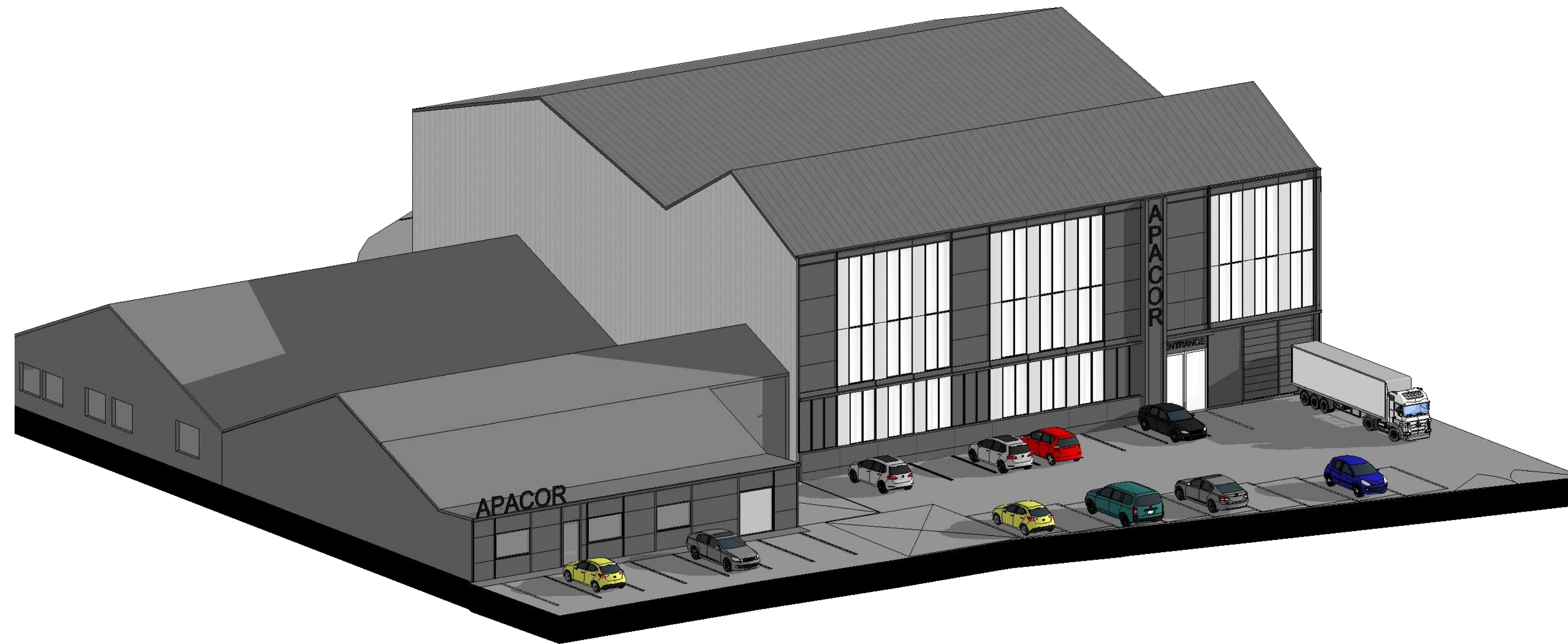
Client
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Project Sapphire Centre, Wokingham		
Drawing Title Proposed Elevations		
Scale 1:100 @ A1	Drawn By ST	Issued By ST
PLANNING		
Project No. 21001	Drawing No. A_PR_301	Revision 04

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01 Proposed Axonometric 3D View 01
NTS @ A1 & NTS @ A3



02 Proposed Axonometric 3D View 02
NTS @ A1 & NTS @ A3

41

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02	Issue for Planning	05-07-21	ST	ST	
03	Issue as Planning update	24-08-21	ST	ST	

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Sapphire Centre, Wokingham
Drawing Title
Proposed Axonometric View

Scale	Drawn By	Issued By
N.T.S. @ A1	ST	ST

PLANNING		
Project No.	Drawing No.	Revision
21001	A_PR_500	03

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01 Proposed 3D View 01
NTS @ A1 & NTS @ A3



02 Proposed 3D View 02
NTS @ A1 & NTS @ A3



03 Proposed 3D View 03
NTS @ A1 & NTS @ A3

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03	Issue as Planning update	24-08-21	ST	ST	

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Drawing Title Proposed 3D View 01		
Scale N.T.S. @ A1	Drawn By ST	Issued By ST
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Project No. 21001	Drawing No. A_PR_700	Revision 03

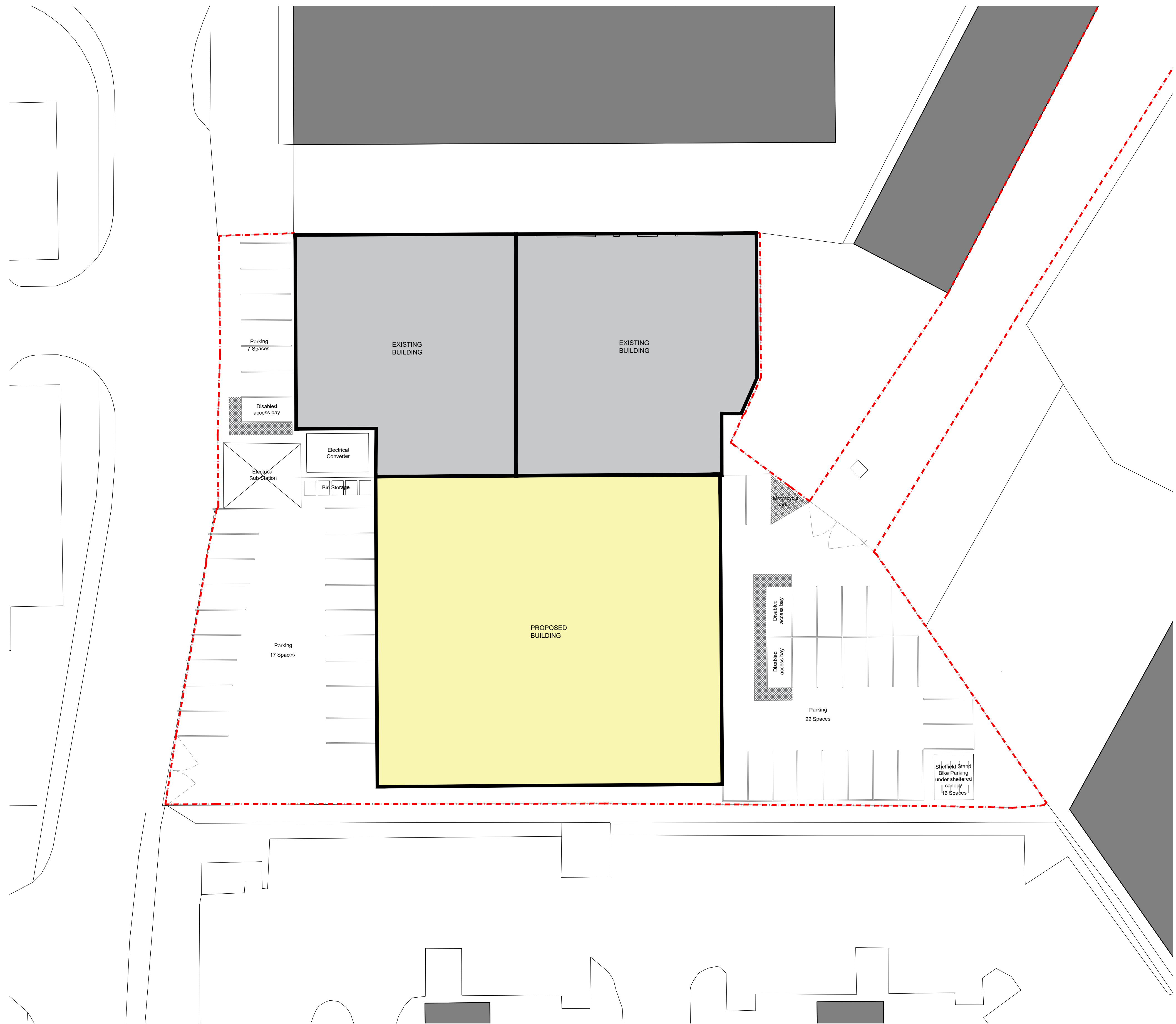
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PLANNING REF : 212350
PROPERTY ADDRESS : Town Hall Market Place
: Wokingham
: RG40 1AS
SUBMITTED BY : The Wokingham Town Council P&T Committee
DATE SUBMITTED : 06/10/2021

COMMENTS:

The committee support this application.

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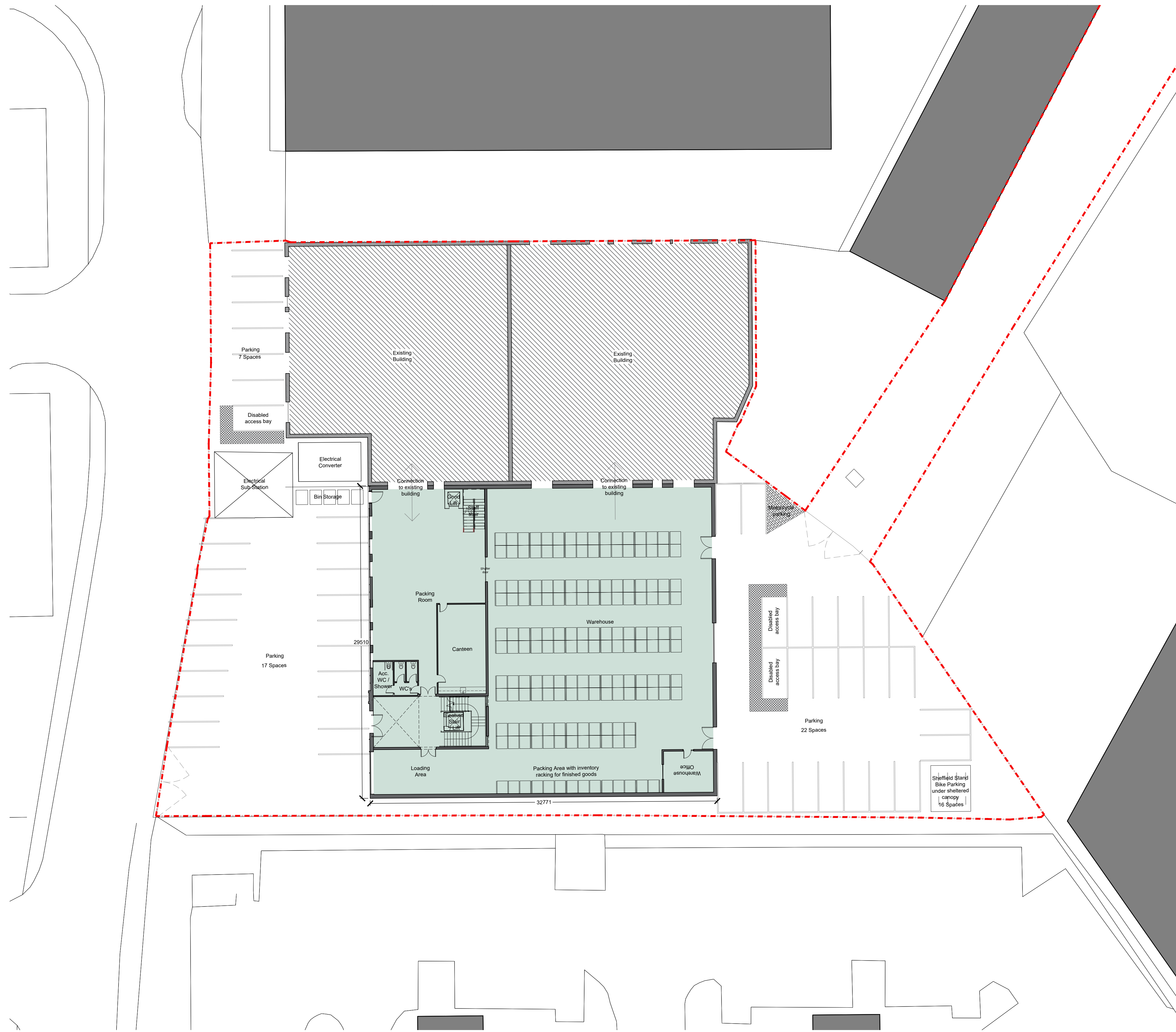
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01	Issue for Planning	31-12-21	ST	ST	

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Project Sapphire Centre, Wokingham		
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Project No. 21001	Drawing No. A_PR_001	Revision 01

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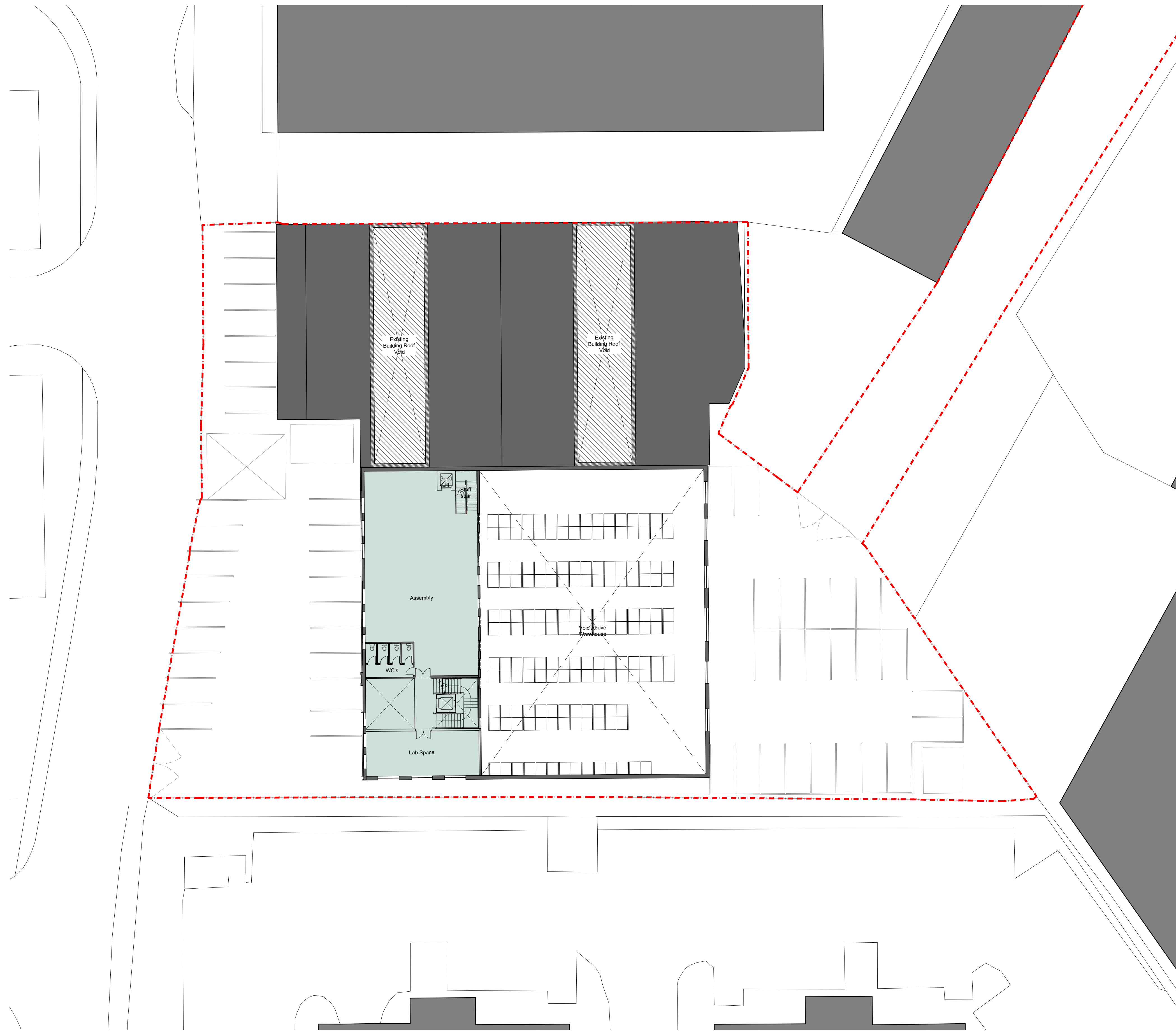
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02	Issue for Planning	25-08-21	ST	ST	
03	Issue for Planning	22-11-21	ST	ST	
04	Issue for Planning	31-12-21	ST	ST	

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Project Sapphire Centre, Wokingham		
Drawing Title Proposed Ground Floor Plan		
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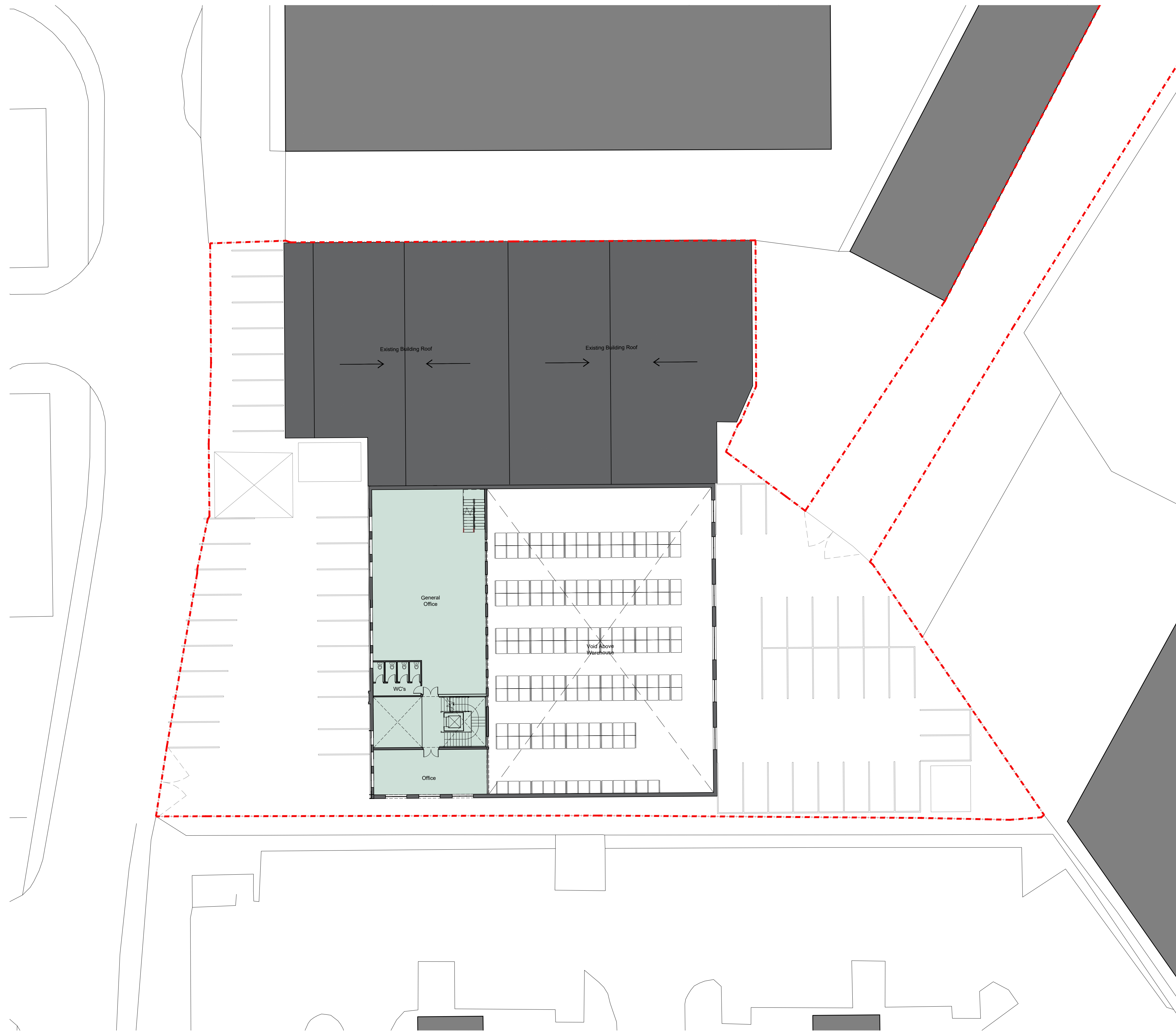
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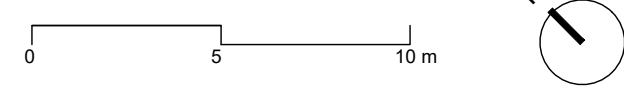
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Project Sapphire Centre, Wokingham		
Drawing Title Proposed First Floor Plan		
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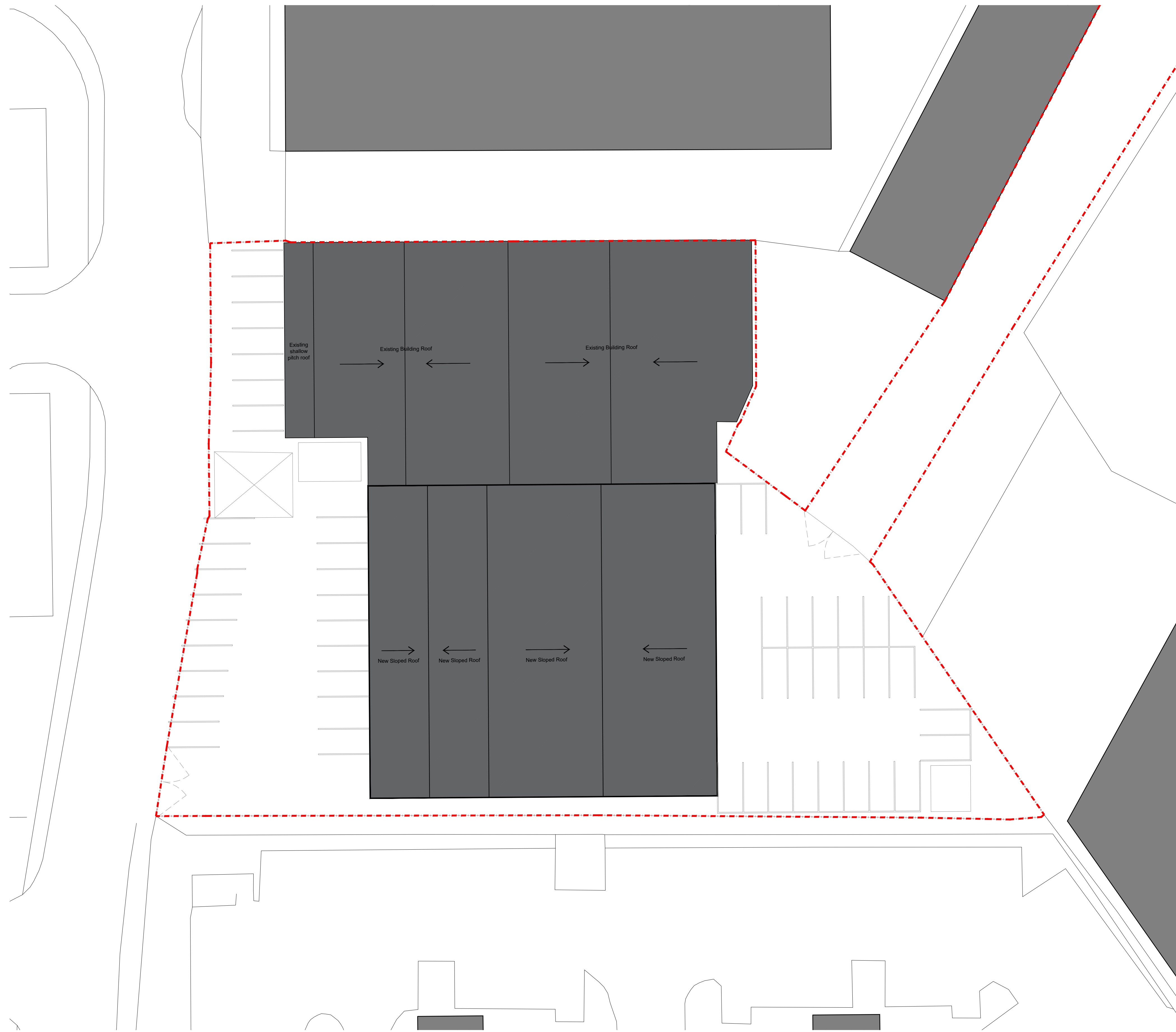
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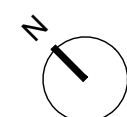
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Project Sapphire Centre, Wokingham		
Drawing Title Proposed Second Floor Plan		
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03	Issue for Planning	25-08-21	ST	ST	
04	Issue for Planning	31-12-21	ST	ST	

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Scale 1 : 200 @ A1	Drawn By ST	Issued By ST
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Agenda Item 69.

