



## **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 9 FEBRUARY 2022 AT 7.00 PM**

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

Susan Parsonage  
Chief Executive  
Published on 1 February 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/h4B1K4NCJvs>

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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.
71.		<b>APOLOGIES</b> To receive any apologies for absence.	
72.		<b>MINUTES OF PREVIOUS MEETING</b> To confirm the Minutes of the Meeting held on 12 January 2022	5 - 14
73.		<b>DECLARATION OF INTEREST</b> To receive any declaration of interest	
74.		<b>APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS</b> To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
75.	Norreys	<b>APPLICATION NO.213796 - 302 LONDON ROAD, WOKINGHAM, RG40 1RD</b> <b>Recommendation:</b> Conditional approval	15 - 36
76.	Finchampstead South	<b>APPLICATION NO.213903 - JUNCTION OF JUBILEE ROAD / B3016</b> <b>Recommendation:</b> Conditional approval of listed building consent	37 - 52
77.	Finchampstead South	<b>APPLICATION NO.213927 - FINCHAMPSTEAD MEMORIAL PARK, THE VILLAGE, RG40 4JU</b> <b>Recommendation:</b> Conditional approval	53 - 84
78.	Swallowfield	<b>APPLICATION NO.213380 - BALCOMBE NURSERIES, BASINGSTOKE ROAD, SWALLOWFIELD, RG7 1PY</b> <b>Recommendation:</b> Conditional approval subject to legal agreement	85 - 120

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

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

## **GLOSSARY OF TERMS**

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

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

### **CONTACT OFFICER**

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**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 12 JANUARY 2022 FROM 7.00 PM TO 9.10 PM**

**Committee Members Present**

Councillors: Chris Bowring (Chairman), Angus Ross (Vice-Chairman), Sam Akhtar, Stephen Conway, Carl Doran, Pauline Jorgensen, Andrew Mickleburgh, Rachelle Shepherd-DuBey and Bill Soane

**Councillors Present and Speaking**

Councillors: Peter Dennis and David Hare

**Officers Present**

Connor Corrigan, Service Manager - Planning and Delivery  
Chris Easton, Head of Transport, Drainage, and Compliance  
Lyndsay Jennings, Senior Solicitor  
Callum Wernham, Democratic & Electoral Services Specialist

**Case Officers Present**

Joanna Carter  
Baldeep Pulahi  
Simon Taylor

**63. APOLOGIES**

Apologies for absence were submitted from Councillors Gary Cowan and Rebecca Margetts.

**64. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 8 December 2021 were confirmed as a correct record and signed by the Chairman.

**65. DECLARATION OF INTEREST**

Bill Soane stated that he had listed item number 69, application number 213520, as residents have raised concerns regarding access to and from the proposed development site. Bill added that he had an open mind with regards to the proposal and would consider it purely based on its planning merits, what is said at the Committee meeting by the parties and by the members of the Planning Committee.

Andrew Mickleburgh stated that Earley Town Council's Planning Committee had considered item number 70, application number 213457, who had made a recommendation of refusal. Andrew added that he had not taken any part in that particular discussion or vote, and had not formed a view with regards to this application.

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

No applications were recommended for deferral, or withdrawn.

**67. APPLICATION NO.203544 - LAND TO THE WEST OF ST ANNES DRIVE AND SOUTH OF LONDON ROAD, WOKINGHAM, RG40 1PB**

**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 supplementary agenda pages 3 to 4.

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

Peter Dennis, Ward Member, commented on the item. Peter stated that the minutes of the previous meeting made note of impact on the visual amenity should the proposals go ahead, and Peter felt that this should be reflected in the reasons for refusal. Peter added that this area was indicated as greenspace within the Southern Development Land Opportunity, which went against the principle of the SDL.

Joanna Carter, case officer, stated that one of the agreed reasons for refusal stated that the adverse impact on protected trees and the loss thereof would also lead to the adverse impact on the visual amenity of the green route and the local area.

**RESOLVED** That the additional reasons for refusal as set out on page 4 of the supplementary agenda be agreed.

**68. APPLICATION NO: 212350 - 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

**Applicant:** Apacor Ltd

The Committee considered a report about this application, set out in agenda pages 17 to 56.

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

- Amendment to condition 12;
- Updated paragraph 30 in relation to car parking.

Tom Sadler, on behalf of the applicant, spoke in support of the application. Tom stated that the applicant was the owner and occupier of the premises, and manufactured a range of diagnostic equipment which were key in the fight against Covid-19. Tom added that the company was at critical capacity and required additional space in order to increase production capabilities. Tom stated that the proposals were in accordance with planning policy, and the quicker the extension works could be carried out the better outcome for everybody.

Carl Doran queried whether any additional jobs would be created or lost as a result of the proposals, and queried the height of the surrounding buildings. Baldeep Pulahi, case officer, stated that there were no proposed changes to the numbers of full time equivalent staff. Baldeep added that given the context and location of the area, the increase in building height of the proposal would not be a detriment to the surrounding area.

Andrew Mickleburgh queried where the intended entry and exit points would be located as this may have implications on the location on the bin storage area, in order to allow refuse vehicles to be able to exit the site without the need to reverse onto Fishponds Road. Baldeep Pulahi confirmed that the bin storage was secured by condition, and the final location had not been finalised and the ease of collection would be a consideration when deciding this. Chris Easton, Head of Transport, Drainage, and Compliance, stated that some swept path analysis had been provided, and the site would be serviced via a private refuse collection service. Chris added that the likely location would not be too dissimilar to now, and the refuse vehicles currently reversed into the site.

Rachelle Shepherd-DuBey queried how many local apprentices would be employed at the site. Baldeep Pulahi stated that these details would be secured by the employment skills plan.

Angus Ross queried why the proposals included an additional 27 car parking spaces whilst staff numbers were not proposed to increase. Chris Easton stated that the proposed increase in car parking spaces complied with the typical use for a B2 use case. Tom Sadler commented that the proposals would not lead to any loss of staff, and there were possibilities to increase staffing number once the expansion had been approved and completed. Tom added that the additional car parking space would future proof the site.

Rachelle Shepherd-DuBey commented that she was pleased to see the site being retained as an employment space.

Stephen Conway commented that he was not in favour of any restrictions to the number of employees allowed to work on the site. Stephen added that he was pleased with the proposals, and felt that the building was located in a sustainable location and the proposals were in keeping with the surrounding area.

**RESOLVED** That application number 212350 be approved, subject to conditions and informatives as set out in agenda pages 18 to 25, and amended condition 12 as set out in the Supplementary Planning Agenda.

#### **69. APPLICATION NO.213520 - 99 COLEMANS MOOR ROAD, WOODLEY**

**Proposal:** Full application for the proposed erection of 2 no. three bedroom dwellings with associated parking, following demolition of the existing dwellinghouse.

**Applicant:** David and Carol Row

The Committee considered a report about this application, set out in agenda pages 57 to 92.

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

Andy McKinnon, resident, spoke in objection to the application. Andy stated that the road where access was proposed was not adopted, and residents paid for the upkeep of the road. Andy added that there was no footpath to the property as shown within the planning documentation, where a grassed area was situated. Andy stated that residents' main objection was in relation to the increased construction traffic which had never been planned for in addition to increased vehicle movements via the creation of two properties which could accommodate 5 vehicles.

Baldeep Pulahi, case officer, commented that condition 4 required a construction management plan in the event of approval of the application.

Bill Soane stated that construction vehicles parked on Colemans Moor Road during the development at the rear which had caused chaos, and residents feared that this may continue with the approval of this application. Bill added that the bus stop had been moved during the construction phase of the development to the rear of the application, and queried whether this could occur should approval be granted for this application. Bill queried how construction vehicles would access the proposed site. Chris Easton, Head of Transport, Drainage and, Compliance, stated that the development to the rear was much larger in scale which resulted in the bus stop being temporarily relocated. Chris stated that rights of access to the private road was a civil matter, and added that construction management was secured by condition.

Pauline Jorgensen queried whether there was any significance to the 3<sup>rd</sup> room being classed as a study rather than as a bedroom. Baldeep Pulahi stated that all rooms including the study met space requirements for a bedroom, and it was not reasonable to condition the room to be kept as a study. Baldeep added that the scheme in front of the Committee was based off of the plans as submitted. Connor Corrigan, Service Manager – Planning and Delivery, stated that the studies could be converted into a bedroom, and the properties had sufficient car parking to meet the standards should the applicant or future owners wish to do so.