Application Number	Expiry Date	Parish	Ward
213520	18/01/2022	Woodley	Loddon;

Applicant	David and Carol Row
Site Address	99 Colemans Moor Road, Woodley RG5 4DA
Proposal	Full application for the proposed erection of 2 no. three bedroom dwellings with associated parking, following demolition of the existing dwellinghouse.
Type	Full
Officer	Baldeep Pulahi
Reason for determination by committee	Listed by Councillor Bill Soane due to concerns with access and exiting of vehicles from the development onto Colemans Moor Road

FOR CONSIDERATION BY	Planning Committee on Wednesday 12 January 2022
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>This application seeks planning permission for the erection of 2no. semi-detached, 3-bedroom plus study residential dwellings following the demolition of the existing dwelling at no. 99 Colemans Moor Road. The building is 2.5 storeys (two storeys with loft spaces) in height and access would be via a newly created private road.</p> <p>Objections have been raised about the height and design, new access and use of the private road.</p> <p>The principle of the redevelopment of the site for residential use is acceptable and conditional approval is recommended. The design and scale of the scheme is appropriate in the context of surrounding development, its major development location and that envisaged in the National Planning Policy Framework. It provides sufficient car parking, with no adverse outcome for existing traffic. Conditions are applied in Conditions 4 and 9-11.</p> <p>The impact upon neighbouring amenity is acceptable and landscaping is to the satisfaction of the Council's Trees and Landscape Officer, subject to Conditions 7 and 8. There is no adverse ecological harm, as detailed in the submitted ecology survey, subject to Conditions 12 and 13.</p> <p>Remediation of the site will be required, and further details will need to be submitted to Council as per Condition 5.</p>

PLANNING STATUS
<ul style="list-style-type: none"> • Major Development Location • Contaminated Land Consultation Zone • AWE Burghfield Consultation Zone (12km zone) • Flood Zone 1 • SSSI Impact Risk Zones • Electricity Sub Station in southern corner • Non classified road and adopted highway (to Colemans Moor Road)

- Accessed via unadopted highway/private road

RECOMMENDATION

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

a) **The following conditions and informatives:**

Conditions

1. Timescale

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

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

2. Approved Details

This permission is in respect of the submitted application plans and drawings received by the local planning authority and labelled as follows:

Existing Floor Plan, Proposed Elevations, Proposed First Floor Plan, Proposed Ground Floor Plan, Proposed Second Floor Plan and Site Plan, all received by the local planning authority on 22/10/2021 and

Site Location Plan received on 01/11/2021 and

Existing Elevations received on 03/11/2021

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, details of the materials to be used in the construction of the external surfaces of the buildings 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. Construction Management Plan

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:

- 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 & convenience and neighbour amenities.
Relevant policy: Core Strategy policies CP3 & CP6.*

5. Decontamination

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 continuation of the site is identified at the outset to allow remediation to protect future occupants of the property on the site and adjacent land. Relevant Policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy Policies CP1 and CP3.

6. Drainage

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 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 existing rates, or preferably better.
- e) Calculations demonstrating that there will be no flooding of pipes for events up to and including the 1 in 100 year flood event with a 40% allowance for climate change.
- f) If connection 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.
- g) Groundwater data confirming seasonal high groundwater levels in the area.
- h) 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.
- i) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2019) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

7. Landscape Scheme

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

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

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

8. Protection of Trees

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

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 .

9. Parking

No part of the dwellings hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

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

10. Cycle Parking

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

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

11. Access Surfacing

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

12. Biodiversity Enhancements

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 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 179 of the NPPF.

13. Removal of Vegetation

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

14. Obscure Glazing

The proposed first and second floor windows in the side elevations of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties.

Relevant policy: Core Strategy policy CP3.

15. Restriction of Permitted Development Rights

Notwithstanding the provisions of Classes, A, B and E, of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no outbuildings, enlargement, extensions or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

Reason: To safeguard the character of the area and neighbouring amenities.

Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21

16. Restriction of Permitted Development Rights (Windows)

Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first and second floor side elevations of any of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

Reason: To safeguard the character of the area and neighbouring amenities.

Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

17. Hours of Work

Unless otherwise agreed in writing by the local planning authority, the hours of work and deliveries and vehicle movements to and from the site for all contractors for the duration of the development shall be limited to 8am-6pm, Mondays to Fridays and 8am to 1pm on Saturdays. No work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenity of neighbouring occupiers. Relevant policy: CP3 of the Core Strategy.

Informatives

1. Within Curtilage

Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

2. Pre Commencement Conditions

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.

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. Bats

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

5. Great Crested Newts

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

6. 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 regards to any protected species that may be found on the site.

7. Details of evergreen hedged boundary such as Escallonia or a mix of hedging should be included in accordance with Condition 7.

8. CIL

The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount Public: Information that can be seen and used by everyone inside and outside the

Council. changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see the Council's website.

9. During the application stages, the Council has highlighted the importance of the applicant having the correct planning permission(s) in place before any demolition or construction works start on site. This specifically refers to serious implications for the applicant in respect of potential Community Infrastructure Levy (CIL) payments that may be due if the development does not have the correct planning permission.

10. Demolition Notice

The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

11. 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 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		
App No.	Description	Decision/Date
PD343/1969	Bathroom and garage addition	Approved 7 August 1969
R/450/1969	Kitchen, bathroom and garage additions	Approved 1 January 1970

Note: The land to the rear of the site (formerly known as Pitts Works) including former adjacent dwellings at no.101 and 103 Colemans Moor Road was granted planning permission for the erection of 17 dwellings with associated parking approved under planning reference:180998, subsequently amended in 193295. It is clear from the site inspection taken that this permission has been completed. It is now referred to as Loddon Gardens.

Figure 1- Approved Site Plan 193295



CONSULTATION RESPONSES	
Internal	
WBC Environmental Health – No objections subject to conditions	
WBC Drainage – No objections subject to conditions	
WBC Highways – No objections subject to conditions	
WBC Landscape and Trees – No objections subject to conditions	
WBC Ecology- No comments received	
WBC Cleaner and Greener- No comments received	
External	
National Grid – No comments received	
South East Water – No comments received	
SSE Power Distribution – No comments received	
Thames Water Utilities Ltd – No comments received	

REPRESENTATIONS	
Woodley Town Council	<ul style="list-style-type: none"> • Object to the proposal • The three storey design of the proposed properties is out of keeping with neighbouring properties and out of character with the street scene • The site plan provided is inaccurate; it reflects that the access road (Loddon Gardens) is a New Adopted Road when WBC have

	<p>confirmed the road is not adopted and due to become a private road on completion of the Loddon Gardens development</p> <ul style="list-style-type: none"> • The existing footpath shown running along the left hand side of the road is believed to be on the right hand side of the road • Concerns on the provision of access to 99 Colemans Moor Road via Loddon Gardens. It was noted that there was an understanding that Right of Access was granted to 99 Colemans Moor Road via Loddon Gardens on the basis that this was a single bungalow. However, the building of two town house style properties, with parking provision for up to 5 vehicles, would increase traffic on this private road with the residents of these properties potentially not liable for the upkeep of the road. <p><i><u>Officer comment:</u> The height of the development is in context with the area. It is noted that access will be via a private and unadopted road, which is an acceptable arrangement. Any issues with securing rights or any covenants over the road are a civil matter. These issues are explored further in the body of the report.</i></p>
Ward Members	<p><u>Comments received from Councillor Bill Soane listed below:</u></p> <ul style="list-style-type: none"> • Listing request in the event of an approval due to concerns over the access and exiting of vehicles from the development on to Colemans Moor Road with close proximity to junction with Colemans Moor Lane and existing bus stop <p><i><u>Officer comment:</u> The Council's Highways Officer has reviewed the proposal and raises no objection. The additional traffic from a net increase of one dwelling would not pose any unreasonable impact upon intersection movements at Colemans Moor Road.</i></p>
Neighbours	<p><u>Comments received from the residents at Loddon Gardens (nos. 1-12) listed below:</u></p> <ul style="list-style-type: none"> • Object to the use of our private road for access to the proposed construction of two new dwellings in place of the existing single storey bungalow • The private road belongs to the Loddon Gardens development, which is owned by the residents and managed by the managing agent • The residents pay an annual fee for the upkeep and maintenance of all common areas including this private road-object to the residents of the new dwellings accessing their properties through our development because they are not contributing to the annual management fee and are therefore not liable for any damages caused by them or their visitors. • Object to the increase in vehicle movements that will be created by two additional properties using our development for access • Concerns that the demolition and construction vehicles will have to access the site through our private road, resulting in increased wear and tear potential damage, possible oil spills etc. • Heavy vehicles delivering construction plants and materials have a high potential to cause significant damage to the road. Any damage sustained during construction will come at a cost to the residents who are responsible for the upkeep of the road • Concerns also relate to increased traffic from construction and

	<p>contractor vehicles obstructing residents access, vehicles having to turn in the driveways of the development and the safety of occupiers who reside in the development. This will all be very disruptive to the residents.</p> <ul style="list-style-type: none"> • Request that access is rather provided through Colemans Moor Road or Colemans Moor Lane, rather than through the Loddon Gardens development. • Clarification required on noise and dust pollution from the works • Who will be liable for any damages to our development e.g., broken tiles, oil spills etc? • The disturbance to current residents by any laying of services to the new properties if this is through our premises and the disruption this will cause (residents working from home) • The potential damage to services, pipes and drains, on our site by contractors, as the current residents are liable financially for ensuing repairs required. • Working hours confirmation • To ensure there is no parking of contractors on our development <p><i>Officer comment: The matters raised above are mostly civil issues between the relevant parties. Regardless, construction access via the private road is a more appropriate outcome given the imposition that access, loading, unloading and parking poses for traffic and the operation of the existing bus stop on Colemans Moor Road. A Construction Management Plan is required as part of Condition 4.</i></p>
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APPLICANTS POINTS	
<ul style="list-style-type: none"> • The proposed scheme represents acceptable development on a plot within the identified settlement boundary and within a Major Development Location. The dwelling would integrate well into the existing street scene, and in particular the adjoining Loddon Garden Development. 	

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
	CP5	Housing mix, density and affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
	CP17	Housing Delivery
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC06	Noise

	CC07	Parking
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB07	Internal Space standards
	TB21	Landscape Character
	TB23	Biodiversity and Development
Borough Design Guide Supplementary Planning Document	Section 4	Residential
	Section 6	Parking
Other	DCLG	National Internal Space Standards

PLANNING ISSUES

Proposal

1. The proposal seeks the erection of 2 x 3 bedroom, two storey plus loft level, semi-detached dwellings following the demolition of the existing property at no. 99 Colemans Moor Road.
2. The proposed building would measure 9.6m deep and 11m wide. The two dwellings would have an identical layout and the building would have a symmetrical roof design with a maximum eaves height of 4.9m and a maximum ridge height of 9.4m.
3. The proposed dwellings would have the main entrance door on the front elevation facing the north of the site. Both dwellings would have an identical internal layout with the kitchen, dining, living room and WC on the ground floor, Bedrooms 1 and 2 and study on the first floor and Bedroom 3 including en-suite on the loft level.
4. A total of five vehicular spaces (including an Electric Vehicle Charging Point space) will be accommodated to the front of the application site. The site is on a corner location and the proposal will utilise the private road access to the Loddon Gardens development, this will provide the main vehicular and pedestrian access to the properties.
5. Note: The application was revalidated due to access ownership onto Loddon Gardens which is a private road. Certificate B has been signed which states notice has been served on Vanderbilt Homes.

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. The site is located within a Major Development Location of Wokingham and as such the development would be acceptable subject to the assessment of the impact of the development on the character of the area, existing street scene, and the amenity of the neighbouring occupiers and upon highway safety.

Sustainability:

8. The site is located within settlement limits within a major development location. Bus services travel along Colemans Moor Road and there are nearby local amenities. As such, the proposal would accord with Core Strategy and MDD Local Plan relevant policies and would be acceptable in principle in terms of being located within a sustainable location.

Character of the Area

9. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high quality design. This is reiterated in R1 of the BDG SPD, which requires that development contributes positively towards and be compatible with the historic or underlying character and quality of the local area and in R11, which requires a coherent street character, including in terms of scale, rhythm, proportion and height.
10. Paragraph 130 of the NPPF also states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.
11. Colemans Moor Road has a suburban character and comprises mostly of detached and semi-detached two storey dwellings and bungalows, located on small to medium sized plots, although many of the bungalows have roof conversions with obtrusive front facing dormers. A Council owned and operated short stay residential facility for disabled children and young people is two properties removed to the north and this represents a departure from the predominant character, with a wide building frontage and a parking court to the frontage.
12. The existing dwelling on the site is a chalet-style bungalow dwelling with side gable roof, located on a corner plot given its position at the junction between Colemans Moor Road and Colemans Moor Lane. The submitted plans indicate that the main entrance to the site is accessed via the new path to the housing development (Loddon Gardens) off Colemans Moor Road.
13. The proposal involves the demolition of the existing property and would introduce two new dwellings in the form of a two plus loft level storey semi-detached building. The building would be appropriately sited across the site with adequate separation and setbacks to the side boundaries.
14. Given the configuration of the proposed dwelling with its corner location and the rear garden to the road, it would be prudent to remove permitted development rights in relation to any additional extensions.

Design

15. The submitted Design and Access Statement states the design approach (elevations and floors plans) complements the two dwellings fronting Colemans Moor Road at Plots 4 and 5 at the adjoining Loddon Gardens development. The dwellings would have a symmetrical design with low eaves, and dominant roof slope and would be typical of residential development within the area and therefore no objections are raised on design grounds.

Figure 2- Plots 4 and 5 at Loddon Gardens



Figure 3 – Proposed Dwellings at 99 Colemans Moor Road



Siting

16. R2 of the Borough Design Guide requires development to respond to context including incorporating existing features, taking advantage of landform and orientation relating to neighbours and minimising amenity, iconological and drainage impacts.
17. The majority of the properties face onto the main streets onto Colemans Moor Road and Hudson Road (to the west). There is evidence of a large number of outbuildings in the wider area including backland development at no.4a Colemans Moor Lane.
18. The proposed development would have its front elevation facing north rather than facing the main street- Colemans Moor Road. It is noted following the site inspection that there is a bus stop adjacent to the footway on Colemans Moor Road.
19. Whilst the proposal would not completely adhere to the predominant pattern of development in the area (front elevations facing the street), it is considered the siting of the proposed building and its relationship with its surrounding buildings

would be reasonable in the context of the existing situation. There is a satisfactory presentation and relationship to both of its street frontages and thus is acceptable.

Building Line

20. R7 of the Borough Design Guide SPD requires a consistent building line relative to existing buildings.

21. The main street Colemans Moor Road is characterised by a distinctive and fairly consistent building line, which is perceived on both sides of the road and further at the entrance of Colemans Moor Lane to the west; the existing property on site (no. 99) forms part of this predominant building line.

22. The proposed dwellings will follow the established building line of the neighbouring properties therefore no objections are raised.

Height

23. R9 of the Borough Design Guide SPD notes that height, bulk and massing should respond to the local context and the prevailing heights in the area.

24. Objections have been received on the scale of the proposed dwellings. The proposed dwellings would have a maximum eaves height of 4.9m and a maximum ridge height of 9.4m. It is noted that the dwellings on Plots 4 and 5 have an approved maximum height of 9.67m (see Figure 3 above).

25. The proposal does utilise a larger roof space to accommodate loft level accommodation, however there is no reasonable harm on bulk or scale grounds which would sufficiently warrant a reason for refusal.

26. Furthermore, the streetscene along Colemans Moor Road is varied, therefore the proposed development would not appear unduly dominant given the majority of two storey and two storey plus dwellings at the adjacent Loddon Gardens development.

Outbuildings

27. R20 of the Borough Design Guide SPD requires consideration of external elements including the bin and cycle storage to avoid proliferation of clutter. The cycle storage is to be located in the rear garden facing onto the private road but with existing fencing and proposed landscaping, will not be readily apparent in street views.

Parking

28. P2 of the Borough Design Guide SPD ensures that parking is provided in a manner that is compatible with the local character. The car parking takes the form of five parking bays perpendicular to the street frontage to the north of the dwellings. This arrangement is not dissimilar to existing parking arrangements in Loddon Gardens, and it would not be apparent in views from Colemans Moor Road.

Boundary Treatments

29. R12 of the Borough Design Guide SPD states that boundary treatments contribute positively to the character of the area. Existing fencing will be retained but Condition 7 requires supplementary landscaping that will achieve an appropriate presentation to the public domain.

Housing Amenity

Internal Amenity Space

30. Policy TB07 of the MDD and R17 of the Borough Design Guides requires adequate internal space to ensure the layout and size achieves good internal amenity.
31. A minimum standard of 108sqm applies for a 3 bedroom dwelling (on the basis of 6 persons sharing). Based on the submitted plans the proposed dwelling will have an internal gross floor area of 120.6sqm (as measured for the submitted plans) which complies with this requirement.
32. In terms of bedroom sizes, the Technical Housing Standards requires that a dwelling with more than one bedroom should have a main bedroom (double), which is to have a minimum area of 11.5sqm. Secondary or single bedrooms should have a minimum area of 7.5sqm and living spaces should have a minimum area of 27sqm. There should also be provision for storage. The proposed bedrooms satisfy all of the above requirements.
33. R18 of the Borough Design Guide SPD requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable outlook. The dwelling has an open plan layout, and the rear elevation opens out south of the site. It is considered this will ensure good internal amenity therefore no objections are raised on this aspect.

External Amenity Space

34. R16 of the SPD requires a minimum depth of 11m for rear gardens and a 1m setback from the site boundary to allow access thereto.
35. Both dwellings will comply with this requirement and with the garden facing south, there are no objections raised on this aspect.

Affordable Housing

36. Policy CP5 of the Core Strategy, Policy TB05 of the MDD Local Plan and the Affordable Housing SPD specify an affordable housing rate of 40% for any development involving five dwellings or more on land with a total area of 0.16 hectares or more. Neither trigger is met, and affordable housing is not required.

Neighbour Amenity

37. Policy CP3 of the Core Strategy aims to protect neighbouring amenity.

Overlooking

38. R15 of the Borough Design Guide requires retention of reasonable levels of visual privacy to habitable rooms, with separation of 10m to the street and 22m to the rear, increasing to 15m and 30m respectively within the loft. R23 of the Borough Design Guide SPD notes that the side walls must not contain windows, especially at first floor level.
39. Due to the orientation of the proposed dwellings means that the standard application of front to front and rear to rear relationships do not apply.
40. To the south of the proposed dwellings, there is a rear to front relationship with a separation distance of 38m which is acceptable from all levels.

41. To the east of the proposed dwellings, it is a side to side relationship; with the private road allowing for separation of 12m and non-habitable spaces to all levels, it is acceptable.
42. To the north of the proposed dwellings, it is a front to side relationship. It is 15m to the boundary and a further 10m to the side elevation or 6m to the garden or the nearest dwelling at Loddon Gardens, with parking and a substation in between. This level of separation is acceptable at ground and first floor level and to ensuites in the loft such that no issue exists.
43. To the west of the proposed dwellings there is a side to side relationship with No 4a Colemans Moor Lane and a side to rear relationship with 2 and 2a Colemans Moor Lane. The proposed development would introduce a number of windows at ground and first floor along the side elevations of the site, however, both dwellings would be set in over 1 metre from the respective side boundaries, with a separation distance of a minimum 7 metres from adjoining dwelling no. 2a Colemans Moor Lane. In the event of an approval the first and second floor side windows are to be conditioned to remain obscure-glazed and partially fitted.
44. Despite these conclusions, there would still be some diagonal sightlines from the front and rear elevations across the side boundaries towards the rear and front gardens of nos. 2 Colemans Moor Road and nos. 2a and 4a Colemans Moor Lane, this is commonplace within an urban context, and therefore would not warrant as a reason to refuse the proposal on overlooking or loss of privacy grounds.

Sunlight and Daylight

45. R18 of the Borough Design Guide aims to protect sunlight and daylight to existing properties, with no material impact on levels of daylight in the habitable rooms of the adjoining properties.
46. Given the orientation of the proposed development and with sufficient separation distances from adjoining properties, it is unlikely the proposal would result in any detriment to adjoining occupiers in terms of loss of light. Whilst not explicitly relevant, a review of the 25 and 45 degree lines to neighbouring properties indicates that there would not be any departures from the standard and therefore no issue is raised.

Overbearing and Sense of Enclosure

47. R16 of the Borough Design Guide SPD requires separation distances of 1 metre to the side boundary and 11 metres to the rear boundary. This would be achieved with the proposal and as such, no objections are raised in this respect.

Highways Access and Parking Provision

Access

48. Paragraph 110 of the NPPF requires safe and suitable access to the site can be achieved for all users, paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.
49. Objections have been received on the use of the private road serving the residential development at the rear to allow access to the proposed dwellings.

50. The proposal would utilise the access to the Loddon Gardens development to provide the main vehicular and pedestrian access. On site turning space is available for most of the car spaces and this would enable forward movement from the site. Regardless, reversing from the parking bays onto the private road does not represent an unreasonable traffic or safety implication. The Design and Access Statement further states that there will be an additional pedestrian access to the south of the site directly onto Colemans Moor Road. Although the main vehicular access is via a private road, this is not an unsatisfactory arrangement. The neighbour concerns relate to a civil matter between the relevant parties and the Council's Highways Officer raises no objections to these access arrangements.

Visibility Splays

51. Vehicle visibility splays will be ensured because of the openness of the parking area. There is no pedestrian pavement on this side of the private road and pedestrian visibility is not of concern.

Car Parking

52. Policy CC02 and Appendix 2 of the MDD Local Plan stipulates minimum off-street parking standards including parking provision for charging facilities.

53. The proposal will accommodate five parking spaces including one electric charging point, this level of parking accords with the standards, inclusive of visitor/unallocated car parking and is acceptable to the Council's Highways Officer.

Cycle Parking

54. The proposal will provide four cycle spaces, the submitted site plan indicates cycle storage will be located within the rear garden. Full design details are to be secured via Condition 10.

Construction Management

55. Due to the site location of the development, a Framework Construction Management Plan is required by Condition 4. This will detail measures to ensure that there is no disruption to existing traffic measures and will need to detail measures to protect neighbour amenity.

Flood Risk and Drainage

56. Section 10 of the NPPF, Policy CP1 of the Core Strategy and Policies CC09 and CC10 of the MDD requires flooding protection, sustainable drainage methods and the minimisation of surface water flow.

57. The site is located within Flood Zone 1. The Design and Access Statement states that attenuation will be provided with controlled discharge and the application form states that surface water will be managed via SuDS while foul drainage will be to an existing foul sewer.

58. The Council's Drainage Officer raises no objections to the proposal based on the information provided however as no Drainage Strategy has been submitted details of this are to be secured via Condition 6.

Landscape 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. Existing trees are sited at the southern end of the site and contribute good landscape coverage and screening to Colemans Moor Road. An existing hedgerow previously lined the eastern side boundary (with the private road), but it has been removed and replaced with a close boarded timber fence as part of the redevelopment of the site to the rear. The footprint of the proposed building is similar to the existing dwelling and the existing trees are to be retained. There are no foreseeable issues with the retention and protection of existing trees on the subject site or adjoining site, although this is subject to final details of protection fencing and a method statement in Condition 8.
61. Due to its corner location, the plot offers an opportunity to provide a distinctive landmark, best achieved with an evergreen hedged boundary such as Escallonia or a mix of hedging that create a 'tapestry' of subtle colour changes. Full details of the landscaping scheme are to be secured via Condition 7.

Ecology

62. Policy TB23 of the MDD required the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider greener infrastructure network.
63. The site does not fall within the borough council's bat validation model or Great Crested Newt (GCN) consultation zone; however, it is in close proximity (approximately 100 metres) to the Moors Nature Reserve which adjoins Dinton Pastures Country Park, containing lakes, the River Loddon, woodland, fields and hedgerows, all of which provide optimal habitat for a number of protected species including bats and GCN.

Bats

64. The survey (Preliminary Ecological Appraisal, The Ecology Co-op November 2020) has been carried out to an appropriate standard and has established that the potential for the existing bungalow to support roosting bats is considered negligible due to the absence of bats and roosting features. No further surveys/mitigation is required therefore no objections are raised on ecological grounds.

Great Crested Newts

65. The only waterbodies are located within 250m of the site which might support breeding newts have been identified as likely to be unsuitable for these species, coupled with the low value of the terrestrial habitat present the identified barriers to movement, it is therefore unlikely GCN's would be found on the site at any time.

Badgers

66. It is unlikely badgers are using the site therefore no further mitigation is required.

Breeding Birds

67. All of the vegetation contained in the site, principally the boundary hedges, have a high potential to support a variety of common nesting birds typically found within such domestic garden environments. It will be essential for any future development

to consider the nesting bird season and any vegetation removal should be timed outside of the nesting bird season (typically 1st March to 31st August). This forms Condition 13.

68. Overall, the site contains habitats of low ecological value with the native species boundary hedge supporting the greater ecological value. The appraisal includes biodiversity enhancement opportunities which involves bird nesting boxes, bat boxes and native hedging. Details of this will be secured via Condition 12.

Environmental Health

69. The subject site is located adjacent to the site previously known as Pitt Works, which was used for a variety of industrial uses in the past, including copper recycling. It was recently redeveloped for residential housing and was subject to remediation. However, there remains a possibility that the adjacent land, including the subject site, could be contaminated from this neighbouring use.
70. To address this, a detailed Site Investigation is required by Condition 5 to fully investigate these risks and detail how they can be mitigated.

Waste Storage

71. Policy CC04 of the MDD Local Plan requires adequate internal and external storage for the segregation of waste and recycling and an appropriate area for ease of collection.
72. Bin storage would be located in the rear gardens of each dwelling, with immediate access onto Colemans Moor Road on collection day. There are no objections to this arrangement.

Building Sustainability

73. 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.
74. In line with these requirements the proposed development is intended to incorporate the following sustainability measures (listed in the Design and Access Statement) which are considered acceptable subject to Building Regulations:
- a) Air Source Heat Pumps
 - b) Lower Water Technologies
 - c) Water Butts
 - d) Electric vehicle charge points

Community Infrastructure Levy

75. The application is liable for CIL payments because it involves additional floor area in excess of 100sqm and a net increase of one dwelling. It is payable at £365/sqm index linked.

The Public Sector Equality Duty (Equality Act 2010)

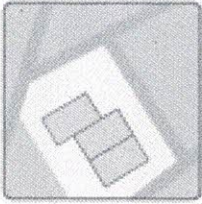
76. In determining this application, the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or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

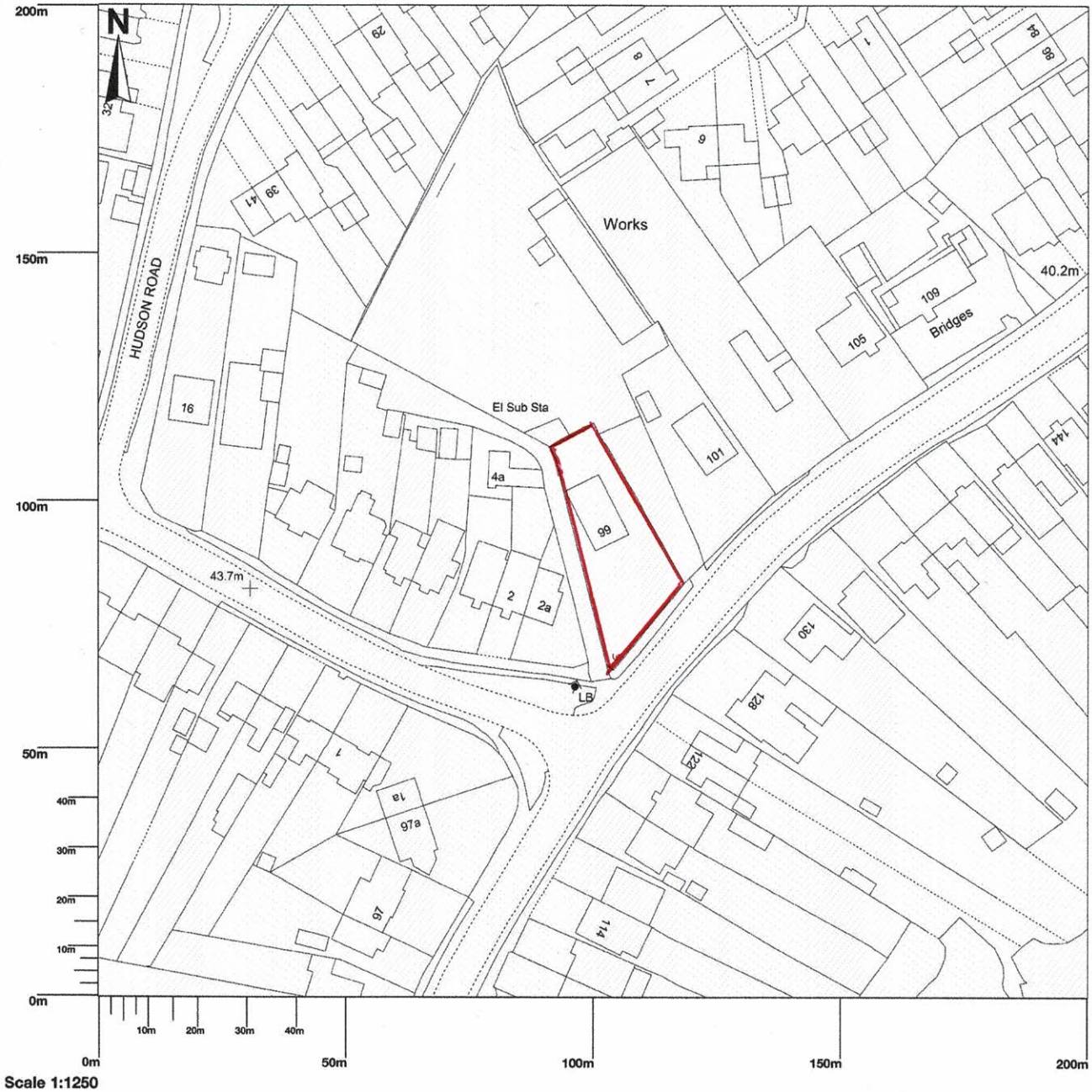
CONCLUSION

77. The proposal takes into account the existing recent development to the east and north of the site with the height, scale, siting, orientation and design being acceptable. The proposal does not result in detrimental harm to neighbouring amenity and provides appropriate amenity within the development. Access arrangements via the private road are satisfactory and internal and external amenity for future occupiers is acceptable.

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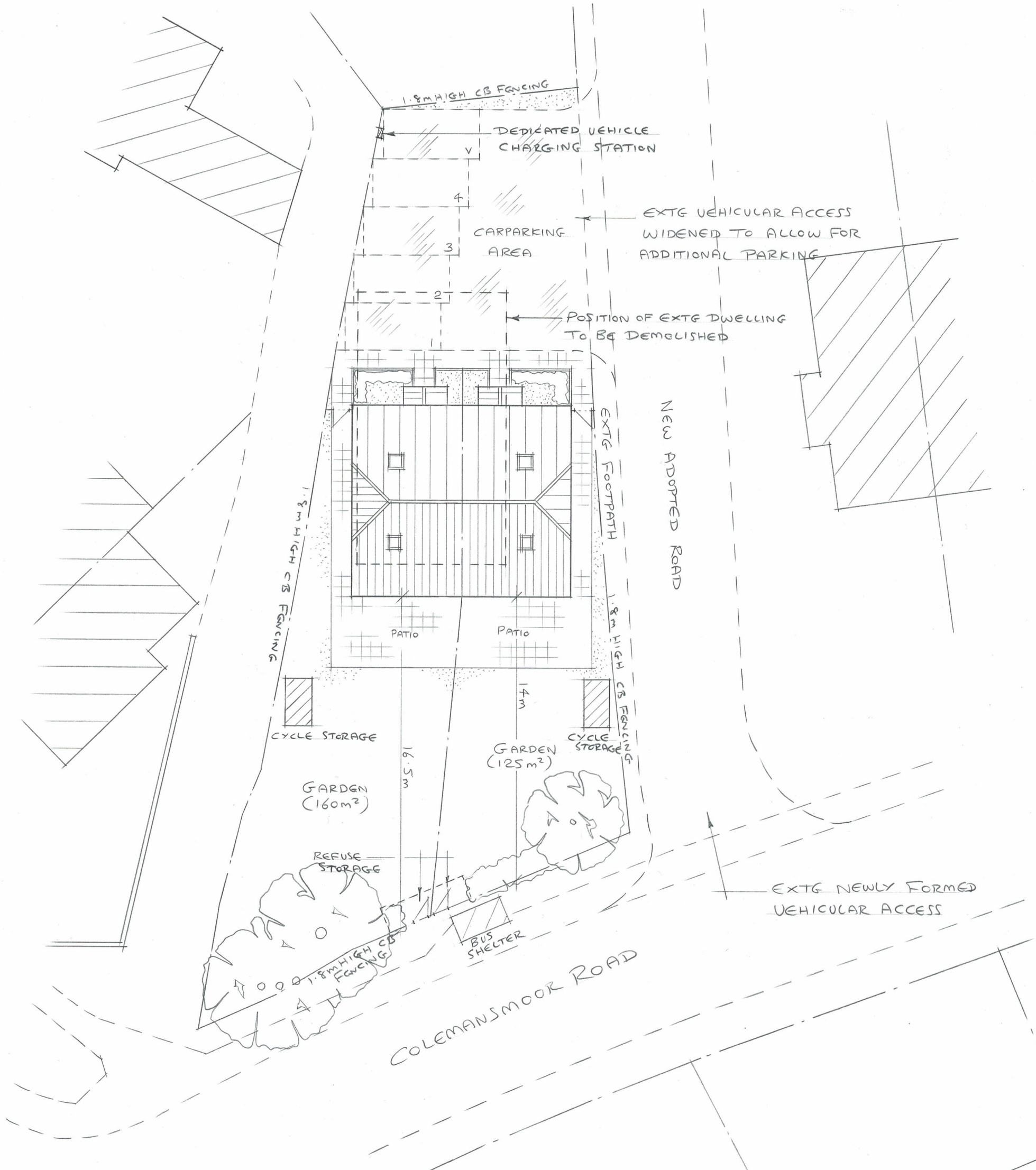


99 Colemans Moor Road, Woodley, Reading, RG5 4DA



Map area bounded by: 476886,172294 477086,172494. Produced on 27 October 2021 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2021. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p4b/uk/708327/958803

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CLIENT: DAVID & CAROL ROW

PROJECT: DEMOLITION OF EXISTING DWELLING
 AND ERECTION OF 2 NO THREE BEDROOM
 SEMI-DETACHED HOUSES WITH PARKING AT:
 99, COLEMANS MOOR ROAD
 WOODLEY, READING, RG5 4DA

DWG: SITE LAYOUT PLAN

SCALE: 1:200 @ A3

DATE: SEPT 2021

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RIDGE 9.400

EAVES 4.850

G/L 0.00

9.44 m

4.87 m

9.59 m

FRONT

FRONT

11.03 m

9.42 m

SIDE

REAR

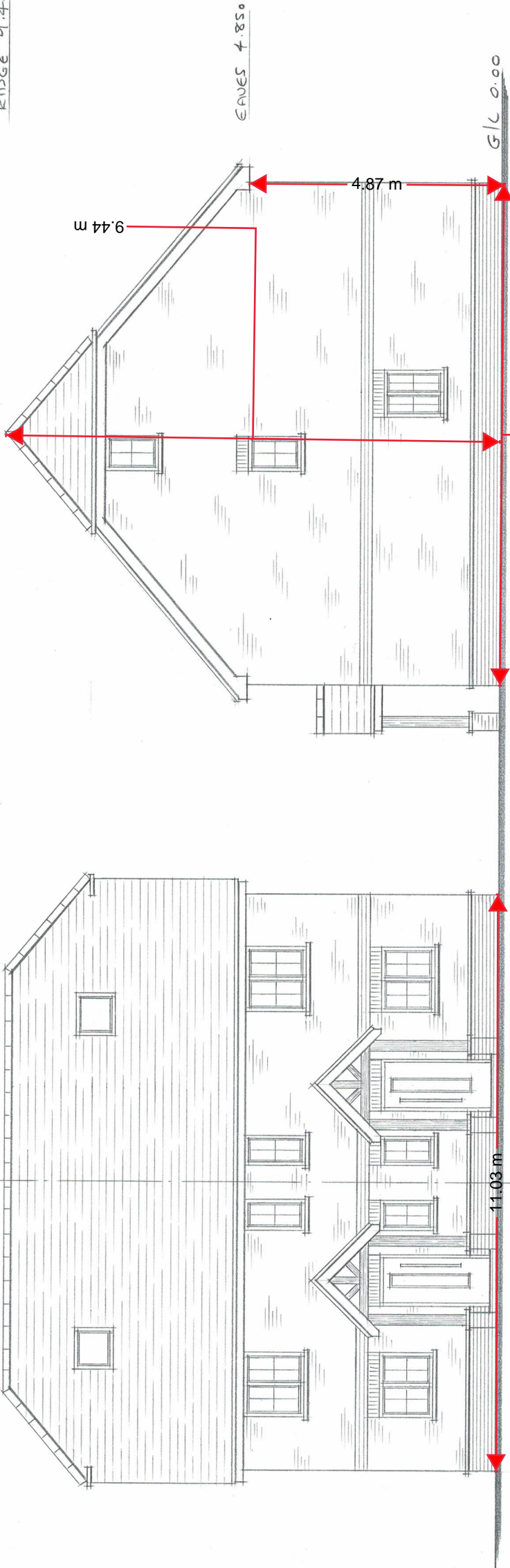
CLIENT: DAVID + CAROL ROW

PROJECT: DEMOLITION OF EXISTING DWELLING + ERECTION OF: 2 NO THREE BEDROOM SEMI-DETACHED HOUSES + PARKING AT: 99, COLEMAN'S MOOR ROAD, WOODLEY, READING, RG5 4DA

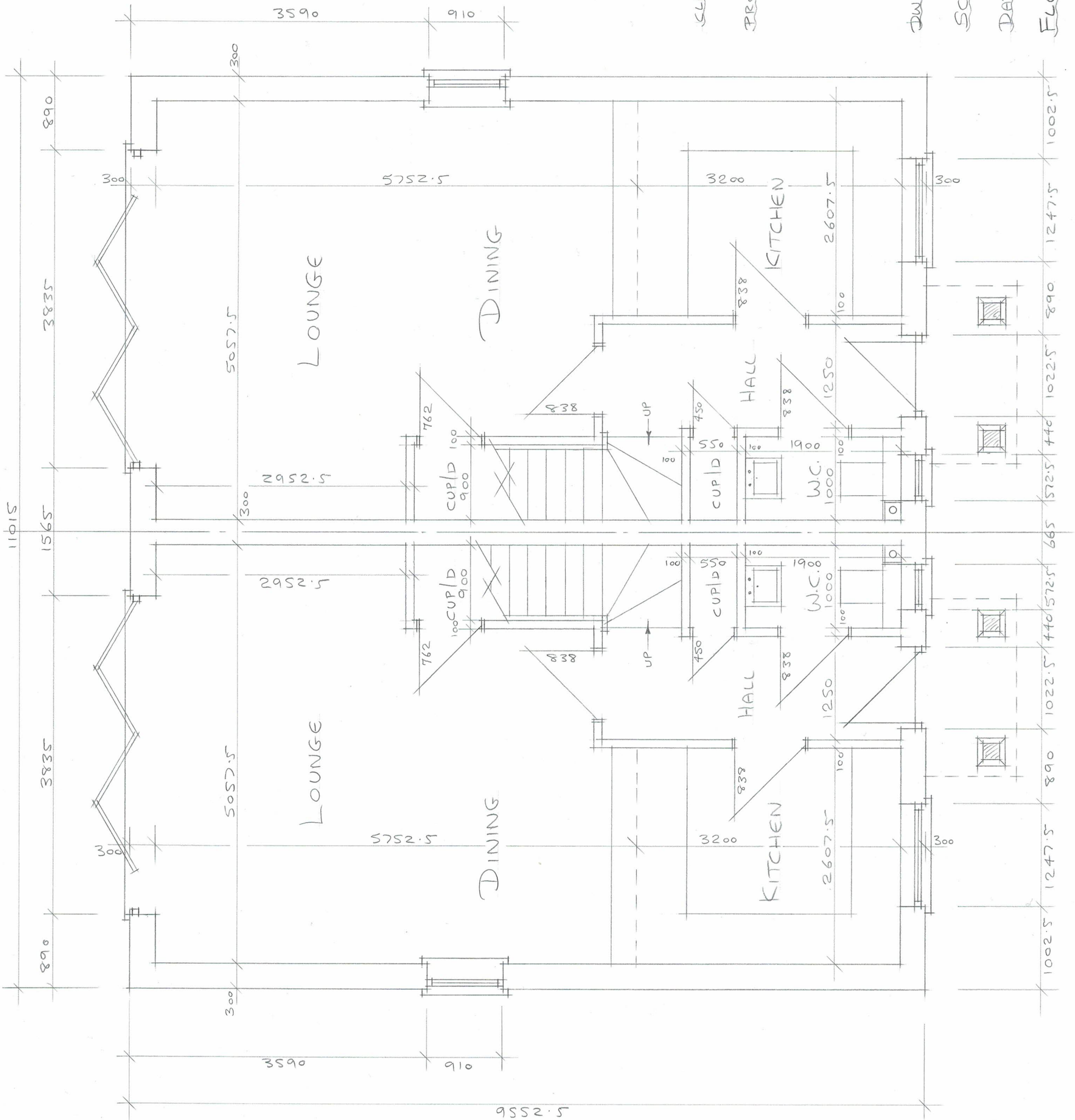
DWG: PROPOSED ELEVATIONS

SCALE: 1:100 @ A3

DATE: SEPT 2021



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CLIENT: DAVID & CAROL ROW

PROJECT: DEMOLITION OF EXISTING DWELLING & ERECTION OF: 2 NO THREE BEDROOM SEMI-DETACHED HOUSES & PARKING AT: 99, COLMANS MOOR ROAD WOODLEY, READING, RG5 4DA