Rachelle Shepherd-DuBey suggested that the future owners strongly consider joining the association to contribute to the upkeep of the road, should the application be approved.

Stephen Conway commented that the planning application was for two dwellings, and access to a private road was a civil matter. Stephen added that the Committee had to judge the application based on its planning merits.

Andrew Mickleburgh queried whether Wokingham Borough Council (WBC) could be challenged by the owners of the private road for granting planning permission where access was not controlled by WBC, and queried what was meant by the statement that notice (certificate B) had been served to the developer of Loddon Gardens in relation to access requirements. Lyndsay Jennings, Senior Solicitor, stated that the NPPF was clear that development should only be refused on highways grounds if there was an unacceptable impact on highway safety, and the ability to actually access to and from this development site was a private issue as it was a private road. As such, it was very unlikely that WBC would become involved in a private civil matter. Baldeep Pulahi stated that certificate B had been serviced as it was a private road and the developer did not own the road.

Andrew Mickleburgh sought confirmation that the access road was no narrower than similar residential roads to enable safe reversing into the properties, queried why sustainability measures were suggested rather than committed to, and queried whether an energy statement should be required for a development of this scale. Chris Easton stated that the proposed parking bays would be off of the carriageway, and the design was not atypical from other similar developments. Chris added that the Highway Code suggested that road users reversed in to their driveways. Baldeep Pulahi clarified that the scale of the development did not require an energy statement. Baldeep added that sustainability measures had been suggested and were subject to building control regulations, and there



was no policy available to enforce such measures over and above what the applicant wished to provide.

Andrew Mickleburgh proposed an informative encouraging the applicant to follow through with the suggested sustainability measures. This was seconded by Carl Doran, carried, and added to the list of informatives.

Carl Doran commented that many properties in the area were two storeys rather than three storeys, and queried what the heights of surrounding properties were. Baldeep Pulahi stated that the proposals were higher than that of existing properties to the west, however the proposals would complement the dwellings within the Loddon Garden development. Baldeep added that the front elevations were not south facing, and therefore the height was comparable to other dwellings and would therefore not be detrimental to the character of the area. Bill Soane commented that the nearby Bridges Resource Centre was three storeys in height.

**RESOLVED** That application number 213520 be approved, subject to conditions and informatives as set out in agenda pages 58 to 64, and additional informative encouraging the applicant to follow through with the suggested sustainability measures as resolved by the Committee.

**70. APPLICATION NO.213457 - LIBERTY HOUSE, STRAND WAY, LOWER EARLEY**

**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

**Applicant:** Mrs Kate Bessant

The Committee considered a report about this application, set out in agenda pages 93 to 140.

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

- Correction to the expiry date to read 17 January 2022;
- Detailed clarification in relation to the proposal seeking 6 of the 18 units as affordable, rather than the 100 percent mentioned within the report;
- Amendment to part A of the recommendation to delete the reference to 100 percent affordable housing.

Alf Wojtasz, neighbour, spoke in objection to the application. Alf stated that there were a total of 16 objections from residents living in proximity of the proposed development in addition to an objection lodged by Earley Town Council, whilst there were no submissions of support. Alf was of the opinion that the designs were out of character and the stylistic context did not resemble the existing housing stock in the local area or that of Liberty House. Alf added that the roof designs were of cross gable design and not box gable design like other houses locally. Alf added that Liberty of Earley House was a purpose built house for multiple occupation, and was of the opinion that the new development resembled houses of multiple occupation (HMOs) and not a home such as Liberty of Earley House. Alf stated that the proposals were inconsistent with the housing stock in the area, however local residents would accept a single building but not multiple HMOs. Alf felt that the two new access points proposed on an S-bend presented traffic hazards and

traffic risks onto Strand Way, and was out of keeping as no other house on the road had a driveway opposite another driveway across the road. Alf stated that the S-bend on the road was a blind spot after Wokingham Borough Council (WBC) granted planning permission for number 20 to move the fence to the pavement line, which residents objected to, and residents had also suggested that car parking was provided at the rear of the proposed development and an internal roadway be created from the existing Liberty of Earley House access point on Strand Way. Alf was of the opinion that the proposal would introduce unwanted traffic and safety issues on this S-bend. Alf stated that some residents of Liberty of Earley House parked on Strand Way as some of the occupants owned two vehicles, and there was no guarantee that the proposals would not lead to additional on road parking in front of existing driveways. Alf stated that no considerations had been given to net zero, COP 26, or WBC's 'let's talk climate' project, whilst no electric vehicle charging points were proposed and the roof design would not allow for photovoltaic panel installation. Alf stated that additional light pollution as a result of the proposals would directly impact one resident who was a member of the British Astronomical Association who had telescopes in his garden, had written academic papers, and undertook professional research for the association in the southern sky which would affect organisations such as NASA, and could halt his research which Alf felt was unreasonable. Alf stated that an elderly resident of number 20 would be negatively affected by the shutting of car doors and the security lights of the car park switching on and off, and suggested that the car park be relocated to the rear of the development with an internal road created. Alf added that the development would look directly into number 20's ground floor bedroom, garden and bathroom, and asked that high hedgerow be planted along Strand Way and that no new access points be constructed on Strand Way. Alf stated that none of the objections raised by residents had been considered, and residents had felt disregarded.

John Cornwell, agent, spoke on support of the application. John stated that he was stunned by some of the public speaking comments, and dismissed that this was an application for HMOs as it was instead a proposal for small affordable flats which was in line with WBC's housing strategy, as this was the type of accommodation required in the area. John was of the opinion that the fact that an astronomer lived next door should not warrant a reason for refusal. John stated that the charity had operated for over 300 years, and had the sole remit of providing housing for those in need. John stated that officers had given unequivocal advice which had been strictly followed by the applicant. John concluded by stating that the proposals met all local and national planning policies, and urged the Committee to approve the application.

David Hare, Ward Member, spoke in objection to the application. David stated that the trustees of Liberty House had not appeared to have given due consideration to local residents, which was regrettable. David added that the access points contained within the proposal would cause issues for entry and exit of vehicles to the site, which would be exacerbated should residents park on Strand Way. David stated that the eastern flats would not have car parking incorporated next to their building, whilst no electric vehicle charging points nor heat pumps would be provided. David was of the opinion that the proposals were not in keeping with Liberty of Earley House or with other properties on Strand Way, and he felt that one purpose built building would be more efficient. David commented that it would be a great shame should the work of the resident involved in astronomical studies be required to stop as a result of this development.

Chris Bowring sought clarification on a number of points raised by public speakers. Chris queried whether the properties would be classed as HMOs, sought more details with

regards to the sustainability points raised, and sought additional clarification with regards to the proposed car parking arrangements. Simon Taylor, case officer, confirmed that the proposals would not be classed as HMOs. With regards to sustainability measures, Simon stated that the current version of the Local Plan was behind the current standards, however there was a condition requiring ten percent reduction in energy use. Simon added that the highways officer had not insisted on electric vehicle charging points as this was an affordable scheme. In relation to car parking, Simon stated that he had visited the site and had not noticed additional on-street car parking, however he noted that on-street car parking could occur at other times of the day. Simon added that this development would effectively double the provision of car parking per unit when compared with the recent approval at Liberty of Earley House.

Andrew Mickleburgh sought assurances that the measures within the condition relating to drainage were sufficient to deal with any issues as the WBC drainage officer had objected due to a lack of detail. Simon Taylor stated that the NPPF required a sequential approach in terms of drainage, and the site was greenfield. Simon added that officers were confident that the condition would deal with issues related to flood risk. Simon added that the comment made by Thames Water was fairly standard, and officers felt that the sequential approach would address issues, whilst waste water was a matter for Thames Water to address.

Andrew Mickleburgh commented that it was rare to secure significant numbers of affordable housing in one location, and queried whether any future changes to the affordable rent status of the units would be required to return to the Planning Committee for approval. Simon Taylor stated that the application was subject to legal agreement which conditioned 6 units to be affordable housing and delivery outside of this would require a new legal agreement. The applicant operated as a charitable alms house, and should they not deliver the scheme in line with their operational model then they could encounter issues with regards to their charitable status. Lyndsay Jennings, Senior Solicitor, stated that the S106 agreement required 6 units to be delivered as affordable housing, with any amendments to this agreement required via the usual deed of variation route. Lyndsay confirmed that the S106 agreement did not secure 100 percent of the units as affordable housing.