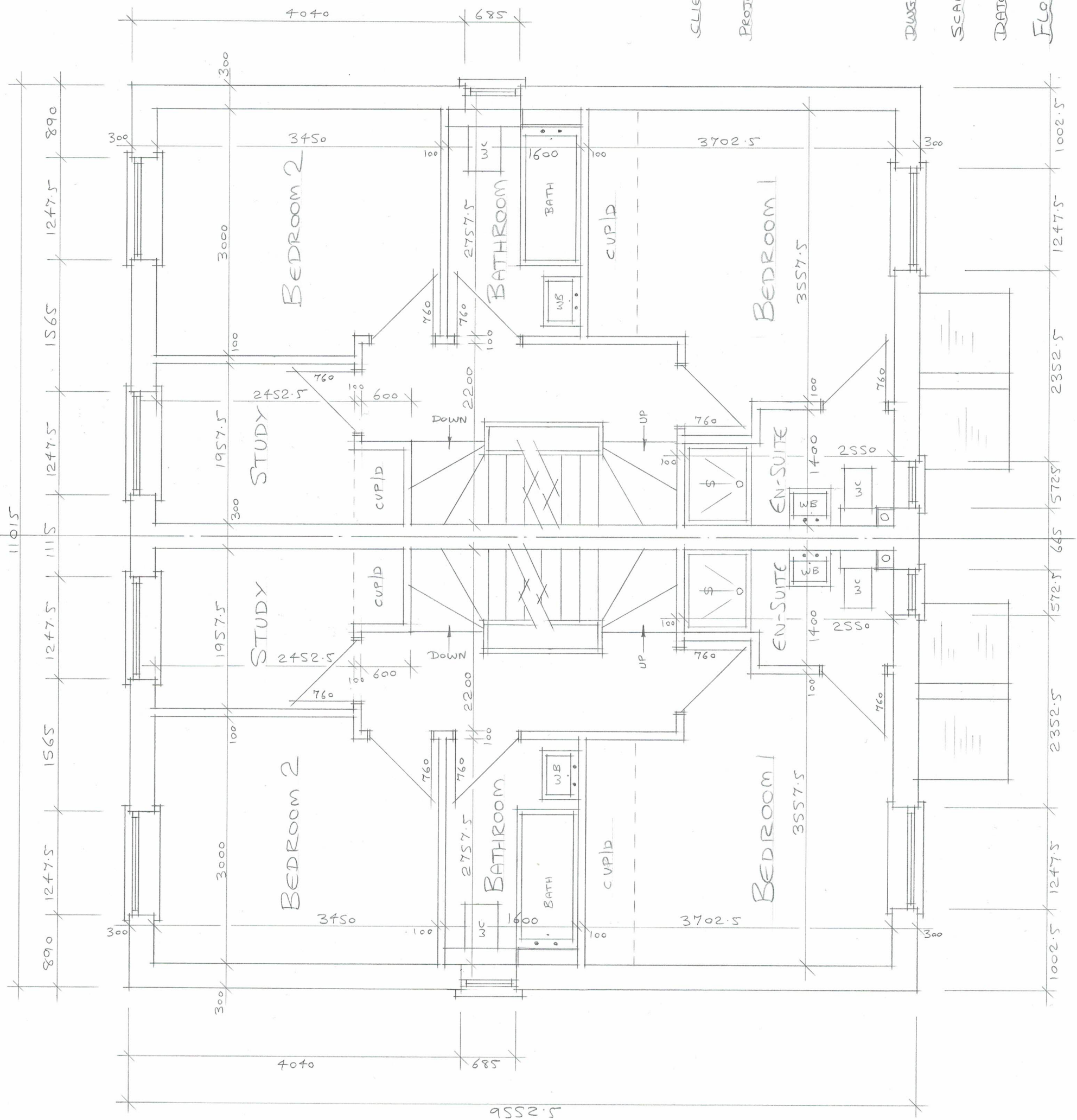
DWG: GROUND FLOOR PLAN

SCALE: 1:50 @ A3

DATE: SEPT 2021

FLOOR AREA: 48.31 m²

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CLIENT: DAVID + CAROL ROW

PROJECT: DEMOLITION OF EXISTING DWELLING + ERECTION OF 2 NO THREE BEDROOM SEMI-DETACHED HOUSES + PARKING AT: 99, COLEMAN'S MOOR ROAD WOODLEY, READING, RGS 4DA

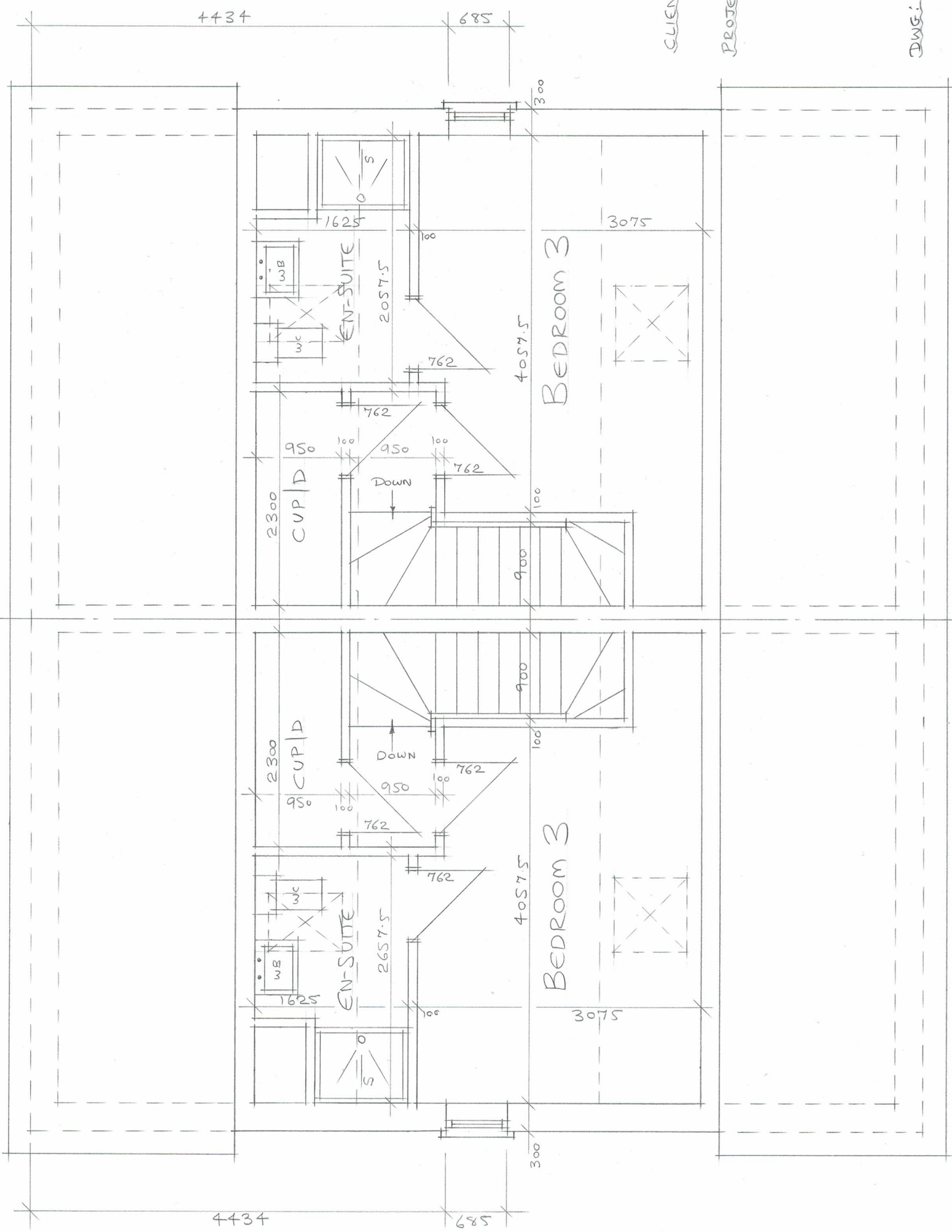
DWG: FIRST FLOOR PLAN

SCALE: 1:50 @ A3

DATE: SEPT 2021

FLOOR AREA: 48.31 m²

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CLIENT: DAVID & CAROL ROW

PROJECT: DEMOLITION OF EXISTING DWELLING & ERECTION OF 2 NO THREE BEDROOM SEMI-DETACHED HOUSES & PARKING AT: 99, COLEMANS MOOR ROAD WOODLEY, READING, RG5 4DA

DWG: SECOND FLOOR PLAN

SCALE: 1:50 @ A3

DATE: SEPT 2021

FLOOR AREA: 24.24 m²

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PLANNING REF : 213520
PROPERTY ADDRESS : The Oakwood Centre
: Headley Road, Woodley, Wokingham
: RG5 4JZ
SUBMITTED BY : Woodley Town Council
DATE SUBMITTED : 01/12/2021

COMMENTS:

The Planning & Community Committee considered the proposal and recommended that the application be refused on the following grounds:

The three storey design of the proposed properties is out of keeping with neighbouring properties and out of character with the street scene. The site plan provided is inaccurate; it reflects that the access road (Loddon Gardens) is a New Adopted Road when WBC have confirmed the road is not adopted and due to become a private road on completion of the Loddon Gardens development, and the existing footpath shown running along the left hand side of the road is believed to be on the right hand side of the road.

The Committee also noted the concerns of 12 residents who attended the Planning & Community Committee meeting held on 30 November 2021 regarding the provision of access to 99 Colemansmoor Road via Loddon Gardens. It was noted that there was an understanding that Right of Access was granted to 99 Colemansmoor Road via Loddon Gardens on the basis that this was a single bungalow. However, the building of two town house style properties, with parking provision for up to 5 vehicles, would increase traffic on this private road with the residents of these properties potentially not liable for the upkeep of the road.

The Planning and Community Committee are requesting that this application be listed.

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Agenda Item 70.

Application Number	Expiry Date	Parish	Ward
213457	17 January 2021	Earley	Hawkedon

Applicant	Mrs Kate Bessant
Site Address	Land Adjoining Liberty House, Strand Way, Lower Earley RG6 4EA
Proposal	Full planning permission for the erection of three 2No storey buildings each comprising of six apartments (18 in total), together with associated ancillary development, hardstanding, landscaping and footpaths
Type	Full
Officer	Simon Taylor
Reason for determination by committee	Major application (>10 dwellings)

FOR CONSIDERATION BY	Planning Committee on Wednesday 12 January 2022
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The subject site is a parcel of privately owned open space originally forming part of the Liberty of Earley House site to the west. The proposal involves the erection of three link-detached, two-storey, flat buildings, each with six units. Two new accesses off Strand Way will service two car parks with a total of 18 car spaces. The development is proposed as 100% affordable housing operated by Reading Almshouses Trust as part of an expansion of the existing 36 affordable units at Liberty of Early House, approved by application 190618.</p> <p>The application has been the subject of objections from Earley Town Council and 16 residents. The primary concerns raised relate to highway safety, lack of car parking, impact upon the character of the area (over development, poor design) and overlooking. Consultee objections are raised by the Council's Drainage Officer and the Thames Police Crime Prevention Officer.</p> <p>There are no in-principle objections to the infill development of the site and it accords satisfactorily with the surrounding character and form of development. Highway issues are to the satisfaction of the Council's Highways Officer, including visibility and the level of car parking, subject to Conditions 8, 10 and 16-18. The site retains a positive landscape setting and protects existing trees and it satisfactory to the Trees and Landscape Officer, subject to Conditions 3-5. Other conditions include the provision of drainage details (Condition 7), cycle storage details (Condition 9), construction management details (Condition 10), energy saving details (Condition 13), building security details (Condition 14) and accessibility details (Condition 15). Given resident interest in the scheme, it is prudent to seek a Communication Liaison Plan in Condition 11.</p>

PLANNING STATUS
<ul style="list-style-type: none"> • Major Development Location • Thames Basin Heath Special Protection Area (7km buffer) • AWE Burghfield consultation zone (12km zone) • Tree Preservation Order 1799/2021 (over rear boundary)

- Sand and gravel extraction consultation zone
- Flood Zone 1
- 1 in 30-year surface flood risk
- Non-classified road

RECOMMENDATION

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

- A. Prior completion of a legal agreement to secure an Employment Skills Plan and provision of 100% affordable housing. If the agreement is not submitted and agreed within 3 months of the date of this resolution, Planning Permission will be refused unless the Operational Manager for Development Management in consultation with the Chairman of the Planning Committee agree to a later date.**
- B. The following conditions and informatives:**

Conditions

1) Timescale

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

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

2) Approved details

This permission is in respect of the unnumbered and undated Location Plan, the plans numbered LHD 13A (dated September 2020) and LHD 17, LHD 18, LHD 19, LHD 20, LHD 21 and LHD 22 (all dated July 2021), all received by the local planning authority on 18 October 2021 and the plans numbered LHD 16A and LHD 24A, dated July 2021 and received by the local planning authority on 16 November 2021.

For the avoidance of any doubt, the permission does not extend to the cycle storage as shown on plans LHD 16A and LHD 24A, which is subject to separate approval in Condition 9. The remainder of 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) Landscaping and boundary treatments

Prior to the commencement of the development, details of hard and soft landscaping (including boundary treatments) 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 and boundary fencing, car parking layouts, other vehicle and pedestrian access and circulation areas, hard

surfacing materials and minor artefacts and structures (e.g. furniture, signs, lighting, external services, etc). 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.

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.

4) Landscape management

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

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

5) Protection of trees

Prior to the commencement of the development (including any other operation), an Arboricultural Method Statement and Scheme of Works shall be submitted to and approved in writing by the local planning authority. It shall provide for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

No 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.

No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works

have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval 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) Biodiversity enhancements

Prior to the commencement of the development, details of biodiversity enhancements shall be submitted to and approved in writing by the local planning authority. These details shall include such measures as bird and bat boxes, tiles or bricks on and around the buildings, native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens) and log piles. The approved biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments. Relevant Policy: National Planning Policy Framework Section 15, Core Strategy Policy CP7 and Managing Development Delivery Local Plan Policy TB23.

7) Drainage

Prior to the commencement of the development, a detailed Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority. The

- a) Calculations indicating the existing and proposed runoff rates from the site
- b) Use of SuDS following the SuDS hierarchy, preferably infiltration and BRE 365 test results demonstrating whether infiltration is achievable or not
- c) Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at existing rates, or preferably better
- d) If connection to an existing surface water sewer is proposed, why other methods of the SuDS hierarchy cannot be implemented and confirmation from the utilities supplier of system capacity and acceptability of connection
- e) Groundwater data confirming seasonal high groundwater levels
- f) A surface water 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
- g) Details of management and maintenance of SuDS throughout the lifespan of the development
- h) Explanation to show how exceeding events will be catered for

The hard surfacing hereby permitted shall be constructed from porous materials or provision shall be made to direct water run-off from the hard surface to a permeable or porous area within the curtilage of the development.

The drainage scheme shall be carried out in accordance with the approved details and maintained for the life of the development.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. Relevant policy: NPPF Section 14, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

8) Car Parking Management Plan

Prior to the commencement of the development, a Car Park Management Plan (CPMP) shall be submitted and approved in writing by the local planning authority. As a minimum, the CPMP shall outline the provision of unallocated parking for all residents (and any manager), methods of ensuring that the spaces remain unallocated and will remain in force for the life of the development. The CPMP shall be implemented before the flats are brought into use and retained in perpetuity.

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

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

9) Cycle and mobility scooter parking

Prior to the commencement of the development and in accordance with Informative 9, revised details of secure and covered bicycle storage for the occupants of the development shall be submitted to and approved in writing by the local planning authority. The cycle storage 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 and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

10) Construction management

Prior to the commencement of the development, a Construction Method Statement and Management Plan shall be submitted to and approved in writing by the local planning authority. The Statement and Plan shall provide for:

- a) the parking of vehicles of site operatives and visitors on site,
- b) loading and unloading of plant and materials,
- c) lorry routing
- d) working and delivery hours
- e) storage of plant and materials used in constructing the development,
- f) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- g) wheel washing facilities,
- h) measures to control the emission of dust and dirt during construction,
- i) a scheme for recycling/disposing of waste resulting from demolition and construction works

The approved Statement and Plan shall be adhered to throughout the construction period.

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

11) Communication Plan

Prior to the commencement of the development, a Communications Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall specify methods for communicating with local residents, including the creation of a liaison group to meet in accordance with an agreed schedule. The Plan shall be carried out as approved until the final completion of the development

Reason: In order to minimise disturbance to neighbours during construction works

12) External materials

Prior to the commencement of above ground works, final details of the materials, finishes and colours to be used in the construction of the external surfaces of the buildings shall be submitted to and approved in writing by the local planning authority. Development shall not be carried out other than 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.

13) Carbon reduction measures

Prior to the commencement of development, an Energy Statement indicating that an absolute minimum of the 10% of the predicted energy requirement of the development will be obtained from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority.

The Statement shall also investigate the viability of providing electric vehicle charging points at construction.

The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development. If applicable, the Electric Vehicle charging points shall be permanently retained in the approved form for the charging of electric vehicles and used for no other purpose.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

14) Building security

Prior to the commencement of the development, details of foyer access, security measures and post boxes shall be submitted to and approved in writing by the local planning authority. The measures are to be implemented and maintained in accordance with the approved details.

Reason: To ensure a design that minimises the potential for anti-social behaviour and theft. Relevant policy: National Planning Policy Framework Paragraphs 92 and 130 and Core Strategy policies CP1 & CP3.

15) Accessibility

Prior to the commencement of the development, details of disabled accessibility shall be submitted to and approved in writing by the local planning authority. These details shall include:

- a) Floor plans to illustrate that at least three dwellings are able to function as adaptable and/or accessible dwellings for disabled persons
- b) The provision of disabled parking spaces to compliant standards and access between the parking spaces and units

The approved scheme shall be implemented prior to the occupation of the respective dwelling and shall thereafter be retained.

Reason: To ensure the needs of the general population are met. Relevant policy: NPPF Section 12 and Core Strategy policy CP2.

16) Access construction

No development of the site shall take place until at least one access has been constructed in accordance with the approved plans. The second access shall then be constructed prior to the occupation of any unit to that respective building, in accordance with the approved plans.

Both accesses shall be surfaced with a permeable and bonded material across the entire width of the access for a distance of 10m measured from the carriageway edge and with visibility splays of 2.4m x 43m.

Reason: To ensure adequate access into the site for vehicles, plant and deliveries associated with the development in the interests of highway safety and convenience and to avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.

17) Parking and turning

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available

for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

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

18) Visibility splays

The buildings shall not be occupied until visibility splays of 2.0m by 2.0m, have been provided at the intersection of the access entrance to the respective building and the adjacent footway. Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

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

19) Bin store

No unit shall be occupied until the bin storage areas for each respective building have been provided in full accordance with the approved details. The bin storage 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.

20) Plant noise

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed or attenuated that noise therefrom does not exceed at any time a level of 5dBA below the prevailing background noise level [or 10dBA if there is a particular tonal quality] when measured in accordance with BS4142:2014+A1:2019 at the façade of the nearest residential or noise sensitive property.

Reason: To protect future residents of the site and the occupants of nearby residential properties from noise. Relevant Policy: Core Strategy Policy CP1 and CP3 and Managing Development Delivery Local Plan Policy CC06.

21) Hours of work and deliveries

No work relating to the development hereby approved, including preparation prior to building operations, shall take place other than between the hours of 8am and 6pm Monday to Friday and 8am and 1pm Saturdays and at no time on Sundays or Bank or National Holidays.

No deliveries relating to the development hereby permitted shall be taken in or dispatched from the site other than between the hours of 8am and 6pm Monday to Friday and 8am and 1pm 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.

22) Obscure glazing

The east facing kitchen window to Unit 18 and the west facing kitchen window to Unit 6 shall be fitted with obscured glass and shall be permanently so retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so retained.

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

23) Gates

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected on the vehicular accesses hereby permitted.

Reason: To assist in the integration of the development into character and community of the area.

Relevant policy: Core Strategy policies CP1 and CP3, and Borough Design Guide Supplementary Planning Document.

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 TBC, the obligations in which relate to this development.

2) Thames Water advisings

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. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line.

If mains water is used for construction purposes, Thames Water must be advised beforehand to avoid potential fines for improper usage. More information and how to

apply can be found online at thameswater.co.uk/buildingwater.

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) Pre commencement conditions

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

4) 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.

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) Access construction

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.

7) Mud on the road

Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

8) Tree Preservation Order 1799/2021

The applicant is reminded that there are trees on and over the southern boundary of the site protected by a Tree Preservation Order. It is a criminal offence to wilfully or

knowingly cause damage to those trees, including their roots unless in accordance with express planning permission.

9) Conditions 9 and 14

The cycle storage is to be of sufficient dimensions to accommodate 18 bikes and buggies, where relevant, with charging capacity. The siting of the cycle storage would benefit from being closer to the buildings so as to ensure better passive surveillance. Thames Valley Police recommend one entrance/exit, a single wide door meeting (at a minimum) the standards of PAS24:2016, electronic fob access, self-closing hinges and locking mechanisms.

Unrestricted access via at the main entrance to the building is not favoured. A visitor entry system will need to be present with visitor connection to each of the first-floor flats. External letter boxes should be provided with capacity for parcel storage.

10) 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 addressing concerns relating to highway safety.

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 subject site formed part of the Lower Earley Strategic Development Area 12 (outline planning reference 23138). Originally intended to form part of a primary school, the adjoining site to the west was developed as a residential care home (known as Liberty of Earley House) in the 1990s (planning reference 34418) and the subject site was set over as private open space as 34418 required the provision of one acre of open space. The site is privately owned. The planning history is inclusive of both sites.