Andrew Mickleburgh queried why electric vehicle charging points were not being installed on this site. Simon Taylor stated that the electric vehicle comments followed on from the 2019 application for the adjacent site. Simon added that there was no local policy requirement to provide electric vehicle charging points for this application. Connor Corrigan, Service Manager – Planning and Delivery, commented that there would be a building regulations requirement to install electric vehicle charging points at developments going forwards.

Andrew Mickleburgh proposed an additional informative reminding the applicant that they would be required to meet all building control regulations including those related to electric vehicle charging points in future. This proposal was seconded, carried, and added to the list of informatives.

Carl Doran commented that the applicant required heavily on the premise of 100 percent of the units to be delivered as affordable housing, as the housing mix was a departure from policy. Carl queried why it was acceptable to allow this proposal on the basis of only 35 percent of units being delivered as affordable housing. Simon Taylor stated that the affordable housing documentation referred to delivery of 100 percent of the units as

affordable housing which was slightly misleading. Notwithstanding, the proposals were policy compliant and the applicant operated the existing units next door as affordable housing. Simon stated that the alternative of requiring 100 percent affordable housing could result in the bank not providing the financing to the applicant for the scheme, which would result in no units being delivered and consequently no affordable housing being delivered. Simon stated that delivery of one and two bedroom units were consistent with Liberty of Earley House next door.

Carl Doran queried how the requirement for this space to be retained as open space had been removed. Simon Taylor stated that his understanding was that the land was not required as a public open space, and the application was in part a change of use from open space to residential accommodation. Simon added that the space was currently fenced off, and as such there would be no loss of open space to the public.

David Hare commented that from his discussions with the applicant, some units may be required to be charged at market rate, or the eastern unit may have to be sold to a housing association in order to pay for the overall scheme.

Stephen Conway sought additional details regarding the comments raised by the crime prevention officer, and queried whether headlight spill would have negative effects on dwellings on the opposite side of the road. Simon Taylor stated that the crime prevention officer had been fairly thorough in their assessment of this application, and they generally find objection to some aspects of many applications. The main issue raised was in relation to the lack of habitable windows to the side of the development, however this had not been considered as a major issue due to the length of the access point to the building. In relation to the impact of headlights on residents within opposite dwellings, the property in question had fencing along the roadside which would minimise the impacts of the headlights.

Rachelle Shepherd-DuBey commented that she liked the idea of electric charging infrastructure being installed to allow for easy future operational installation. Rachelle added that she would prefer to see 100 percent affordable housing provided, however she understood the issue in doing so.

Sam Akhtar commented that he would like to see installation of electric vehicle infrastructure, and queried whether the cycle storage could be moved any closer to the units. Simon Taylor stated that a better location for the cycle storage would be agreed in conjunction with condition 9.

Angus Ross queried whether any consideration had been given to off-site biodiversity contributions to make a more substantial impact. Simon Taylor commented that officers felt that condition 6 was as far as what could be sought.

Pauline Jorgensen commented that the fence along Cutbush Lane had never allowed access to the site. Pauline queried whether retrospective CIL would be required should units not be classified as affordable units in future. Simon Taylor stated that should all units be 100 percent affordable housing, they would not be CIL liable, and an exemption would apply should the units be operated by a charity for charitable purposes. Simon stated that the legal agreement could be modified to make any market rate units retrospectively CIL liable in future, in a similar way to a self-build exemption where the owner would be required to live in the property for three years to claim the exemption.

A number of Members raised concerns related to access being granted off of Cutbush Lane to the application site on an unrestricted basis, in part due to the vulnerability of some of the residents who may reside within the proposed dwellings. Members agreed that the option for residents of the dwellings to use the access point as a more pleasant route to walk and cycle sustainably to and from their homes was beneficial, however this access should only be available to residents of the units via a number lock mechanism. Connor Corrigan stated that the ability to restrict access from Cutbush Lane to residents of the units could be incorporated into condition 14.

Stephen Conway proposed an informative, urging the applicant to restrict access from Cutbush Lane to the residents of the dwellings. This was seconded by Pauline Jorgensen, carried, and added to the list of informatives.

Chris Easton provided some additional detail with regards to comments made by Alf Wojtasz regarding access. Chris stated that Strand Way had been in place for some time with an S-bend, and no accidents had been reported on the road within the last five years. Chris added that access was being sought for a low level car park, and access would require highways safety audits throughout development.

Carl Doran sought additional details with regards to issues relating to headlight glare. Chris Easton stated that any vehicle travelling eastbound along Strand Way would pose much greater head on light spill to number 20 from the carriageway than from vehicles entering and exiting the proposed car park.

Bill Soane queried whether there was any opportunity to link the two proposed car parks. Chris Easton stated that this would reduce the total amount of car park spaces provided on the site. Chris added that the current proposals would allow for some over provision of car parking, which opened up the opportunity for the neighbouring property, Liberty of Earley House, which was also owned by the applicant to allow some of their residents to park within the unallocated car parking spaces to reduce any instances of on-street parking. Chris added that the proposals were not dissimilar to other similar developments.

**RESOLVED** That application number 213457 be approved, subject to conditions and informatives as set out in agenda pages 94 to 103, amendment to part A of the recommendation as set out in the Supplementary Planning Agenda, additional informative reminding the applicant that they would be required to meet all building control regulations including those related to electric vehicle charging points in future as resolved by the Committee, and additional informative urging the applicant to restrict access from Cutbush Lane to the residents of the dwellings as resolved by the Committee.

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# Agenda Item 75.

Application Number	Expiry Date	Parish	Ward
213796	11 February 2022	Wokingham	Norreys

<b>Applicant</b>	Mulberry House Vets
<b>Site Address</b>	302 London Road, Wokingham RG40 1RD
<b>Proposal</b>	Full application for the proposed conversion of existing integral dog kennel to an end of life/care room, erection of a single storey side/rear extension to form replacement kennel and retention of 3no. overspill customer parking spaces to the rear of the building
<b>Type</b>	Full
<b>Officer</b>	Simon Taylor
<b>Reason for determination by committee</b>	Listed by Councillors Burgess and Murray for the following reasons: <ul style="list-style-type: none"> <li>• Increase in commercial parking</li> <li>• Risk of flooding</li> <li>• Neighbour amenity impacts</li> <li>• Incompatible materials</li> </ul>

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday 9 February 2022
<b>REPORT PREPARED BY</b>	Assistant Director – Place

## SUMMARY

The proposal involves minor extensions to the existing Mulberry House Vets to accommodate additional dog kennel space and additional parking spaces at the rear of the site (retrospective). The application has been the subject of one resident objection and two member objections.

The extent of the works is modest and acceptable on character and neighbour amenity grounds and is recommended for approval, subject to replanting of landscaping in Condition 3, matching materials in Condition 4, imposition of the same hours of use in Condition 6, no additional external lighting in Condition 7 and limitation of the use of the car park at the rear to that associated with the vet clinic in Condition 8.

## PLANNING STATUS

- Major Development Location
- Green Route (London Road)
- AWE Burghfield consultation zone (special case zone)
- Flood Zone 1
- Nitrate vulnerable zone (surface water)
- 1 in 100-year risk of surface water flooding
- Bat roost suitability
- Thames Basin Heath Special Protection Area (5km zone)
- Heathrow Aerodrome wind turbine safeguarding zone
- Classified road
- Adopted highway

## RECOMMENDATION

That the committee authorise the **GRANT OF PLANNING PERMISSION** subject to 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 plans numbered 21.33-100 Rev A, 21.33-112 Rev D, 21.33-113 Rev D, 21.33-114 Rev D and 21.33-115 Rev D, dated 16 July 2021 and received by the local planning authority on 18 November 2021 and the site plan numbered 21.33-111 Rev F, dated 16 July 2021 and received on 14 January 2022. 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**

Tree planting shall be carried out in full accordance with plan numbered 17.26-109 Rev C, dated 6 July 2018 (as approved in discharge application 181300) with an additional 1 x native tree (either N1 or N2 as specified on the plant schedule of 17.26-109 Rev C) planted in the rear garden. At the latest, planting is to occur in the first planting and seeding seasons following the occupation of the extension hereby permitted. Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

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

#### **4) External materials**

Notwithstanding and irrespective of the details in the application form and the approved plans, the materials and colours to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless other minor variations are agreed in

writing with the Local Planning Authority after the date of this permission and before implementation.

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

#### **5) Car parking**

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plan numbered 21.33-111 Rev F, dated 16 July 2021 and received on 14 January 2022. 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*

#### **6) Hours of use**

The use hereby permitted shall not operate other than between the hours of 8am-7:15pm Monday to Friday, 8:30am-4pm on Saturday and not at all on Sundays or Bank or National Holidays.

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

#### **7) External lighting**

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 external lighting shall be installed or affixed to the rear extension or car park hereby permitted.

*Reason: In the interests of neighbour amenity. Relevant policy: Core Strategy policies CP1, CP3 and Managing Development Delivery Local Plan policy TB21.*

#### **8) Limitations of use**

The car park extension, hereby permitted, shall be used only for car parking associated with the lawful veterinary practice at 302 London Road, Wokingham and for no other purpose.

*Reason: The local planning authority has had regard to the special circumstances of this case, being the unlawful status of the current use of the land at the rear of the site. Relevant policy: Core Strategy policies CP1 and CP3.*

## **Informatives**

### **1) Section 106 agreement**

The continued residential occupation of the first floor flat remains subject to the covenants in Schedule 1 of the legal agreement under section 106 of the Town and Country Planning Act dated 7 March 2018, which formed part of the approval for the change of use of the site to a vet surgery in planning application 173194 (as amended by 193199 and 202307).

### **2) 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.

### **3) 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.

### **4) Discussion**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of 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.

### **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.

Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

<b>PLANNING HISTORY</b>		
<b>302 London Road</b>		
<b>App No.</b>	<b>Description</b>	<b>Decision/Date</b>
B/R/77/1962	Extension to lounge	Approved 25 October 1962
43003	Single storey extension	Approved 21 July 1994
F/2000/3082	Two storey side extension	Refused 27 February 2001
173194	CoU from residential to vet with raising of roof to create first floor accommodation, rear extension, rear dormer	Approved 13 March 2018
181300	Discharge of noise and landscaping details associated with 173194	Approved 17 July 2018
183199	Variation of Condition 11 of 173194 relating to external lighting	Approved 11 February 2019
202307	Variation of Condition 13 of 173194 relating to hours of use	Approved 30 October 2020
<b>Land to the rear (rear of 304 London Road)</b>		
05691	Construction of a garage and alterations and extensions	Unknown
171225	Dwelling annexe to the rear (CLE)	Approved 20 July 2017
171226	Use of two buildings to the rear for a car sales and repair workshop (CLE)	Refused 20 July 2017
182277		Refused 8 February 2019
200013	Two x 2 storey dwellings and associated works following demolition of 1no existing outbuilding	Refused 3 March 2020

<b>SUMMARY INFORMATION</b>		
	<b>Existing</b>	<b>Proposed</b>
Site Area	700m <sup>2</sup>	770m <sup>2</sup>
Use	Vet (ground floor) and 1-bedroom flat as staff accommodation (first floor)	
Parking	10 (6 customer and 4 staff)	11 (7 customer and 4 staff)
Employment	As approved: 6 FTE (vets) and 6 part time (support)	6.5 FTE (vets) and 6 part time (support)
Hours	8am-7:15pm weekdays, 8:30am-4pm on Saturday	No change

<b>CONSULTATION RESPONSES</b>	
WBC Env. Health	No objection.
WBC Highways	No objection, subject to Condition 5 relating to parking and turning.
WBC Drainage	No objection.

<b>REPRESENTATIONS</b>	
Wokingham Town Council	<p>No objections, subject to the observations that:</p> <ul style="list-style-type: none"> <li>The applicant does not make repeated applications for expansion</li> <li>Parking is screened</li> </ul> <p><u>Officer comment:</u> There is no reasonable provision to restrict future planning applications on the site. Rather, this application assesses the cumulative impact of past extensions and is acceptable. Discussion surrounding landscaping on the site is detailed in paragraphs 13 and 14 and outlined in Condition 3.</p>

<p>Ward Member</p>	<p>Cllr Burgess has listed the application on the following grounds:</p> <ul style="list-style-type: none"> <li>• Change of use at the rear (land within 304 London Road) would lead to a further increase in commercial parking</li> </ul> <p><u>Officer comment:</u> There is a complicated planning history at the rear of the site, as detailed in paragraphs 4 and 5. Regardless, the planning implications for any commercial use are not unreasonable and no objection is raised although Condition 8 provides some clarity on use.</p> <ul style="list-style-type: none"> <li>• Risk of flooding</li> </ul> <p><u>Officer comment:</u> There are no river flooding issues and the implications for surface flooding are not unacceptable, as noted in comments from the Drainage Officer and in paragraph 27.</p> <ul style="list-style-type: none"> <li>• Overlooking, overbearing and light disturbance</li> <li>• Noise disturbance from dogs</li> </ul> <p><u>Officer comment:</u> There are no unreasonable neighbour amenity issues, as outlined at paragraphs 16 and 17. Of note, Condition 7 does not allow any external lighting to the rear extension or car park, thus limiting any potential light spill.</p> <ul style="list-style-type: none"> <li>• Type of materials will have an adverse outcome for the character of the area</li> </ul> <p><u>Officer comment:</u> The materials for the rear extension are listed as Fibre cement cladding boards. This is unfavourable and materials are to match existing as outlined in Condition 4.</p> <p>Cllr Murray has also listed the application on the following grounds:</p> <ul style="list-style-type: none"> <li>• The extension of the carpark impacts upon residents</li> </ul> <p><u>Officer comment:</u> The extension to the carpark is relatively modest and is located in an area behind 302 London Road where there is sufficient separation from neighbouring residents.</p>
<p>Neighbours</p>	<p>The application was consulted to neighbours from 23 November to 14 December 2021. Submissions were received from 4 and 8 Woodrow Drive, Wokingham RG40 1RS. The submissions raised the following issues:</p> <ul style="list-style-type: none"> <li>• Constitutes a material change of use at the rear of the site for car parking as the land has never had a lawful use for the storage of vehicles and the</li> <li>• Car parking should be temporary and not able to be reverted to commercial use by the owner of 304 London Road</li> <li>• Could establish precedent for similar uses and commercial uses in this area are inappropriate</li> <li>• Commercial use is not sympathetic for the residential area</li> </ul>



Officer comment: There is a complicated planning history at the rear of the site, as detailed in paragraphs 4 and 5. Regardless, the planning implications for any commercial use are not unreasonable and no objection is raised although Condition 8 provides some clarity on use.

- Adverse impact of extension upon the character of the area
- Poor design of extension
- Over development
- Overbearing form
- Expansion of car park is inappropriate for a residential area
- Lack of landscaping for a residential area - additional landscaping should be provided
- Existing A/C units are unsightly

Officer comment: The form, scale and appearance of the extension is appropriate in the context of the existing building and the residential character of the surrounding area. The carpark and extent of landscaping is also acceptable although the latter is subject to Condition 3 requiring replanting of landscaping. See paragraph 14. The air conditioning units are existing and do not form part of the application.

- No consideration of neighbour impact
- Light spillage from overnight activities
- Noise from dogs barking and movement of people and animals from the building to the rear
- Noise from vehicle movements through to the rear of the site

Officer comment: There are no unreasonable neighbour amenity issues, as outlined at paragraphs 16 and 17. Of note, Condition 7 does not allow any external lighting to the rear extension or car park, thus limiting any potential light spill.

- Increased traffic across the cycle path on London Road

Officer comment: The level of traffic movements is minor and not unreasonable in terms of any perceived conflict with cycle use on London Road.

- Land is potentially contaminated from past unlawful uses

Officer comment: No contamination issues are raised, as noted in paragraph 28.

- Increased risk of surface water flooding

Officer comment: There is a minimal risk of overland surface flooding but the extent of the proposed works are not sufficient to warrant refusal of the application, as indicated in comments from the Drainage Officer and as outlined in paragraph 27.