App Number	Proposal	Decision
23138 and 23139	Residential development (outline)	Approved 13 April 1985
34418	Residential care home for the elderly	Approved 28 June 1990
F/2011/1070	Extension to ground floor lounge	Approved 14 July 2011
190618	CoU from care facility to affordable housing, six new flats (36 in total) and addition of 8 car spaces	Approved 16 July 2019
213680	Replacement of doors and windows	Approved 17 December 2021

SUMMARY INFORMATION

	Existing	Proposed
Site area	0.22 hectares (total of 0.77 hectares to both sites)	
Land use	Vacant open space	Residential

Dwellings	Nil	18 dwellings
Density (dwellings/hectare (dph))	Nil	81 dph (65 dph at Liberty of Earley House and 70 dph across both sites)
Affordable units	Nil	100%
Car parking	Nil	18 spaces

CONSULTATION RESPONSES

Internal consultees	
Environmental Health	No objection subject to Condition 10 requiring a Construction Management Plan and Condition 20 requiring noise insulation of plant.
Drainage	Objection raised due to the lack of drainage information. <u>Officer comment:</u> See comments in paragraph 7.
Trees and Landscaping	No objection, subject to tree protection (Condition 5), a Landscape Plan (Condition 3) and Landscape Management Plan (Condition 4).
Highways	No objection raised, subject to conditions relating to parking (Condition 17), access construction (Condition 16), a Parking Management Plan (Condition 8) and a Construction Management Plan (Condition 10).
Economic Prosperity and Growth	No objection. The provision of affordable housing is supported.
Ecology	No comments received.
Green Infrastructure	
Growth and Delivery	
Property Services	
Education	
Emergency Planning	
Waste Services	
Community Safety	
External consultees	
Natural England	No objection.
Thames Water	No objection, subject to Informative 2.
Southern Gas Networks	No objection. A low-pressure mains runs along the street boundary.
SSE Power	No objection. A cable mains runs along the eastern side boundary.
Fire and Rescue	No objection, subject to the following comments: <ul style="list-style-type: none"> • Fire service access should comply with B5 of ADB Volume 1 2019 with additional local requirements below under the Berkshire Act 1986 • Fire service vehicles currently operated exceed the requirements stated in the current edition of Approved Document B: <ul style="list-style-type: none"> - The minimum carrying capacity for a pumping appliance is 16 tonnes.

	<ul style="list-style-type: none"> - The minimum carrying capacity for a high reach appliance is 24 tonnes. - Diagram 49 (hydraulic platform dimensions) to be adopted for all fire service vehicles not just high reach appliances <p><u>Officer comment:</u> These matters are post consent considerations for the applicant.</p>
Crime Prevention	<p>Objections are raised on the grounds of the following design flaws:</p> <ul style="list-style-type: none"> • Location of the cycle storage • Lack of passive surveillance of the street • Confused pedestrian layout • Communal access into the building <p><u>Officer comment:</u> These matters are discussed in paragraphs 79-81 and detailed in Condition 14.</p>
Wildlife Trust	No comments received.
National Grid	
NHS Wokingham	

REPRESENTATIONS

Earley Town Council	<p>Refusal is recommended on the following grounds:</p> <ul style="list-style-type: none"> • No proposal to reduce carbon emissions • No surface water management • Lack of clarity (and discrepancies) with car parking • Lack of clarity (and discrepancies) with affordable housing • Inadequate space standards • Lack of detail for tree impacts <p>If minded to approve, conditions relating to energy reduction, sustainable construction and surface water management should be imposed.</p> <p><u>Officer comment:</u> Space standards are met, as noted in paragraph 30. There are no adverse issues for trees, as noted in paragraphs 66 and 67. Whilst conflicting in some areas, the details relating to car parking and affordable housing are contained in the application form and this does not form part of the approval. Matters relating to sustainability and drainage are conditioned in Conditions 13 and 7 respectively.</p>
Local Members	<p>Councillor David Hare is the ward member and also a resident at 3 Strand Way, Lower Earley RG6 4BU. He raised the following concerns:</p> <ul style="list-style-type: none"> • Consultation with residents and the ward member has not brought about any changes <p><u>Officer comment:</u> Any pre submission community consultation does not form part of the consideration of the planning application.</p> <ul style="list-style-type: none"> • Lack of on-site car parking

	<ul style="list-style-type: none"> • The buildings should be setback further to allow more on-site parking • Lack of on-site car parking imposing on the on-street parking, which will lead to narrow access and reduce visibility <p><u>Officer comment:</u> There is compliant provision of car parking, as noted in paragraph 45. Therefore, no further changes are considered necessary. Condition 8 requires provision of a Car Parking Management Plan to ensure continued management of the car parking.</p> <ul style="list-style-type: none"> • Design is out of character with the architectural style in the area • Buildings should be attached to allow greater space around the site • Vehicular entrance should not be opposite another driveway to reduce risk of accidents <p><u>Officer comment:</u> The design and character of the buildings is acceptable as noted in 'Character of the Area'. The location of the new vehicular access is not of concern.</p> <ul style="list-style-type: none"> • More 3-bed units should be provided to address need and this would reduce parking stress <p><u>Officer comment:</u> The dwelling mix is acceptable for the type of development, as noted in paragraph 23.</p> <ul style="list-style-type: none"> • Landscaping and hedgerow along the frontage would improve the streetscene <p><u>Officer comment:</u> A landscape plan is required in Condition 3.</p> <ul style="list-style-type: none"> • Should be built to passivhaus plus standards <p><u>Officer comment:</u> Passivhaus standards are not policy requirements.</p>
Neighbours	<p>The application was consulted to neighbours from 21 October to 11 November 2021. Submissions were received from the following properties:</p> <ol style="list-style-type: none"> 1) 5 Westminster Way, Lower Earley RG6 4BX 2) 32 Easby Way, Lower Earley RG6 3XA 3) 1 Regent Close, Lower Earley RG6 5EZ 4) 20 Regent Close, Lower Earley RG6 5EZ 5) 3 Strand Way, Lower Earley RG6 4BU 6) 5 Strand Way, Lower Earley RG6 4BU 7) 9 Strand Way, Lower Earley RG6 4BU 8) 18 Strand Way, Lower Earley RG6 4BU 9) 20 Strand Way, Lower Earley RG6 4BU 10) 22 Strand Way, Lower Earley RG6 4BU 11) 24 Strand Way, Lower Earley RG6 4BU 12) 26 Strand Way, Lower Earley RG6 4BU 13) 28 Strand Way, Lower Earley RG6 4BU 14) 30 Strand Way, Lower Earley RG6 4BU 15) 32 Strand Way, Lower Earley RG6 4BU

16) 34 Strand Way, Lower Earley RG6 4BU

The submissions raised the following issues:

Character

- Over development of the site
- High density development is out of character with the area
- Overbearing form and excessive scale
- Design is out of keeping with the area
- Flat buildings are inconsistent with dwelling houses

Officer comment: The character, form and scale of the buildings is appropriate in the context of the surrounding area, as noted in 'Character of the Area'.

- Driveways opposite existing driveways is out of character

Officer comment: The location of the driveways does not have an adverse outcome for the character of the area.

- Loss of green site

Officer comment: The loss of the open space is not opposed on principle grounds.

- Excessive density

Officer comment: The density of the development is appropriate for the neighbourhood, as noted in paragraph 8.

Parking and traffic

- Lack of on-site car parking (including visitor parking), imposing on the on-street parking, which will lead to narrow access, blocking of driveways and reduce visibility
- Number of parking spaces is inaccurate/inconsistent across documentation
- On site emergency access and parking is required
- Car parking should be provided at the rear of the site or within Liberty of Earley site, allowing for a better located entrance or use of the existing entrance
- Vehicular access could be reintroduced via the rear

Officer comment: There is compliant provision of car parking, as noted in paragraph 45. Therefore, no further changes are considered necessary. Condition 8 requires provision of a Car Parking Management Plan to ensure continued management of the car parking. Emergency or refuse parking is viewed as unnecessary, as noted in paragraph 49.

- Two access points poses a safety hazard for existing traffic

- Lack of visibility at the vehicle entrances
- Increased traffic from the development posing issues for animals

Officer comment: The Council's Highways Officer has reviewed the visibility at the entrances and raises no objection, as noted in paragraph 57.

- Road network, which was first established as a cul-de-sac is not suitable for increased development and associated traffic

Officer comment: The Council's Highways Officer has reviewed the proposal and raises no objection in terms of likely traffic generation.

- Driveway locations will restrict access for HGVs on the road

Officer comment: There is no foreseeable reason why access on Strand Way would be reduced because of the introduction of the new access points. If anything, it would have the opposite effect by reducing on street parking in some areas.

Neighbour amenity

- Overlooking (to 20, 22 and 24 Strand Way)
- Hedging should be established to prevent overlooking
- Increased noise and pollution from traffic and cars exiting the car park
- Loss of light and overshadowing
- Security lighting at the car park would cause light spill

Officer comment: There is no adverse level of overlooking, overshadowing, noise disturbance, air pollution or light spill, as noted in 'Neighbour Amenity'.

Other

- Excessive disruption during construction period
- Limited construction access for larger vehicles
- Tradesperson parking should be on site

Officer comment: These matters form part of the considerations for a Construction Management Plan, as required by Condition 10.

- Lack of storage
- Internal space does not comply with the national standards

Officer comment: Unit sizes meet the national minimum standards, as noted in paragraph 30. A lack of storage is not unreasonable, as also noted in paragraph 30.

- No sustainability measures (EV charging, heat pumps, battery storage, solar panels) and this is ill considered

- No EV charging has been proposed
- Roof design does not allow for solar panels

Officer comment: Energy measures are discussed in paragraph 74 and required by Condition 13. EV charging has been considered and remains open for consideration but not enforced by condition, as detailed in paragraph 74. The implementation of solar panels may or may not form part of the proposal and the roof design does not have to take account of this requirement.

- Cycle storage is poorly located (accessibility, susceptible to theft)
- Refuse collection is unclear

Officer comment: There are reservations with the location of the cycle storage, necessitating a review of the arrangement in Condition 9. See paragraphs 52-53 and 90 for further comments. The refuse collection is alongside each of the buildings and is satisfactory, as noted in paragraph 83.

- The intention may not be for use as almshouses

Officer comment: The provision of 100% affordable housing, in the same manner that an almshouse, would achieve, is secured by legal agreement.

- Conflicting statements about whether the development is market or affordable housing
- A CIL form is required
- Arboricultural information is not relevant to the site

Officer comment: Whilst conflicting in some areas, the details relating to market and affordable housing are contained in the application form and this does not form part of the approval. A CIL form has been submitted with the application. The extent of tree information is to the satisfaction of the Council's Trees Officer but additional detail is required prior to commencement of the development in Condition 5.

- House numbering causes delivery confusion

Officer comment: This is not particularly relevant to the subject application.

- Building will produce heat and light and obstruct sightlines of planets

Officer comment: This does not form a sufficient planning consideration to warrant refusal or modification of the application.

- TPO trees at the rear of the site have not been considered

Officer comment: The Council's Trees Officer has considered tree issues in paragraphs 67-68 and raises no objection. Condition 5 requires tree protection during the construction phase.

- Loss of property value

Officer comment: This is not a relevant planning consideration.

- Advice from Police should be sought
- Additional access points and buildings has security implications
- Parking would be safer at the rear of the site

Officer comment: Thames Valley Police have provided comments in paragraph 79. These comments did not extend to the location or number of access points. The Council agrees that there are no security concerns with the access or parking arrangements and relocation of the car park to the rear is viewed as unnecessary.

- On-site settlement tank is required to catch pollutants

Officer comment: Drainage details are required in Condition 7. Further commentary is provided in paragraphs 62-64.

- Statement of Community Involvement suggest all residents in Strand Way were consulted when it does not appear to be the case and letters and a list of residents has not been provided
- Comments from residents prior to submission have not been taken into account

Officer comment: Any pre submission community consultation does not form part of the consideration of the planning application.

- Integrity of the application is questioned as not all residents in Strand Way have been consulted despite confirmation from the Council to the contrary
- Not all residents in Strand Way have been consulted

Officer comment: Notification postcards were sent to 58 properties and a site notice was installed at the site. This exceeds the Council's notification requirements in the Statement of Community Involvement.

APPLICANTS POINTS

The application site is undeveloped but lies within the settlement boundary of Lower Earley. It is only historical accident that it has not been previously developed. There is no 'in principle' objection to the site's development, as the Pre-Application Advice of 2018 made clear.

Following the granting of Change of Use planning consent for Liberty House from an Aged Care Facility to Affordable Housing, and the very successful implementation of that consent, it is wholly appropriate that the application site be developed for a similar use:

- It will make the management and operation of Liberty House more efficient.
- It will provide accommodation of a type and size of precisely the kind that the Council's own current Housing Strategy confirms is most needed within the Borough.
- It will provide 18 high quality affordable dwellings for vulnerable persons in housing need, making a material contribution to the severe shortfall in such provision in the Borough.
- It will make a sensible development contribution on a site that is undeveloped, mown grassland with no trees or hedges within it, and which therefore has little or no ecological interest.
- RAC is a registered charity whose sole remit is to provide below open market rent accommodation to those in defined need but who are also capable of independent living. It does not provide care or nursing home accommodation. It operates across an area defined in its Constitution as including the whole of Reading and Wokingham Boroughs, together with parts of other adjoining local authority areas, so giving it a very local focus.
- RAC has a long track record of successful and viable provision of such accommodation over some 400 years, and currently at its three existing facilities, including the adjoining Liberty House. This proposal will deliver 100% affordable housing to which current 'Right to Buy' legislation does not apply. This ensures that the accommodation provided will remain for affordable rent into the foreseeable future more effectively than even Housing Associations can provide.
- The majority of future residents within this scheme will come from within Wokingham Borough, as the recent experience at Liberty House demonstrates The Council's concerns about additional pressure on services are therefore most unlikely to be realised.
- This proposal takes into account the extensive comments about the site made by the Planning Officer in the Pre-Application Advice of 2018 and is fully compliant with all of the relevant Development Plan policies. Specific issues can be addressed by the imposition of appropriate planning conditions attached to any planning consent granted.
- The proposal provides affordable accommodation in a location that is highly sustainable for the residents of such housing.
- The proposal complies with the objectives of the Council's current Housing Strategy 2020-2024.

PLANNING POLICY

National Planning Policy Framework 2021	Chapter 5	Delivering a Sufficient Supply of Homes
	Chapter 8	Promoting Healthy and Safe Communities
	Chapter 10	Making Effective Use of Land
	Chapter 12	Achieving Well-Designed Places
	Chapter 14	Meeting the Challenge of Climate Change, Flooding and Coastal Change
	Chapter 15	Conserving and Enhancing The Natural Environment
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
	CP17	Housing Delivery
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
	TB05	Housing Mix
	TB07	Internal Space Standards
	TB09	Residential Accommodation for Vulnerable Groups
	TB12	Employment Skills Plan
	TB21	Landscape Character
	TB23	Biodiversity and Development
Borough Design Guide SPD	Section 4	Residential
	Section 6	Parking
Affordable Housing SPD	Chapter 5	Requirement for affordable housing on residential developments
	Chapter 6	Design, Distribution and Phasing of Affordable Housing
	Chapter 7	Types and Sizes of Affordable Homes
	Chapter 8	Tenure Mix for Affordable Housing
Sustainable Design and Construction SPD	Whole document	
Technical Housing Standards 2015	Whole document	

PLANNING ISSUES

Description of Development

1. The development involves the following works:

- Erection of three, two-storey flat buildings connected by a canopy cover and comprising of six units each for a total of 18 units (16 x 1-bed and two x 2-bed):
 - Building A consisting of six x 1-bed units at the western end of the site
 - Building B consisting of four x 1-bed and two x 2-bed units in the middle of the site
 - Building C consisting of six x 1-bed units at the eastern end of the site
- Creation of two new vehicular access points off Strand Way serving a 12-space parking court in front of Building A and a 6-car parking court in front of Building B
- Erection of a detached bike store with provision for 18 bikes/buggies at the rear of Building A and provision of uncovered visitor cycle racks adjacent to Buildings B and C
- Communal open space

- Associated site works, including planting and pedestrian paths linking with the existing Liberty of Earley building on the adjacent site to the west
 - Removal of existing boundary fencing
2. The site is owned and operated by Reading Almshouses which is a registered charity. All 18 units are intended to be offered as affordable housing units, being rent up to a maximum of 80% of the estimated market rent for an equivalent property for the size and location. The proposal complements and integrates with implemented planning permission 190816, which granted approval for 36 affordable units on the adjoining site to the west (Liberty of Earley House).

Description of Site

3. The site is located on the southern side of Strand Way and adjoining Cutbush Lane cycle and pedestrian pathway on its southern rear boundary. It comprises a fenced and vacant plot measuring 0.22 hectares. It adjoins and is within the same ownership as the adjoining 0.55-hectare site to the west which consists of a two storey, 26-unit flat building. It formed part of and is surrounded by the wider residential development of the Lower Earley area dating from the late 1980s. The rear boundary lining the public footpath is heavily vegetated.
4. The following photographs give an indication of (a) the site, looking beyond to the existing Liberty of Earley House with protected trees to the rear (as well as the width of Strand Way in the foreground and (b) the character of existing dwellings in Strand Way. These matters are discussed in the body of the report.



Site, looking towards Liberty of Earley House



Streetscene

Principle of Development

Infill development

5. The site to the east of the Liberty of Earley House is privately owned and has remained vacant since the wider development of this part of Lower Earley. It arose as a consequence of the original construction of the Liberty of Earley House site, which required the provision of one acre of open space.
6. With the proposed change of use of the existing building from an aged care home in 190618 and the replacement of the relevant planning policies surrounding the original provision of open space, there is no in principle objection to the loss of open space. In this respect, the proposal addresses a housing need as identified in Policy CP17 of the Core Strategy. It also addresses an ongoing need for affordable housing in the Borough and this weighs in favour of the scheme.

Density

7. 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.
8. The density is measured at 82 dwellings per hectare. This compares with the density of Liberty of Earley House to the west, which is 65 dwellings per hectare and the wider area, which averages at about 35 dwellings per hectare. Whilst there is a clear departure from the local character, there is an absence of harm. This is because the buildings maintain a modest form with adequate building separation and the dwellings are smaller units, as opposed to larger family sized dwellings in the area. A comparison of bedroom density is therefore more relevant here. At 90 bedrooms per hectare, it is directly comparable to the bedroom density of the area, which is estimated at about 100 bedrooms per hectare.

Site sustainability

9. The site is within settlement limits within a major development location. It is sustainably located and is well supported by facilities and services and access to public transport.

Character of the Area

Built form and siting

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. 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 immediate location is a pleasant residential area of Earley and leads to an additional two cul-de-sacs. The exception to the predominant building form of detached and terraced dwellings is Liberty of Earley House, which has a grander form (in terms of footprint and width) although it is set on a much larger plot amongst established gardens.
12. The subject application seeks to replicate this arrangement to a degree. Three buildings will be positioned along the street frontage, detached in form with the exception of ground floor canopies in between the buildings. A generous front setback allows for a mix of landscaping and car parking to the street and expansive rear garden space will connect into the existing gardens at Liberty of Earley House to the west.
13. The footprint measures about 450sqm or 20% of the site such that the development fits comfortably as a ratio to its plot size. Building width is approximately 15.5m (x 3) and this is a suitable contrast between the building width of Liberty of Earley House (51m) and the more modest widths of the dwellings in the street (generally 8-12m), Setbacks of 2m to the east and 12m to the west ensure that the development is not out of place in the predominant character of the area. Overall, the scheme fits comfortably within the site and the context of the surrounding area when taking account of Liberty of Earley House to the west and the remainder of the residential development in the area, This is reinforced in considerations of building line and height, which are also both appropriate.

Siting and relationship to neighbours

14. R2 of the Borough Design Guide requires development to respond to context, including incorporating existing features, relating to neighbours, R3 and R4 require housing to relate to the existing network of streets and spaces and R7 requires a consistent building line relative to existing buildings.
15. The three buildings are stepped to relate to the curved alignment of Strand Way, although Buildings A and B are set back further in the site to a degree to allow space for parking courts. Regardless, there is broad consistency with the building line established by Liberty of Earley House to the west and 9 Strand Way to the east and

no objection is raised. Entrances to the buildings are to the side but there remains a suitable presentation to the street in the form of ground and first floor windows.

Height

16. R9 of the Borough Design Guide SPD note that height, bulk and massing should respond to the local context and the prevailing heights in the area. The building height is 9m to all three buildings. This compares with the height of Liberty of Earley House (7.6m) and surrounding development, which is generally about 8m. The differences in height are marginal and not readily discernible in the streetscene, partly because the setbacks from the street and the building separation. More broadly, the buildings are two storeys in height and this accords with the predominant height of the area.

Outbuildings

17. R20 of the Borough Design Guide SPD requires consideration of external elements including the bin and cycle storage to avoid proliferation of clutter. The cycle store is sited to the rear of the buildings where it will not detract from the area.

Parking

18. P2 of the Borough Design Guide SPD aims to ensure that parking is provided in a manner that is compatible with the local character. Two parking courts are proposed to the front of the site, in front of Building A and B. This is not out of character with the area with a similar arrangement at Liberty of Earley House to the west and in other residential properties in the area. The subject site will benefit from a generous building setback and adequate space for landscaping to offset any impression imposed by the hard paving of the parking area. On this basis, no objection is raised.

Materials and design

19. R11 of the Borough Design Guide SPD require that housing ensure a coherent street character, including materials and colour, with elevations that are well composed, proportioned and detailed. Materials have not been specified as part of this application but are conditioned as such to ensure appropriate control over the future appearance. See Condition 12.
20. Paragraph 130 of the NPPF states that development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping and sympathetic to local character and history. The three buildings are largely identical in design, adopting steep roof pitches with hipped roofs to all sides. This is in contrast to the dual pitch roofs or gable presentations adopted in most, if not all, of the dwellings in the street. However, this in itself does not present a sufficient justification to oppose the scheme. The dwellings have an adequate design and presentation to the street. There is good articulation and presentation to the street elevation and it achieves a satisfactory appearance in the streetscene.

Boundary treatments

21. R12 of the Borough Design Guide SPD states that boundary treatments contribute positively to the character of the area. There is an absence of detail relating to

boundary treatments although it is anticipated that the site will remain relatively open to the street and landscaping or existing fencing will form boundary treatments elsewhere within the site. These arrangements are acceptable although Condition 3 requires final confirmation of details.

Dwelling Mix

22. Policy CP5 of the CS and Policy TB05 of the MDD Local Plan require an appropriate dwelling type and tenure for affordable housing schemes. The Berkshire (including South Bucks) Strategic Housing Market Assessment (February 2016) also identified future housing need for the Wokingham Borough. These expectations are outlined in the table below:

No of beds	1 bed	2 bed	3 bed	4+ bed	Total
Policy CP5	3.5	8	3.5	3	18
	20%	45%	20%	15%	100%
SHMA	934	3488	5605	2862	12889
	7.2%	27.1%	43.5%	22.2%	100%
Subject application	16	2	0	0	18
	89%	11%	0%	0%	100%

23. The proposal is almost entirely 1-bed dwellings, which is a clear departure. However, it is acknowledged that the proposal is not for profit, intended as an almshouse arrangement and directed at a particular market. It would also supplement the existing five studios and 31 x 1-bed units at Liberty of Earley House. On balance and consistent with the approach taken in the assessment of the dwelling mix in the adjoining scheme, the proposal represents an appropriate outcome.

Housing Affordability

24. Policy CP5 of the Core Strategy, Policy TB05 of the MDD Local Plan and the Affordable Housing SPD specify an affordable housing rate of 35% for any development involving five dwellings or more on land with a total area of 0.16 hectares or more. In this case, this equates to 6.3 units.
25. The site is owned by Reading Almshouse Charity which also owns the adjacent site to the west which is currently operated as a 100% affordable housing scheme consisting of 36 units. The subject application is an expansion of the existing operation and is proposed to be operated in the same manner. The proposal is therefore compliant with Policy CP5. This is secured in a legal agreement.

Accessibility (incorporating The Public Sector Equality Duty (Equality Act 2010))

26. The Council is required to have due regard to its obligations under the Equality Act 2010, including protected characteristics of age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. Policy CP2 of the Core Strategy also seeks to ensure that new development contributes to the provision of sustainable and inclusive communities, particularly for affordable schemes. 10–20% of all dwellings should be to Lifetime Homes standards in accordance with Policy CP5 of the Core Strategy and Policy TB05 of the MDD Local Plan. In this case, this is up to three units.

27. Although the Lifetime Homes standard has been replaced by the new national technical housing standards, the need to design and build accessible and adaptable accommodation remains integral to future neighbourhood planning.
28. There is no immediate indication that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities. However, the accessibility credentials (in terms of being adaptable or accessible to M4(2) standards remains unclear. It is feasible that the ground floor units, which are open plan in layout, could meet this requirement, particularly the units afforded separate entrances. However, the two nominated disabled car spaces do not appear to be to compliant standards and there is convoluted access between the spaces and these units. To resolve these matters, Condition 15 requires an access plan to be submitted prior to the commencement of development.

Resident Amenity

Internal amenity

29. 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 unit size standard of 50-61sqm applies. Double bedrooms should also have a minimum area of 11.5sqm, second bedrooms at 7.5sqm with provision for storage. As a guideline, living space should measure 23-25sqm.
30. There is broad compliance across all 18 units in terms of unit sizes and bedroom sizes. The only departures are a lack of storage space for each unit although a boiler cupboard could serve that role given the low occupancy rate of the units. Living spaces are generally 20-24sqm where 23-25sqm is required. However, this is a Council guideline only (rather than a standard) and the open plan nature of the living space and the generous bedroom sizes offsets any minimal concerns with this departure. More generally, the units are provided with good internal space and circulation.

Unit	Bed rooms	Occu-pancy	GIA	B/room	Living Room	Aspect	Orien-tation
Minimum requirement			50-61m2	11.5m2	23-25m2	Dual	Not North
1	1	2	51m2	16m2	20m2	Dual	South
2	1	2	53m2	13m2	24m2	Dual	North
3	1	2	53m2	13m2	24m2	Dual	South
4	1	2	51m2	17m2	20m2	Dual	North
5	1	2	51m2	17m2	20m2	Dual	South
6	1	2	51m2	16m2	20m2	Dual	South
7	2	3	61m2	13m2/9m2	22m2	Dual	South
8	1	2	52m2	13m2	24m2	Dual	North
9	1	2	52m2	13m2	24m2	Dual	South
10	2	3	61m2	15m2/9m2	22m2	Dual	South
11	1	2	52m2	18m2	20m2	Dual	North
12	1	2	52m2	18m2	20m2	Dual	South
13	1	2	53m2	14m2	23m2	Dual	North
14	1	2	53m2	14m2	23m2	Dual	South
15	1	2	51m2	16m2	20m2	Dual	South
16	1	2	50m2	17m2	20m2	Dual	North
17	1	2	50m2	17m2	20m2	Dual	South
18	1	2	51m2	16m2	20m2	Dual	South

31. R18 of the SPD requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable dual outlook and southern aspect. All units are dual aspect and provided with good window openings allowing for cross ventilation and a satisfactory outlook. Six of the units are north facing, which is not favourable but not unacceptable when taking account of the open outlook and the ample internal space.

External amenity

32. The six south facing ground floor units (Units 1, 3, 7, 9, 14 and 15) are afforded ground floor access to terrace areas although they do not appear to be private spaces. Regardless, the connectivity between the internal and external spaces ensures good amenity space for these units. The remaining units have no private amenity space, including any balconies. The proposal instead relies upon use of communal open space. At in excess of 1400sqm, it is about 40sqm per resident, which is ample. Because the scheme is to integrate with the existing gardens at Liberty of Earley House, the proposal benefits from additional amenity space. Given this arrangement, the level of outdoor amenity space is acceptable.

Acoustic amenity

33. Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact. The design and layout of the units is broadly supportive of good acoustic amenity for future occupiers. Rooms are stacked appropriately to prevent noise transfer between floors. The only departure is that the walls of bedrooms of Units 1, 6, 7, 10, 15 and 18 adjoin living rooms within neighbouring units. However, given the scheme is a new build, there is a realistic expectation that wall insulation to building regulations standards will ensure adequate amenity.

Residential Amenity

Overlooking

34. R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with separation of 22m to the rear and 10m to the street. R23 notes that the side walls must not contain windows, especially at first floor level.
35. Window openings are concentrated to the front and rear of the buildings. There is generally at least 20m separation to dwellings on Strand Way, which is ample. To the rear, the separation distance is at least 28m and complemented by protected trees such that no issue exists. There are some sightlines afforded from these windows diagonally across boundaries but this is not dissimilar to most residential situations and no issue is raised.
36. The relationship with 9 Strand Way to the east comprises a side facing kitchen window which is nominated as obscure glazed and this ensures the retention of visual privacy. This is restated in Condition 22. A first-floor kitchen window (shown on the plans as obscure glazed and conditioned as such) to Unit 6 and ground floor foyer to Unit 1 will open to the west but with 12m separation to the Liberty of Earley House and the provision of obscure glazing no objection is raised.

37. Internally, there are side facing bedroom windows to Units 4 and 5 in Building A, Units 11 and 12 in Building B and Units 16 and 17 in Building C. However, there is a sill height of 1.6m and when coupled with the offset siting of the windows or the acute angle of sight, no overlooking issues are noted. The external paths through the site are also appropriately located in terms of their relationship with window openings.

Overbearing and Sense of Enclosure

38. R16 of the Borough Design Guide SPD requires separation distances of 1.0m to the side boundary and 11m to the rear boundary. Building C is setback 2.2m from the eastern boundary with 9 Strand Way. There is also 12.5m to the Liberty of Earley House to the west, which is ample despite it being integrated into the same development. With the benefit of the pedestrian and cycle way to the rear boundary, there is at least 28m to the rear boundary of properties to the south, which is sufficient. On the basis of the above observations and with a two-storey height, no dominance or sense of enclosure concerns arise.
39. Internally, the relationship between the three buildings is appropriate. There is 3m separation between buildings and only minimal openings to the side elevations with the main outlooks afforded to the front and rear elevations. Whilst there is 7.5m difference in the siting of Buildings A and B, the imposition upon the outlook afforded to the affected units is not significant, particularly as the affected rooms are bedrooms. The main living spaces are 10m removed (at least) such that no concern is raised.

Sunlight and Daylight

40. R18 of the Borough Design Guide SPD aims to protect sunlight and daylight to existing properties, with no material impact on levels of daylight in the habitable rooms of adjoining properties. Given the observations in paragraph 38, there are no foreseeable adverse impacts upon the levels of sunlight and daylight to neighbouring properties. The 45-degree line to 9 Strand Way to the east is satisfied and the 2.2m separation allows for retention of natural light to the rear elevation of the dwelling. Internally within the development, there is also compliance with the 45-degree rule as measured between Buildings A and B both at the front and rear elevations. As such, the level of sunlight and/or daylight afforded to Units 3 and 5 and to Units 7 and 10 respectively is not compromised.

Noise disturbance

41. Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact. The density of the development is appropriate in a residential context and is unlikely to present adverse noise issues for existing residents on neighbouring properties. By extension, the level of vehicle movements to and from the site is not excessive and matters of noise or pollution arising from these movements is not unreasonable. The Council's Environmental Health Officer saw fit to apply Condition 20, which relates to restricting plant noise from externally mounted plant such as air source heat pumps or air conditioning if proposed.

Light Spill

42. No external lighting is shown on the plans but given the separation distances from the street and from neighbouring properties, it is not envisaged to raise concern.
43. There is some potential for headlight glare from vehicles in the carpark to affect the bedroom window of Unit 1 and living room window of Unit 8 but given that the site plan shows some landscaping in these areas and with sill heights to 1m, no realistic objection is raised.

Access and Movement

Car Parking

44. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street car and cycle parking standards, including provision for charging facilities.
45. Two parking courts are proposed – 12 car spaces in front of Building A and 6 spaces in front of Building B for a total of 18 spaces. Spaces are nominated as unallocated, meaning residents across all three buildings can choose to park in either car park. The total provision is in excess of the requirement of 10 spaces, applied at a rate of 0.5-0.7 spaces per unit.
46. Resident objections have noted a lack of car parking at Liberty of Earley House resulting in overflow onto the street. In that application (ref: 190618), 18 unallocated spaces were proposed for 36 units, which was compliant with the standards but significantly less than the rate of one space per unit proposed in this scheme. On that basis, it is not envisaged that overflow parking on Strand Way will occur.
47. One disabled space is proposed in each parking court. However, the dimensions do not accord with British Standards and further details will be required by Condition 15.
48. The Council's Highways Officer has noted that they would have expected that consideration of electric vehicle charging spaces would have been included but did not require their implementation because the scheme is not for profit as affordable housing. Nonetheless, the opportunity remains as part of the energy reduction requirements in Condition 13.
49. Given the end user and the available space within the car park and on Strand Way, there is no requirement for emergency parking. In addition, because of the unallocated nature of the car park and the excess requirement of car spaces, deliveries are likely to be satisfactorily accommodated on site. Bin collection will be via the kerb and no on-site manoeuvring or parking is required for refuse vehicles.
50. Consistent with planning application 190618, a parking management plan is required for this development. See Condition 8.

Cycle parking

51. Policy CC07 requires a total of 18 cycle spaces or one per unit. P2 and P3 of the Borough Design Guide SPD also seeks to ensure that it is conveniently located, secure and undercover and provided where it is compatible in the streetscene.

52. Cycle and buggy parking is provided in a secure store at the rear of the site, allowing for connectivity with the cycle path on Cutbush Lane. However, the benefits associated with this location are minimal because it still necessitates walking from the store to the buildings, which could be problematic for buggy users, particularly at night. It is also outweighed by concerns about a lack of natural surveillance brought about by the distance from the main building and proximity to the rear pedestrian entrance, as raised initially by the Council's Highways Officer and also by the Police Crime Prevention Officer.
53. A more suitable location closer to the buildings is feasible and is required in consultation with Informative 9 in further details in Condition 9. It is also apparent that the dimensions of the cycle store could only accommodate 16 bikes, let alone any buggies where charging facilities are required. These modifications would eventuate as part of Condition 9.
54. Sheffield stands for visitors are proposed alongside the entrance to Building A/B and to C and this is acceptable.

Access, Maneuverability and Traffic Generation

55. Paragraph 110 of the NPPF requires safe and suitable access to the site can be achieved for all users and paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Paragraph 112 also seeks to create places that are safe, secure and attractive.
56. The proposal involves the introduction of two new access points onto Strand Way. Many of the resident submissions voiced concerns about safety and visibility concerns with the introduction of these access points and their location.
57. The Council's Highways Officer has reviewed the arrangement and raises no objection. The aisle width within the car park is 6m and there is ample space for the safe manoeuvring of cars in the parking areas. This allows forward movement from the site. Two-way access is also achieved, eliminating potential for conflict at the entrance. No visibility splays have been provided but the distances have been checked and the Council's Highways Officer is content that the access points would not be unsafe on visibility grounds. Condition 18 requires pedestrian splays to be maintained and Informative 6 provides details of access construction.
58. Two separate pedestrian access points are provided alongside the car park and this reduces conflict between residents and vehicles.
59. The scale of the development is such that the Highways Officer is also satisfied that the traffic from this development would not have an adverse impact on the highway network.

Construction Management

60. Due to its location within a cul-de-sac, the width of Strand Way, the scale of the development and resident concerns, a Construction Management Plan and Method Statement is required by Condition 10.

Flooding and Drainage

61. Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding. The site and access thereto is within Flood Zone 1 and there is a low risk (1 in 30-year risk) of surface flooding. The proposal represents no additional flood risk or vulnerability and the principle of development is acceptable in terms of Policy CC09.
62. Policy CC10 of the MDD Local Plan requires sustainable drainage methods and the minimisation of surface water flow. The application form indicates that there will be discharge to the main sewer but no further details have been submitted. The Council's Drainage Officer has raised objection because there is an increase in impermeable area and there is an absence of detail relating to on site drainage and no reference to SuDS measures.
63. The sequential test requires consideration of sustainable drainage methods, these being on site infiltration, discharge to a waterbody, to a surface water sewer or to a combined sewer (in that order). It is not sufficient to revert to sewer discharge (as is proposed in the application form) without first exploring alternative options. However, this does not warrant refusal of the application on its own as there is an absence of detail rather than an unsatisfactory impact.
64. Rather, there is a lack of any historic or existing on-site drainage issues and at least 80% of the site is retained as soft landscaping with permeable paving required for all parking areas (see Condition 7). As a result, there are no objections to the principle of the scheme. However, these details are required by Condition 7.
65. Thames Water have commented and sought measures to minimise discharge to the public sewer. However, it is not objected outright and Informative 2 advises that a groundwater risk management permit would be required. Water and wastewater capacity is viewed as satisfactory.

Landscape and Trees

66. 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. R14 of the Borough Design Guide SPD requires well-designed hard and soft landscaping that complements housing.
67. There are trees adjacent to the rear boundary with Cutbush Lane that are protected by TPO 1799-2021 and include Maple and Sycamore, Cherry, Hawthorn, Ash and Oak. The trees screen the rear of the site and provide a sense of a garden enclosure that will benefit the amenity space for the development. Whilst no arboricultural details have been submitted, the Council's Trees Officer raises no objection. The proposed buildings are well removed from the trees and the root protection areas will extend into the open space. One part of the pedestrian path network may conflict

with the root protection area of some trees and an area at the back of the site will need to be fenced off to protect as much of the space from construction.

68. There is at least one tree on the front boundary that will need to be removed to facilitate the car park to Building A. There is also a boundary hedge along the boundary with Liberty of Earley House that will also need to be removed in parts. These tree works are acceptable to the Council's Trees Officer.
69. There is landscaping to the front of the blocks, and a good-sized communal garden located across the back of the blocks connecting with paths and with seats and planting. Although an open grassy space will be lost to development, a substantial part of it is to be laid to a communal garden and this weighs in favour of the scheme. A Tree Protection Plan is required in Condition 5, a Landscape Plan is required in Condition 3 and a Landscape Management Plan is required in Condition 4.

Ecology

70. 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.
71. The Council's modelling indicates that the site is not within an area of ecological importance although it does adjoin a pedestrian and cycle way along the southern boundary that is lined with mature trees. These trees will not be affected by the proposal. The site itself is fenced off and comprises of well-maintained lawn and is unlikely to support any protected species of note. Paragraph 179 of the NPPF seeks biodiversity enhancements and these could include bird and bat boxes, site permeability, planting of native species and provision of log piles. Subject to biodiversity enhancements being submitted as a pre commencement requirement in Condition 6, there are no objections to the application on ecology grounds.

Contamination

72. There is no known contamination.

Sustainable Design and Construction

73. 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.
74. The supporting documentation makes no reference to sustainability measures which is unfortunate but not fatal to the application. 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 of 10+ dwellings. This is a pre commencement requirement and is applied by Condition 13. Regardless, the development would be detailed to comply with the Building Regulations.

Thames Basin Heaths Special Protection Area

75. The subject application includes a net increase of 18 dwellings on a site that is within 7km of the TBH SPA. Policy CP8 of the Core Strategy states that where there is a net increase of 50 dwellings within 7km of the SPA, an Appropriate Assessment is required to be undertaken. This trigger is not reached and the proposal does not warrant an Appropriate Assessment.

Employment Skills

76. Policy TB12 of the MDD Local Plan requires an employment skills plan (ESP) with a supporting method statement for major development such as the subject application. It is intended to provide opportunities for training, apprenticeship, or other vocational initiatives to develop local employability skills required by developers, contractors, or end users of the proposal.
77. Based on the total cost of works, the employment skills plan would generate a need for three community skills support positions (eg work experience or CSCS training courses) and one job. If for any reason, the obligation is not delivered, a contribution in lieu totalling £3,750 is required. This is based on the cost of the Council supporting the employment outcomes of the plan. Both scenarios are incorporated into a s106 legal agreement.

Security and Crime Prevention

78. Paragraphs 92 and 130 of the NPPF are supportive of designs that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
79. The Crime Prevention Officer at Thames Valley Police was consulted and has objected to the application on the following grounds:
- a. Unrestricted access to communal spaces is not supported and a visitor entry system would be required with connection to all flats. This would also necessitate external post boxes
 - b. There is a lack of surveillance of the cycle store because of its distance from the flat building and its location adjacent to the rear pathway. This is likely to result in reduced use of the store. A more appropriate location, with a single, self-closing door and fob access is required
 - c. There is a lack of natural surveillance or defensive space at the building entrances
 - d. There is a confused pedestrian thoroughfare through the buildings and the site
 - e. Lack of boundary treatments defining the public and private realm
80. The concerns relating to (a) unrestricted access are legitimate but can be resolved through further details in Condition 14. The concerns relating to the (b) cycle store are shared, but also because of its remoteness from the units likely to result in less usage. Condition 2 does not approve the cycle store as proposed and Condition 9 requires the submission of further details, as informed by Informative 9.

81. Matters of (c) natural surveillance and (d) pedestrian layouts are not shared. There is a balance needed in terms of ensuring resident privacy and the siting of the three buildings does not result in an enclosed space around the building entrances. The benefits of connectivity through the site and ready access to communal garden space far outweigh any perception of a confused layout. With respect to (e) boundary treatments, the site is intended to connect with the adjacent housing at Liberty of Earley House and this instils connectivity in the scheme. Boundary treatments are nonetheless required in Condition 3.

Waste Storage

82. Policy CC04 of the MDD Local Plan requires adequate internal and external storage for the segregation of waste, recycling, green waste. As a general guide, 120L of waste capacity and 120L of recycling capacity should be provided for each dwelling. This would equate to 12 x 360L bins or 18 x 240L bins with additional capacity for compost and green waste.
83. Bin storage is provided to each side of each of the three flat buildings in such a manner that it does not detract from the character of the building or the street. It is conveniently located for residents and for ease of movement to the kerb on collection day. The total provision across the entire development is 10m², which would accommodate about 21 bins. This is sufficient for the likely waste generation arising from the development, particularly when considering it consists of smaller units. Compliance with this arrangement is required in Condition 19.

Atomic Weapons Location

84. Policy TB04 of the MDD allows development in the vicinity of the Atomic Weapons Establishment at Burghfield but only where the increase in density can be safely accommodated. The site is within the 12km zone which has no specific implications for this proposal and no objection is raised.

Community Infrastructure Levy

85. The application is 100% affordable housing, which is exempt from any Community Infrastructure Levy liability.

CONCLUSION

86. The proposal delivers a net increase of 18 dwellings as an appropriately proportioned and well-designed infill development within a major development location. It achieves a satisfactory amenity for future occupiers without adverse detriment to neighbour amenity, there is adequate parking provision and the ecological and landscape outcomes are acceptable. Of much importance, the scheme is 100% affordable housing and this weighs significantly in favour of the scheme. Approval is recommended, subject to pre commencement and pre occupation details in Conditions 3-15.