- No topographic survey has been submitted

	<ul style="list-style-type: none"> <li>• Any additional A/C units should be shown</li> <li>• There is no mention of the planning and enforcement history of 304 London Road</li> </ul> <p><u>Officer comment:</u> No additional A/C units are proposed and no topographic survey is required for the assessment of the application. It is also unnecessary for the application to consider the merits or circumstances of the history of 304 London Road in this application.</p> <ul style="list-style-type: none"> <li>• Is the car parking extension owned by the applicant</li> </ul> <p><u>Officer comment:</u> The application form was accompanied by Certificate B, indicating that the car park extension is not in the ownership of the applicant and that notification of the adjoining landowner was undertaken prior to the submission of the planning application.</p>
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<b>APPLICANTS POINTS</b>		
<p>The proposal meets in full National Planning Policy Guidance and policies contained within the Development Plan and should be supported for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal makes the optimum use of a site in a sustainable location and is well related to key bus services and a cycle path. The NPPF is highly supportive of mixed-use developments and shared use of space particularly where this delivers community benefits and enhancement to sustainable objectives.</li> <li>• The proposal is consistent with Government policy which states that decisions should help to create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth (para.81, NPPF). This proposal is consistent with these aims.</li> <li>• The 'end of life'/care room will enable owners to stay longer at the surgery without taking up valuable time and space in the consulting rooms. The room provides a sensitive and caring environment for owners that have had to have their pet put to sleep.</li> <li>• No changes are proposed to the residential flat at first floor level. The proposal will therefore retain an independent residential dwelling in accordance with Policy CP3. The apartment will retain its own entrance from the front of the property and a parking space and amenity area at the rear.</li> <li>• The design of the side and rear extensions is in keeping with the host property and will not result in any harm to the character and appearance of the area.</li> <li>• The proposal will not affect the amenity of neighbouring properties. The proposed side and rear extensions are low in height and positioned to ensure that they will not result in a material loss of light or outlook to neighbouring occupiers. Hours of operation will be unchanged from the recent permission to vary opening times.</li> <li>• The proposal provides for additional customer parking (i.e. three spaces). These spaces will be accessed via the existing access into the site from London Road.</li> </ul>		

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

	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	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
	TB20	Service Arrangements and Deliveries for Employment and Retail Use
	TB21	Landscape Character
Borough Design Guide SPD	Section 6	Parking
	Section 7	Non residential

<b>PLANNING ISSUES</b>
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### Proposal

- The proposal involves the following works:
  - Conversion of the dog kennel to end of life care room
  - Single storey side and rear extension
  - Retention of three additional car spaces at the rear of the site (extending into land owned by 304 London Road) and rearrangement of the existing car park to accommodate a turning area

### Site Description

- The site is on the northern side of London Road in an established residential area. On the site is a two-storey dwelling with veterinary practice on the ground floor and residential unit on the first floor. Car parking occupies the front and rear of the site with a small area of soft landscaping along the eastern side of the rear garden. To the rear is land owned by 304 London Road which has/is operated as a car repair business although no lawful planning permission exists.

### Principle of Development

- The existing veterinary clinic was approved in March 2018 by application 173194 and the subject application seeks to enlarge the footprint to accommodate recent growth of the business. The site is located within major development location and the extension is broadly acceptable in terms of the principles stated in the Core Strategy and the relevant policies in the MDD Local Plan. Moreover, paragraph 81 of the NPPF states that 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 principle of the development is accepted on account of this.
- The application also includes the retrospective extension of the site boundaries at the rear to incorporate some land in the ownership of 304 London Road to accommodate three additional parking spaces. The land originally formed part of the garden of the subject site prior to its annexation about 15 years ago and so the part return of the

land is not opposed on planning grounds. Until the retrospective works were undertaken, it was used for the parking and storage of vehicles associated within an unlawful car repair business attached to but separate from the residential dwelling at 304 London Road. No planning permission has been granted for the use but the Council has concluded that it was not expedient to pursue any enforcement action on account of the use having been undertaken in some form for ten years or more.

5. The use of this space for car parking would represent a change of use from the unlawful commercial use to ancillary works associated with the approved vet clinic. Whilst there are no immediate concerns with this outcome, to avoid any ambiguity associated with the existing unlawful use, the applicant accepts the inclusion of Condition 8 which limits the use of the space for parking associated with the vet clinic only. Reference to the conversion of the dog kennels to an end of life care room involves a change in the room use and is not a material change of use.

## **Character of the Area**

### **Built form**

6. 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. NR1 of the Borough Design Guide states development should respond to key characteristics and features of the site. NR1, NR5 and NR7 also require consideration of the local context in terms of appearance, bulk and roof form.
7. London Road consists mainly of residential dwellings of mixed style and form, with many bungalows, many of which have been converted into two storey dwellings. The road is tree-lined and properties are set along a relatively defined building line, with ample front and rear gardens.
8. The change of use of the building in 173194 included a single storey, flat roof extension to the rear of the building measuring about 33m<sup>2</sup> in area. It was acceptable on account of it being located to the rear and conforming to the side boundary setbacks. The subject application involves a further single extension to the eastern side and rear of the building measuring 38m<sup>2</sup>. It is similarly modest but would add further bulk to the rear of the building. However, it remains consistent in eaves height with the previous extension, does not dominate the original dwelling and is not excessively inconsistent with the rear building line of properties on the northern side of London Road. To the side, it would extend beyond the existing side elevation of the building and to within 0.2m-0.6m of the boundary. Even so, it is setback 7.5m behind the front elevation and has a height of 2.9m, which sits 0.15m below the eaves of the original building such that it would not contribute to a discernible reduction in building separation or dominance when viewed from the street. On this basis, it is acceptable.
9. R11 of the Borough Design Guide SPD requires that housing ensure a coherent street character, including materials and colour. The Design and Access Statement suggests that the materials in the extension match existing which is not the case. Materials are nominated as 'Cedral Click' fibre cement cladding which contrasts with the existing rendered finish of the rest of the building, including the 2018 extension. There is no overwhelming explanation for the departure and the harm to character of

the area is unacceptable such that Condition 4 states that materials are to be consistent with the existing building and the proposed materials would not be suitable.

### Landscape character

10. P2 of the Borough Design Guide SPD ensures that parking is provided in a manner that is compatible with the local character and NR10 states that car parking is to be unobtrusive and landscaped. Policy CC03 of the MDD Local Plan also aims to protect green infrastructure networks, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.
11. There is a significant amount of gravel and/or hardstanding across the site. The officer report for the original permission noted that *“In this largely residential area, this is unusual, however a large part of this would be to the rear of the building and therefore this would not attract significant public views. It should be noted that the neighbour to the east has a large set of gates and a significant amount of hardstanding.”*
12. The proposal adds a further 53m<sup>2</sup> of gravel car park at the area albeit in an area that has previously been used (unlawfully) for commercial uses. The net change at the rear of the site is largely negligible and of no significant consequence to the landscape character of the site or the area.
13. The rear extension will be located to the side of the dwelling and within the only area of soft landscaping in the north eastern corner of the rear garden, reducing the amount of soft landscaping from 75m<sup>2</sup> to 35m<sup>2</sup>. Whilst the further erosion of the soft landscaping is unfavourable, it is not sufficient to warrant refusal, amendment or condition of the planning permission. This is because it is of limited and fragmented significance and contribution given it is located at the rear where it does not contribute to the public realm and because it relates to a specific veterinary use and the conversion of the car park back to soft landscaping is easily achieved were the existing use to cease.
14. Notwithstanding the above conclusions, it is apparent that the existing tree at the rear of the site no longer exists and two new trees and hedgerow at the front boundary have not been planted although the information from the applicant is that the trees were planted but have died and not been replaced. This is inconsistent with the approved details in discharge application 181300 and it is imperative that this landscaping is reinstated to soften the character of the site and complement the Green Route of London Road. Condition 3 specifies this requirement.

### **Neighbour Amenities**

15. Policy CP3 of the Core Strategy aims to protect neighbouring amenity and Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact.
16. The extension is proposed alongside the boundary with 304 London Road to the east and it matches the height of the existing rear extension. It is of single storey height and alongside a 2.2m high common boundary fence, there are no realistic issues with dominance, loss of light or overlooking. Even the side extension, which extends

to within 0.2-0.6m of the boundary for an 8.8m length would not impose unduly on the neighbouring property by virtue of its location alongside the side elevation of 304 London Road that exhibits a similarly minimal side setback.

17. Condition 4 of the original permission required noise details arising from traffic movements. These details were approved by application 181300 and given the minimal change in traffic movements in this application (see paragraph 23), there are no further objections raised. The proposed works would result in an enlarged dog kennel area being moved to the rear of the building, freeing up space within the existing building for a dedicated euthanasia room. The applicant has submitted figures for overnight kennel stays and euthanasia applications, with an average of 2.75 overnight stays and 19.3 euthanasia applications per month. This shows that there are low levels of overnight care and therefore a low likelihood of noise disturbance. Toilet visits to the rear garden do occur but these are short and supervised. The figures also demonstrate the need for an "end-of-care room". Overall, the vet operates successfully within a residential neighbourhood and the proposed changes are viewed as not contributing to any noticeable change in these levels of neighbour amenity although the approved hours of use are replicated in Condition 6 to avoid any ambiguity.
18. Internally, details were submitted as part of the discharge requirements of the original permission for the change of use of the building to ensure that noise transfer to the first-floor flat was sufficiently mitigated. These details were approved in discharge application 181300. The proposed extension and internal works are not sufficient to introduce additional acoustic concerns and no concerns are raised.