Liberty House, Strand Way, Lower Earley, Reading

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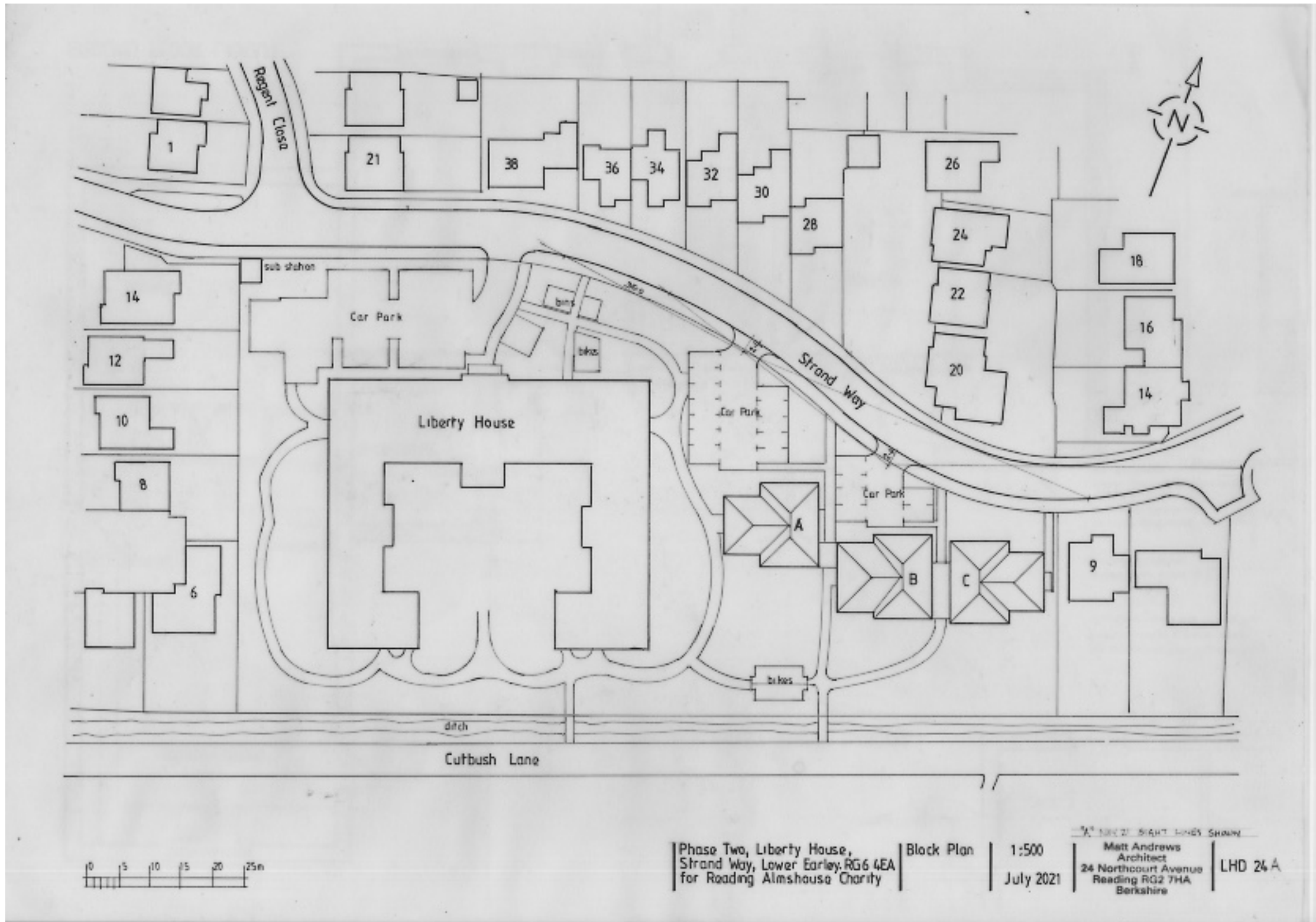
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LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

Site Location Plan O.S. Scale 1:1250



Phase Two, Liberty House,
Strand Way, Lower Earley, RG6 4EA
for Reading Almshouse Charity

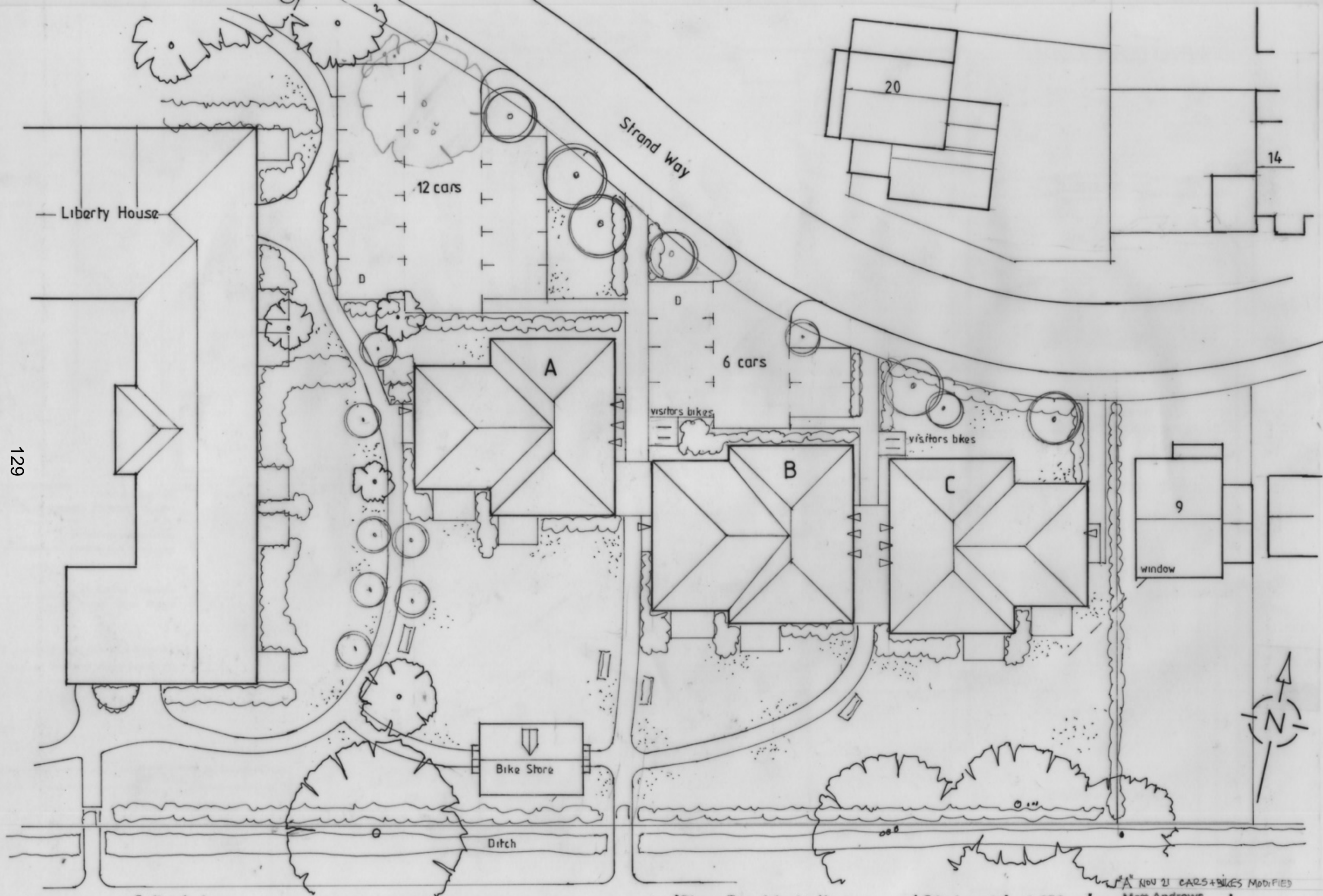
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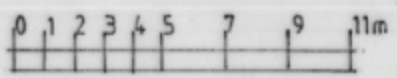
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LHD 24 A



Cutbush Lane



Phase Two, Liberty House,
Strand Way, Lower Earley RG6 4EA
for Reading Almshouse Charity

Site Layout

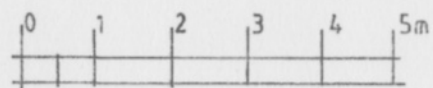
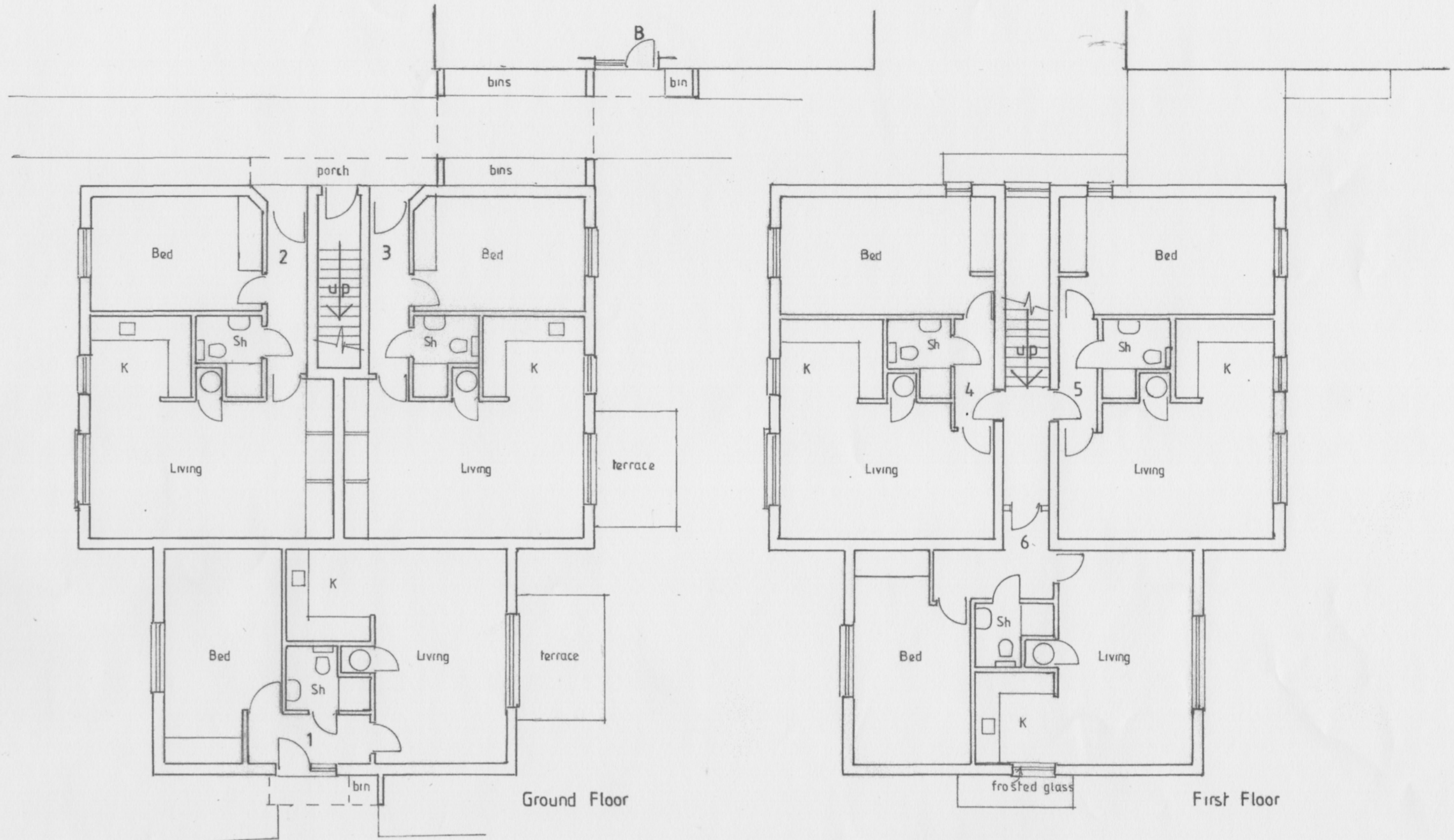
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LHD 16A

*A NOT 21 CARS + BIKES MODIFIED



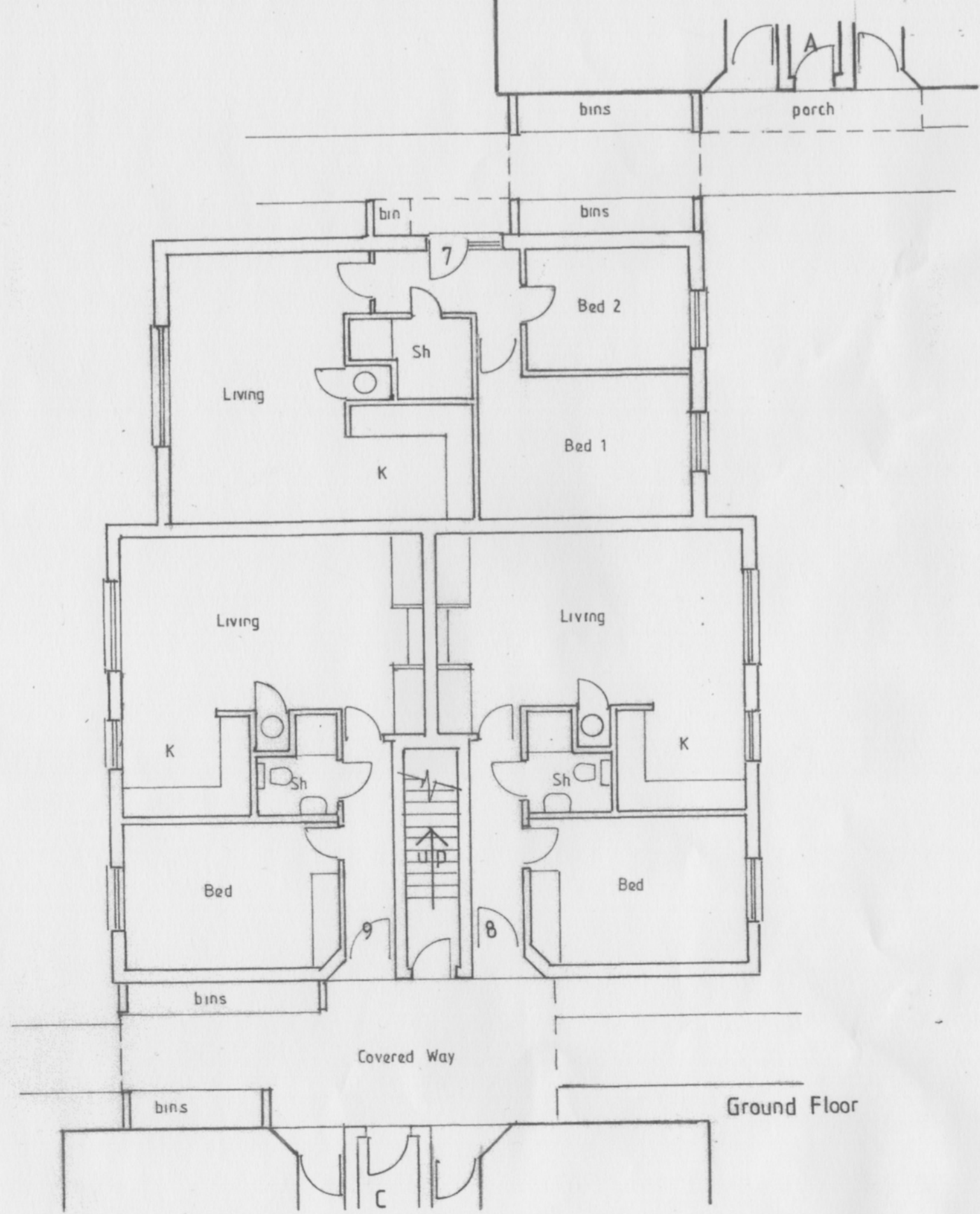
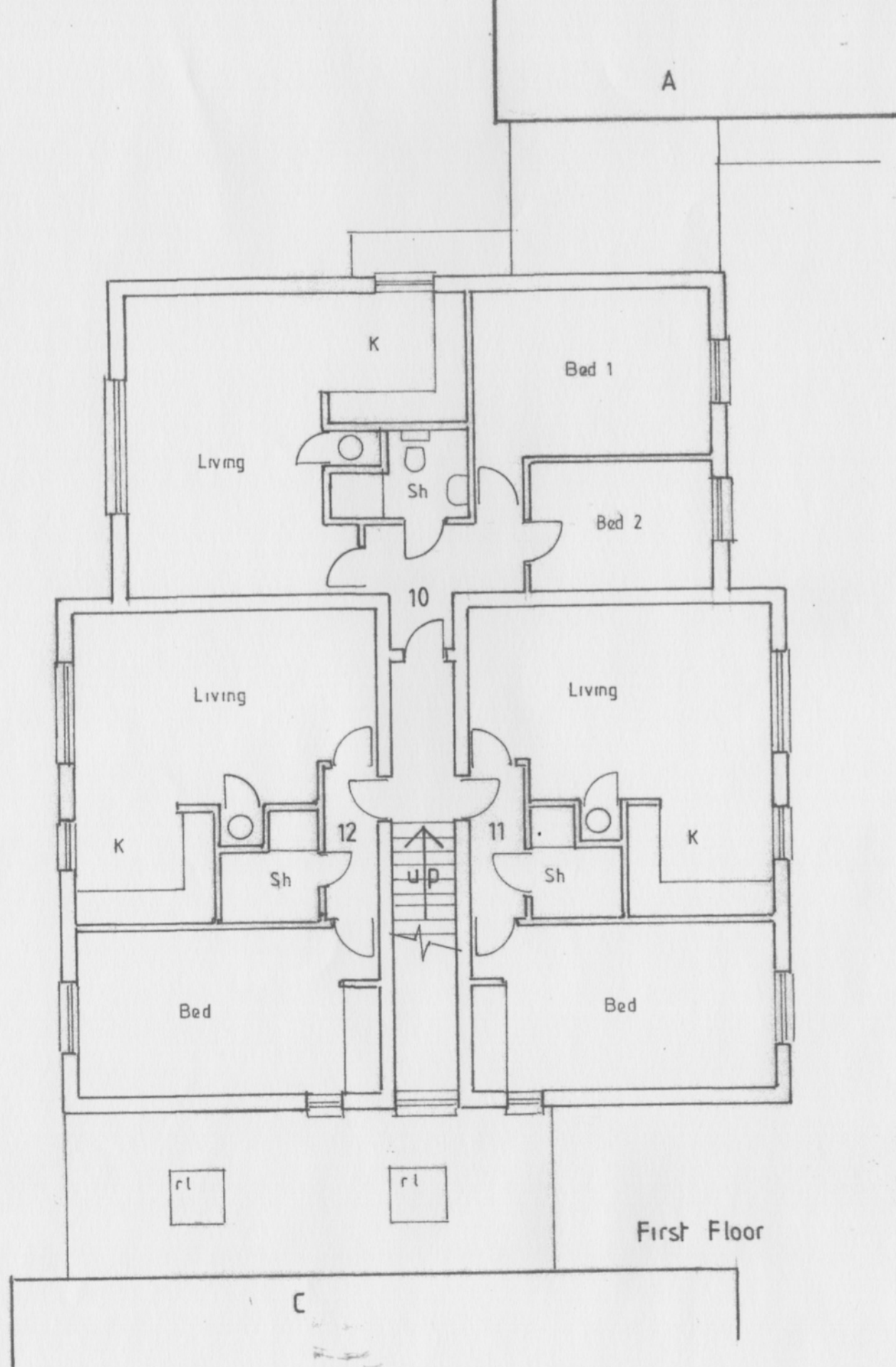
Phase Two, Liberty House,
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for Reading Almshouse Charity

Building A
Floor Plans

1:100
July 2021

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LHD 17



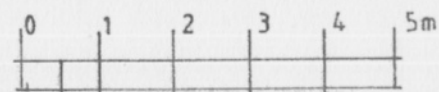
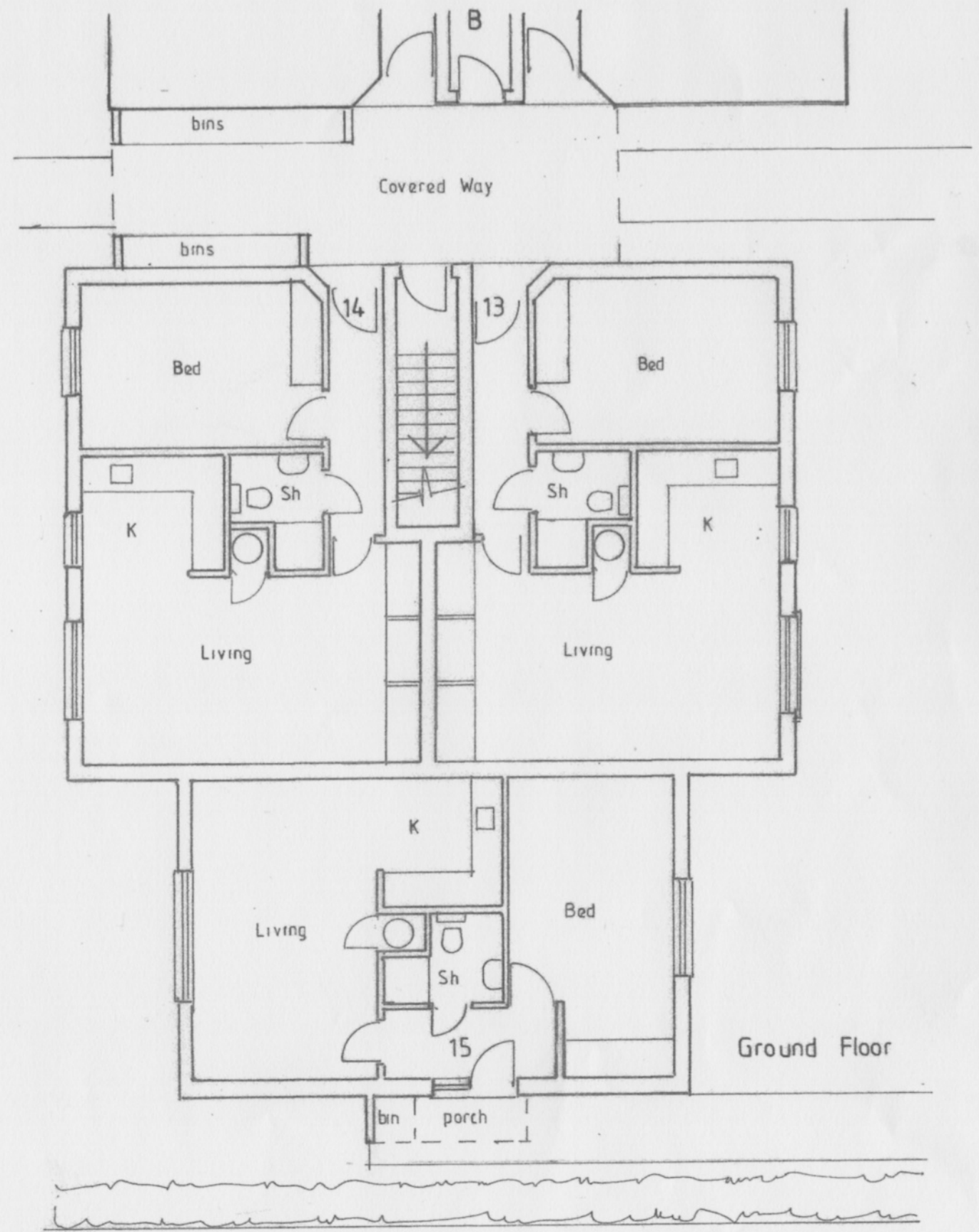
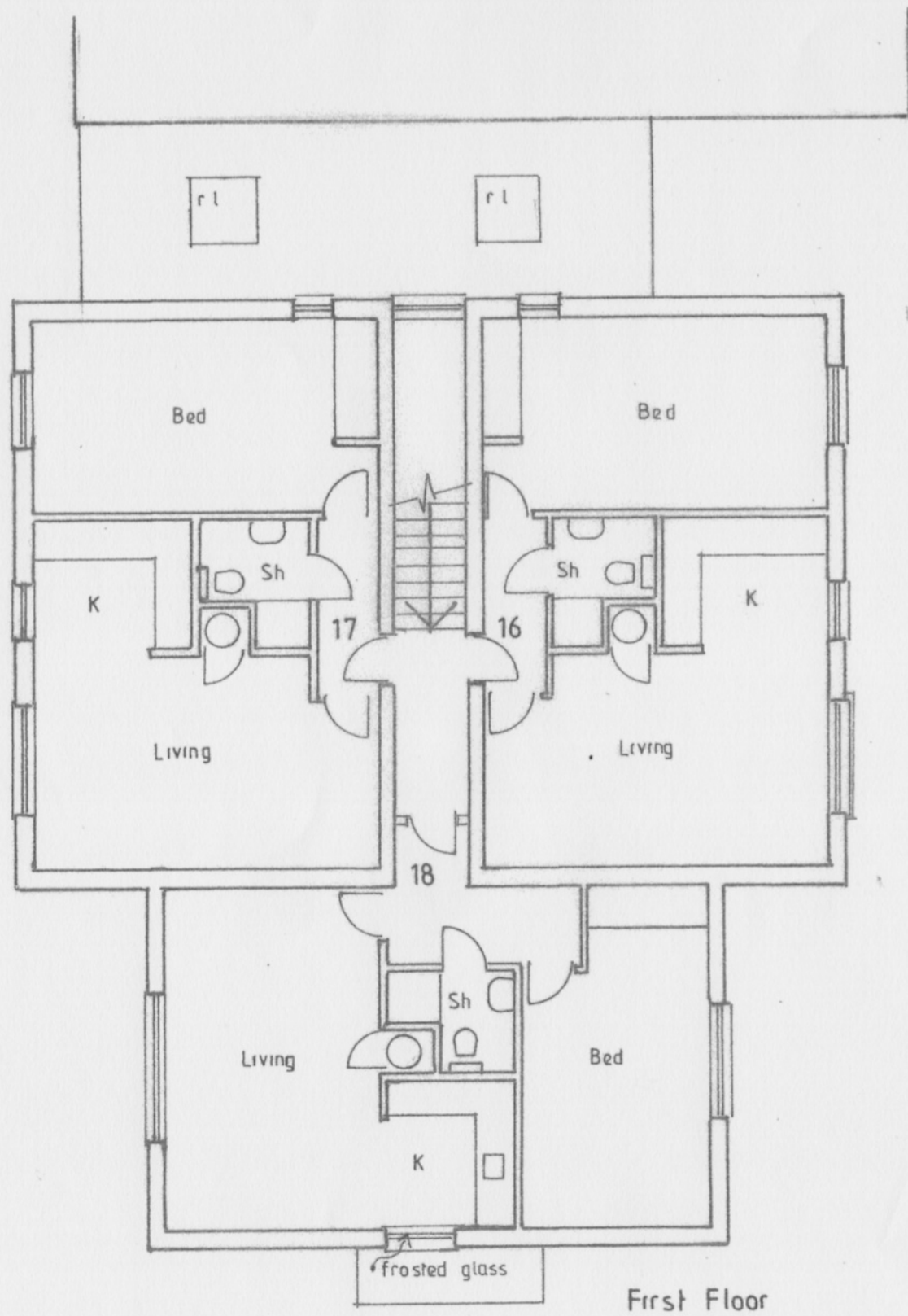
Phase Two, Liberty House,
Stand Way, Lower Earley, RG6 4EA
for Reading Almshouse Charity.

Building B.
Floor Plans

1:100
July 2021

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LHD 19



Phase Two, Liberty House,
Stand Way, Lower Earley, RG6 4EA
for Reading Almshouse Charity.

Building C
Floor Plans

1:100

July 2021

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Berkshire

LHD 21



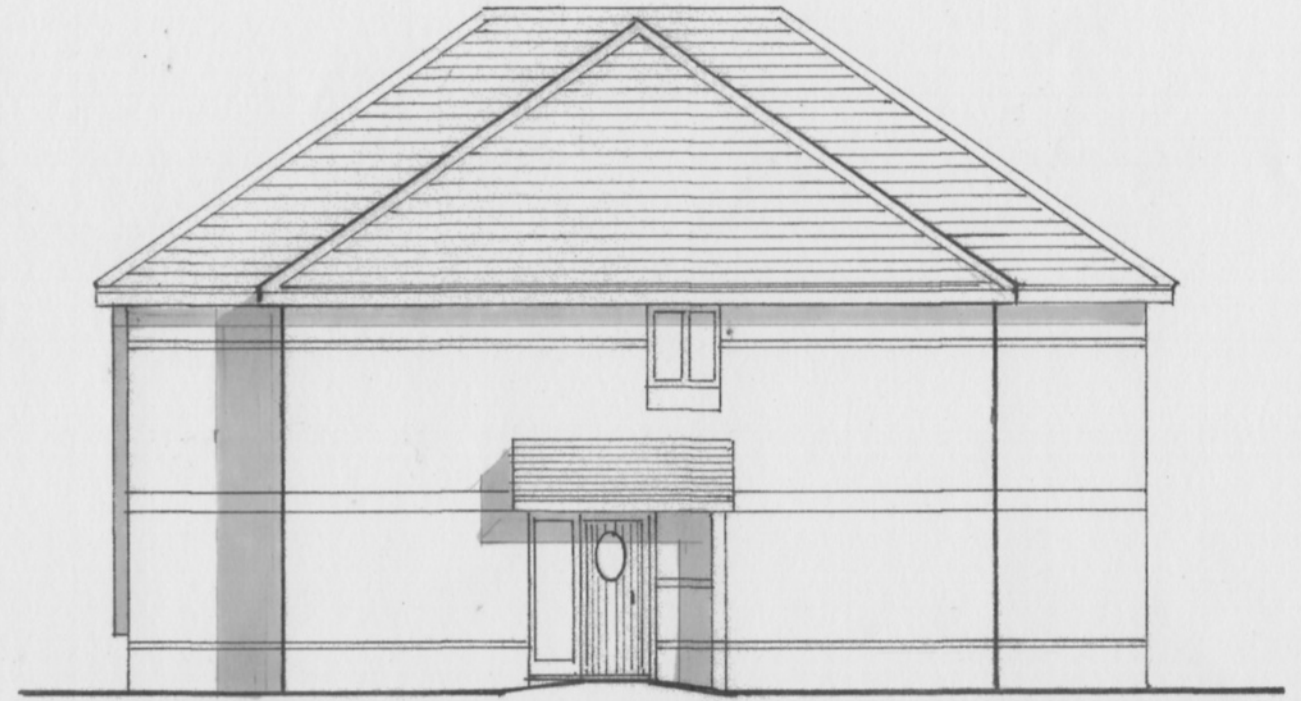
South



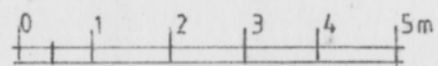
East



North



West



133

Phase Two, Liberty House,
Strand Way, Lower Earley RG6 4EA
for Reading Almshouse Charity

Building A
Elevations

1:100
July 2021

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LHD 18



South Elevation



East Elevation

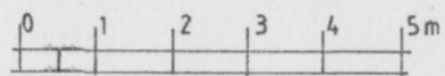
134



North Elevation



West Elevation



Phase Two, Liberty House,
Strand Way, Lower Earley RG6 4EA
for Reading Almshouse Charity

Building B
Elevations

1:100

July 2021

Matt Andrews
Architect
24 Northcourt Avenue
Reading RG2 7HA
Berkshire

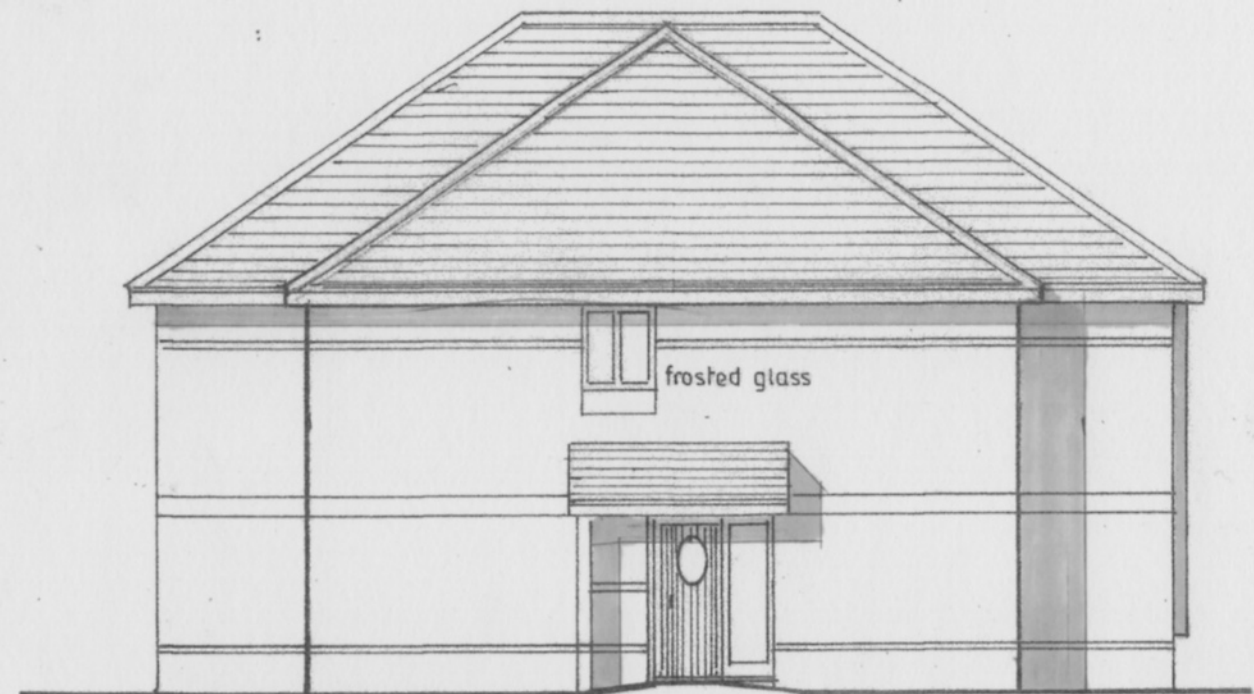
LHD 20



West



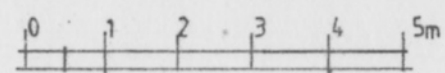
South



East



North



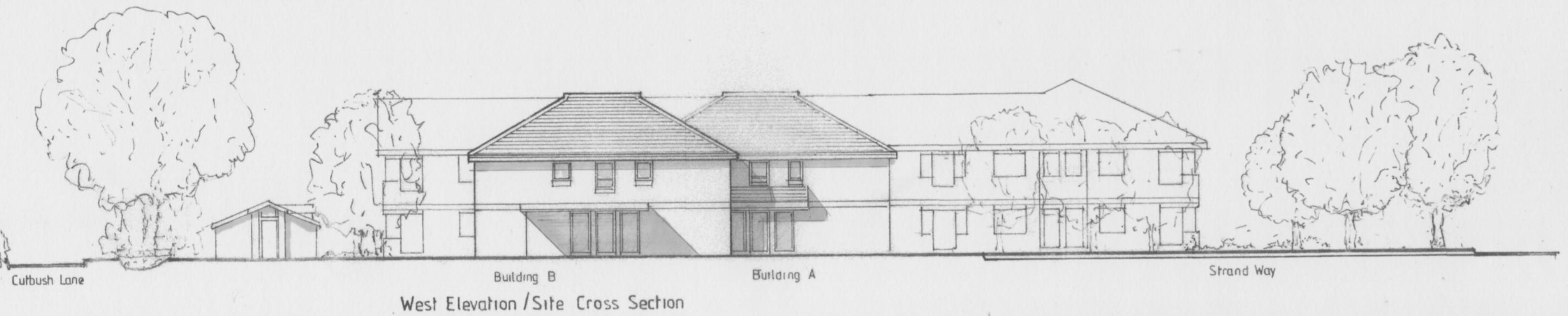
Phase Two, Liberty House,
Strand Way, Lower Earley RG6 4EA
for Reading Almshouse Charity

Building C
Elevations

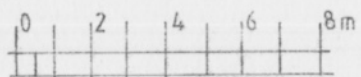
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July 2021

Matt Andrews
Architect
24 Northcourt Avenue
Reading RG2 7HA
Berkshire

LHD 22



136



Phase Two, Liberty House,
Strand Way, Lower Earley RG6 4EA.
for Reading Almshouse Charity

Elevations

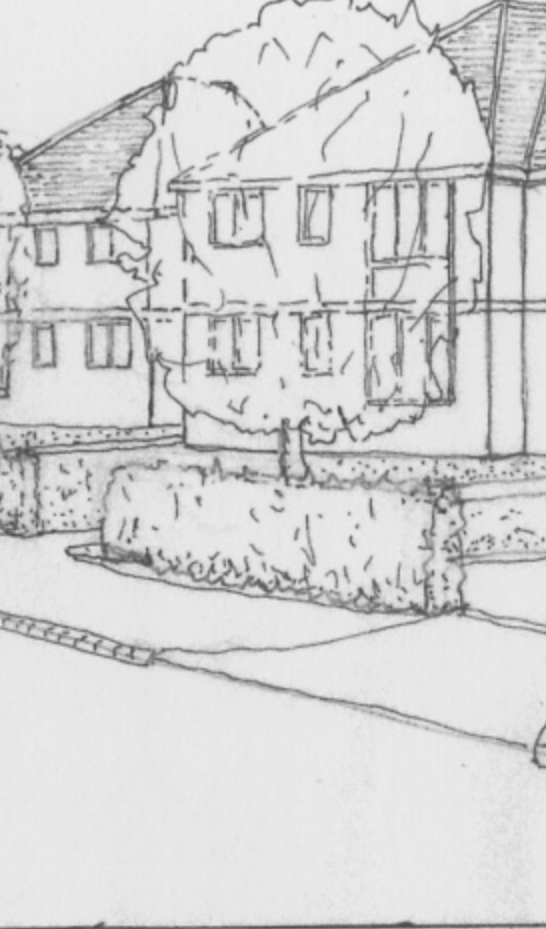
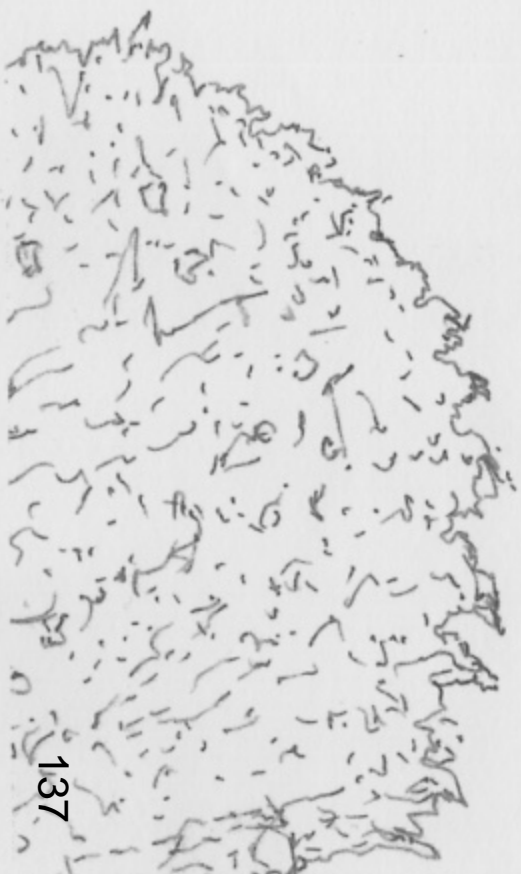
1:200

Sept 2020

"A" JULY'21 UPDATE DRAWING

Matt Andrews
Architect
24 Northcourt Avenue
Reading RG2 7HA
Berkshire

LHD 13A



137

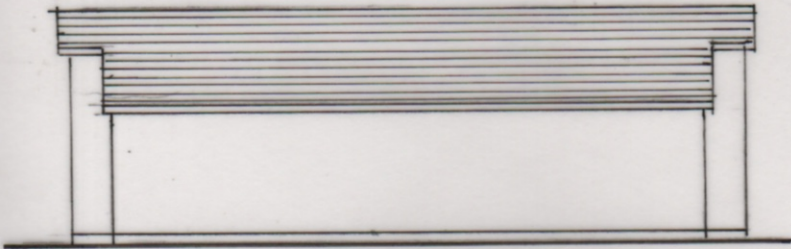
Phase Two, Liberty House, Strand Way, Lower Earley. RG6 4EA. - View from the West.

LHD 15

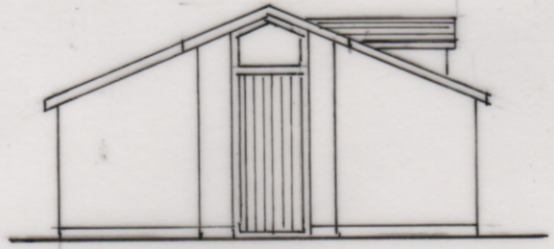
External Materials:-

Roof: Grey Slates

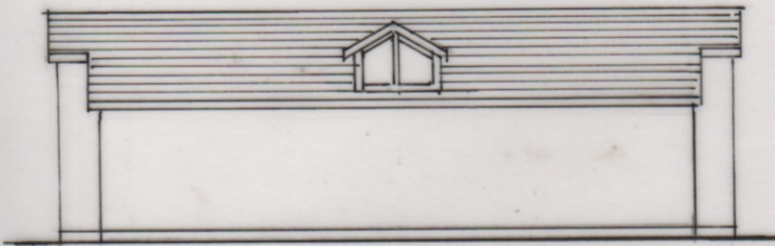
Walls: Stained Weatherboarding +
Brick plinth



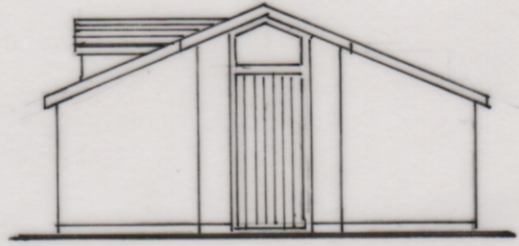
South



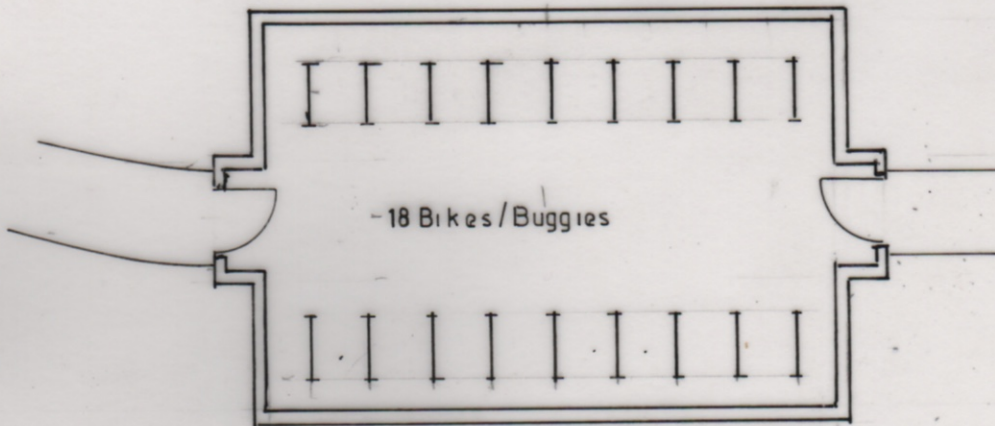
East



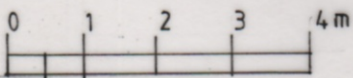
North



West



Plan



PLANNING REF : 213457
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 10/11/2021

COMMENTS:

Recommend Refusal for the following reasons:

- 1: The applicant has failed to submit a scheme for delivering a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology, and its implementation prior to first occupation, as required by Policies CP1 and CC05. applicant has failed to submit a scheme for ensuring that surface water is managed in a sustainable manner to address Policy CC10 as supported by Policy CP1.
- 4: The applicant has failed to clearly identify the extent of car parking to be provided, contrary to Policy CC07, there being discrepancies between the application form, the documentation and drawings as to how much parking is provided.
- 5: The applicant has not clearly defined the extent of affordable housing in the application in accordance with Policy TB05, there being a discrepancy between the application form mix of tenure, and the description in the draft Unilateral Undertaking, and the accompany documentation.
- 6: The scheme does not appear to be designed in accordance with the WBC space standards set out in Policy TB07, nor with the requirements in Policy TB06, nor the subsequent Nationally Described Space Standards in that the proposals fail to provide the widely recognised minimum space standards for the occupants.
- 7: Failure of the applicant to provide information with regards to the impact of the proposed development on existing trees and landscaping contrary to Policies CP1 and CC03. The information submitted is for the adjoining Liberty House site.

If WBC are minded to approve this application the following conditions are requested:

- 1: The submission to, and approval by, WBC of a scheme for delivering a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology, and its implementation prior to first occupation, as required by Policies CP1 and CC05.
- 2: The submission and approval of a statement of how the applicant intends to meet the requirements of Policy CC04, sustainable design and construction,
- 3: The applicant shall submit a scheme for ensuring that surface water is managed in a sustainable manner to address Policy CC10 as supported by Policy CP1. The approved scheme shall be implemented prior to first occupation.

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