### **Access and Movement**

19. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. The vet clinic would be classed as Use Class E and whilst there is no such generation requirement, Use Class D1 is of relevance. It requires one space per full time staff member and three per consulting room.
20. The existing vet practice was approved with ten on-site parking spaces with six assigned for customer use and four for staff use. The first-floor flat was retained as ancillary to the vet practice as secured by a s106 agreement dated 7 March 2018 and one of the four staff spaces was assigned for the residence. With two consulting rooms and six full time equivalent staff (vets and vet nurses), the provision of ten spaces was a deficiency of two spaces but the Council's Highways Officer raised no objection.
21. The documentation submitted with the subject application indicates that there is no increase in the number of consulting rooms or the number of staff although there is now a reference to 6.5 full time equivalent staff. This would represent an increased requirement for an additional 0.5 space. There would also be additional floorspace in the form of an enlarged dog kennel room and new end of life room.
22. There are three additional spaces at the rear of the site but with a reconfigured turning area, a net increase of one additional car space at the rear of the site. This is viewed as an improvement in the level of on-site car parking and the Council's Highways Officer raises no objection. A plan showing turning space has been provided and it allows for forward movement from all spaces which is supported.



23. With minimal change in staffing levels and no change in consultation rooms, there are also no objections on the grounds of traffic generation.

### **Ecology**

24. 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. The site is within habitat where bat roosts have already been found. The change of use of the existing dwelling into a vet practice was supported by a bat survey report that concluded that the risk of the works adversely affecting bats was minimal with only one or two gaps in roof tiles. No ecology report was submitted with the subject application and reliance upon the previous report would be unreasonable given it is over four years old. Nonetheless, no landscaping is affected and the extension will attach at eaves level to an existing flat roof rear extension. The likelihood of any harm arising is negligible to nil and no objection is raised, subject to Informative 5.

### **Thames Basin Heaths Special Protection Area**

25. The subject property is located within 5km of the TBH SPA but the scope of the works are minor and there is no net increase in residential density whereby there will be no foreseeable impact upon the SPA. The proposal is therefore acceptable in terms of Policy CP8.

### **Waste Storage**

26. Policy CC04 of the MDD Local Plan requires adequate internal and external storage for waste and recycling. General and recycling waste is collected weekly by Grundon and clinical waste is collected weekly by a specialist company. The extent of the changes are unlikely to result in any significant increase in waste generation such that no objection is raised.

### **Flooding**

27. Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding and Policy CC10 requires sustainable drainage methods and the minimisation of surface water flow. The site is within Flood Zone 1 but is noted as being subject to 1 in 100-year surface flooding. The proposal represents no additional risk vulnerability and only a minor extension to the rear of the building with permeable surfacing to the car park. The extent of the changes are not significant and unlikely to result in an unreasonable drainage or surface flooding impact and the Council's Drainage Officer has not raised any objection. It is therefore acceptable in terms of Policy CC09 and CC10.

### **Contamination**

28. The site is not shown as contaminated on the Council's modelling but there is a history of unlawful car repairs occurring on land to the rear. Part of this land is intended for the enlarged car park. The Council's Environmental Health Officer has reviewed the proposal and raises no objection. The land in question falls outside of the area where car repairs occurred and within an area where cars were generally

stored. Moreover, the proposed works, which have already been undertaken, are limited to surfacing to the car spaces and the relocation of the fence. The likelihood of contamination risks or remediation is viewed as negligible and no objection is raised.

### **The Public Sector Equality Duty (Equality Act 2010)**

29. The Council is required to have due regard to its obligations under the Equality Act 2010, including 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, including for aged persons and the disabled. There is existing ramped access to the ground floor and a disabled space at the front car park, with the additional floorspace being back-of-house. On this basis, there is no indication or evidence that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities.

### **Community Infrastructure Levy**

30. The application is not liable for CIL payments because it relates to a non-residential or retail use.

### **CONCLUSION**

31. Whilst the vet is a non-residential use within a residential location, there are no adverse neighbour amenity outcomes associated with the extension. The proposed works are also to the rear where it remains compatible with the existing dwelling and the surrounding area. The proposal represents an acceptable expansion of a successful business and subject to replanting of landscaping that was required under the original planning permission (Condition 3) and retention of approved hours of use (Condition 6), no objection is raised.

PLANNING REF : 213796  
PROPERTY ADDRESS : Town Hall Market Place  
: Wokingham  
: RG40 1AS  
SUBMITTED BY : The Wokingham Town Council P&T Committee  
DATE SUBMITTED : 16/12/2021

COMMENTS:

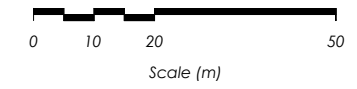
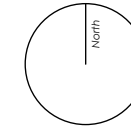
The Committee received and noted comments from 2 local residents.

The Committee raised no objections to the application but request reassurance that:

?The applicant does not plan to repeatedly seek extensions to its business

?That the parking is screen ed.

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Revisions

Client **Mulberry House Vets**

Project **Proposed Extension  
Mulberry House Vets  
302 London Road  
Wokingham  
RG40 1RD**

Status **Planning**

Date **2021.07.16**

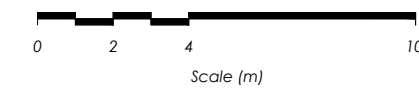
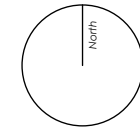
Scale **1:1250** Size **A3**

Title **Site Location Plan**

Number **21.33-100** Revision **A**

**Spires Architects**

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Tel 07495 529905



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Revisions

Client **Mulberry House Vets**

Project  
**Proposed Extension**  
 Mulberry House Vets  
 302 Wokingham Road  
 Wokingham  
 RG40 1RD

Status **Planning**

Date **2021.07.16**

Scale **1:200** Size **A2**

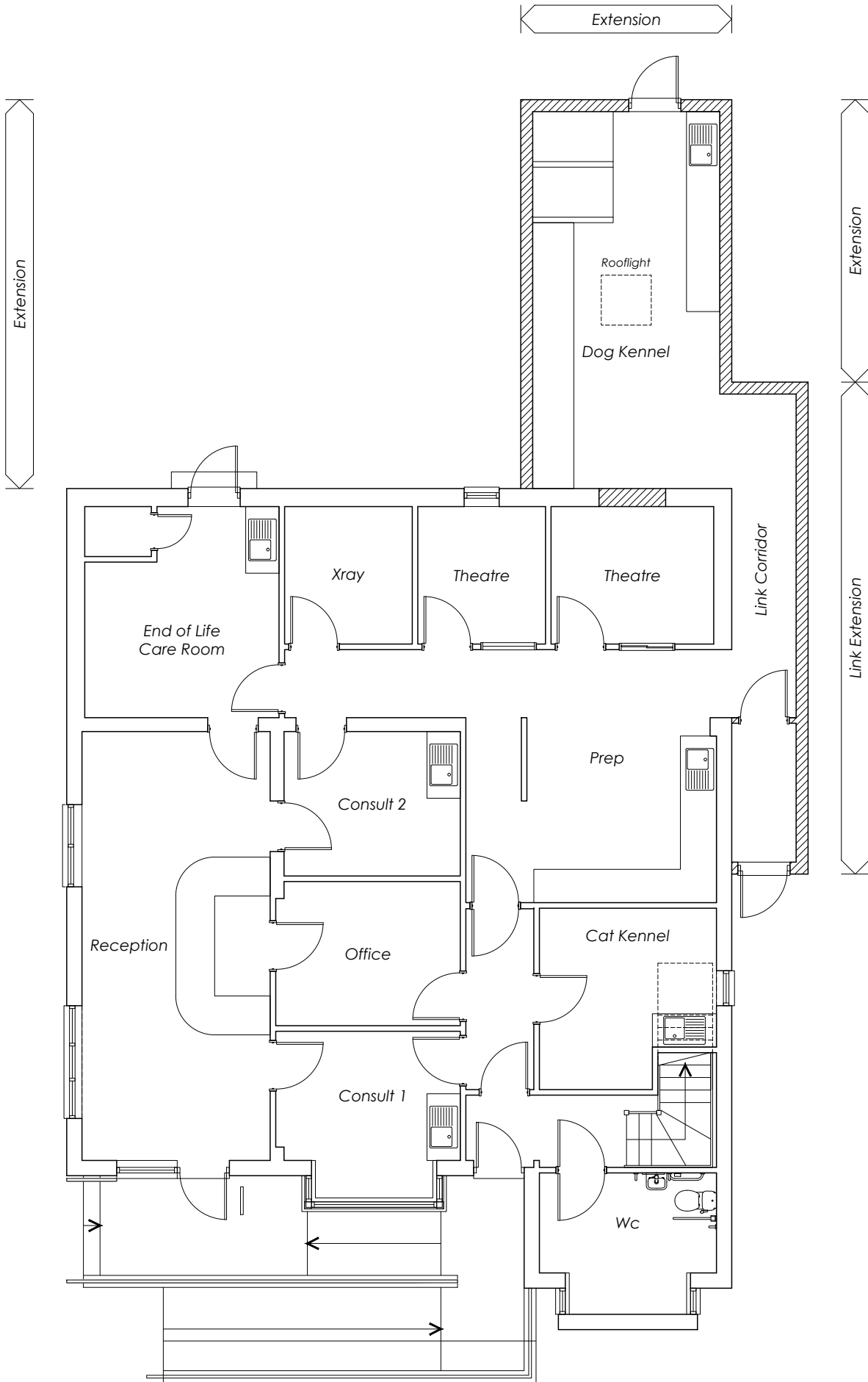
Title **Proposed Site Plan**

Number **21.33-111** Revision **F**

**Spires Architects**

9 Monks Way | Reading | RG30 3DP  
 Tel 07495 529905

33

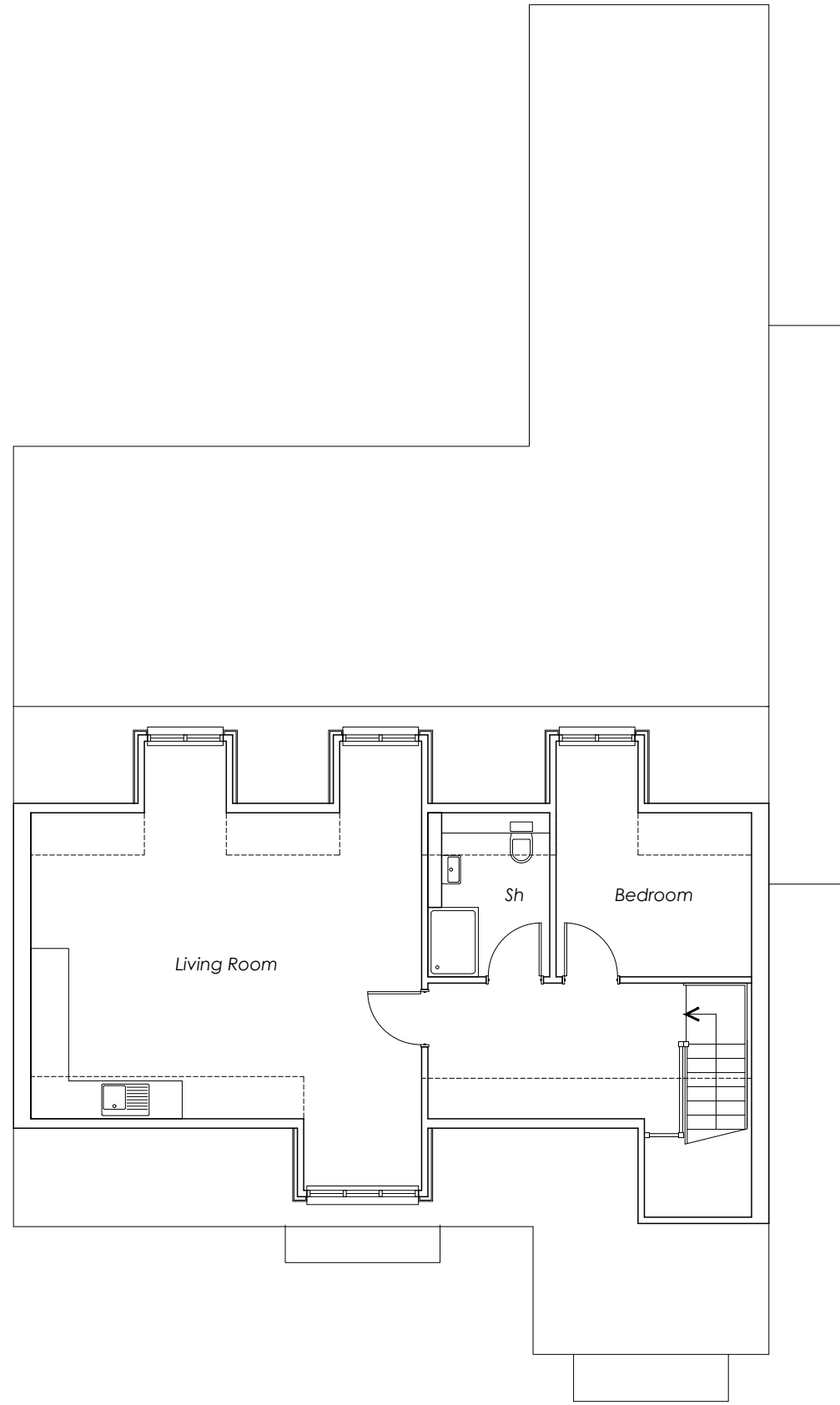


Ground Floor Plan - Proposed

Gross Internal Floor Area:

Ground Floor	=	179.7 sqm
First Floor	=	61.9 sqm
Total	=	239.4 sqm

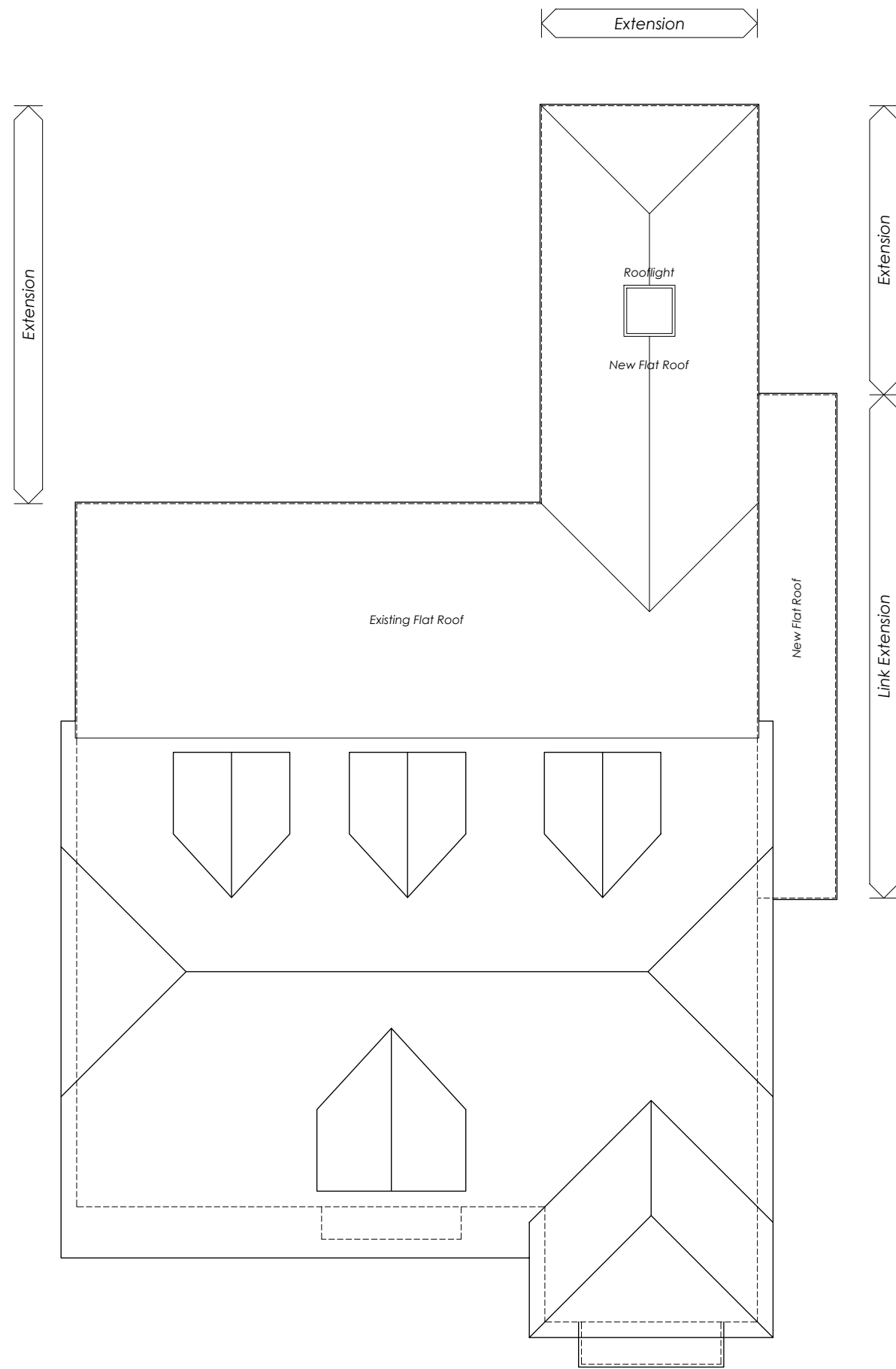
First Floor Plan - Proposed



Revisions	
Client	Mulberry House Vets
Project	Proposed Extension Mulberry House Vets 302 London Road Wokingham RG40 1RD
Status	Planning
Date	2021.07.16
Scale	1:100
Size	A3
Title	Proposed Plans
Number	21.33-112
Revision	D

**Spires Architects**

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Roof Plan - Proposed



Revisions	
Client	Mulberry House Vets
Project	Proposed Extension Mulberry House Vets 302 London Road Wokingham RG40 1RD
Status	Planning
Date	2021.07.16
Scale	1:100
Size	A3
Title	Proposed Plans
Number	21.33-113
Revision	D

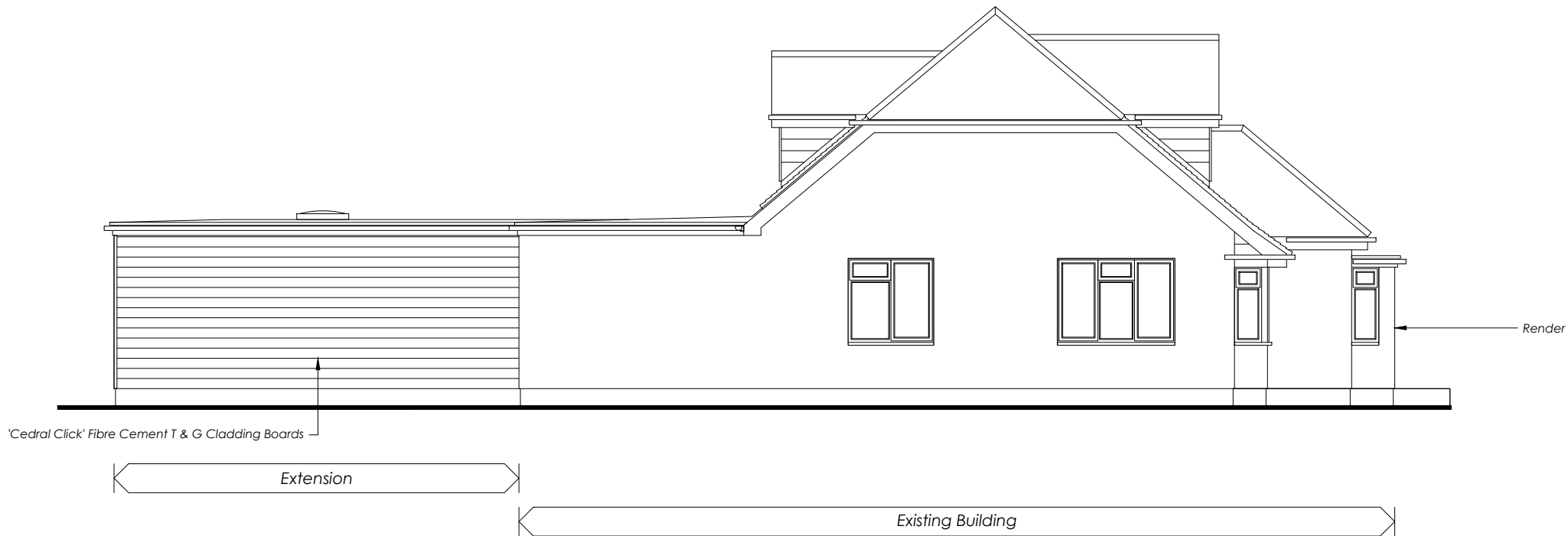
**Spires Architects**

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Tel 07495 529905

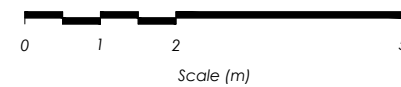




Front Elevation - Proposed



Side Elevation - Proposed



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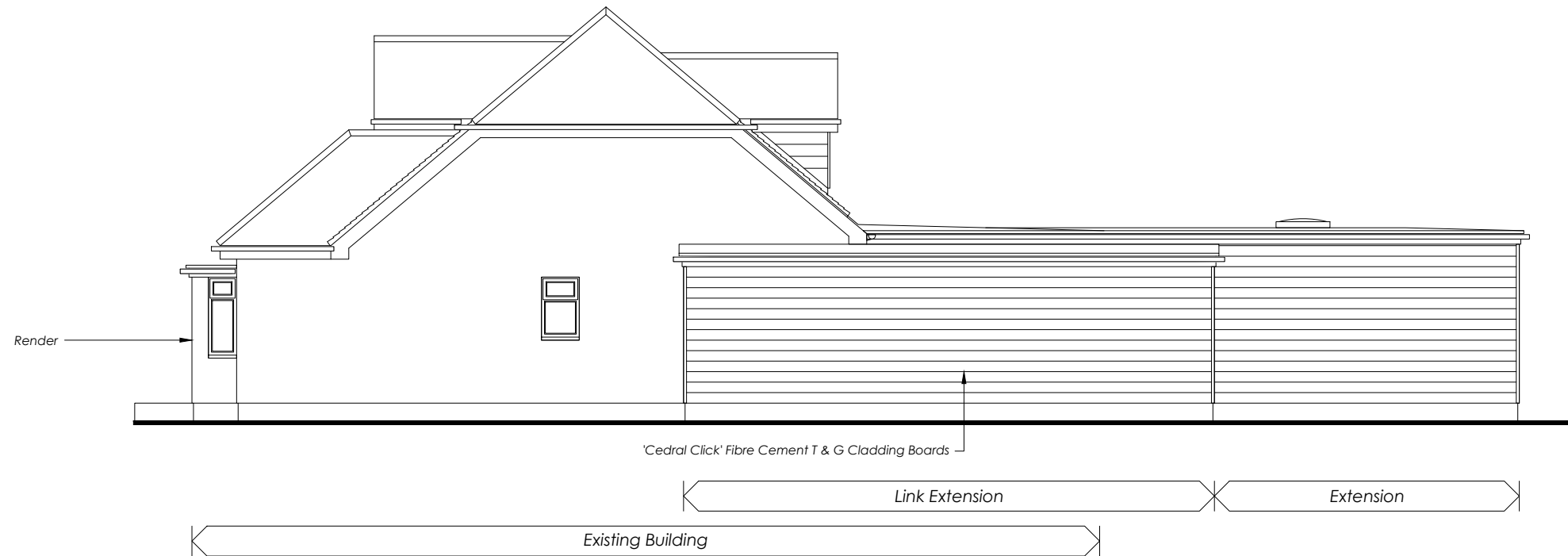
Revisions	
Client	Mulberry House Vets
Project	Proposed Extension Mulberry House Vets 302 London Road Wokingham RG40 1RD
Status	Planning
Date	2021.07.16
Scale	1:100
Size	A3
Title	Proposed Elevations
Number	21.33-114
Revision	D

**Spires Architects**

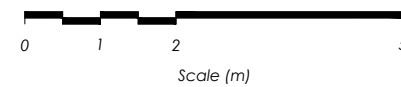
9 Monks Way | Reading | RG30 3DP  
Tel 07495 529905



Rear Elevation - Proposed



Side Elevation - Proposed



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Revisions

Client **Mulberry House Vets**

Project **Proposed Extension  
Mulberry House Vets  
302 London Road  
Wokingham  
RG40 1RD**

Status **Planning**

Date **2021.07.16**

Scale **1:100** Size **A3**

Title **Proposed Elevations**

Number **21.33-115** Revision **D**

**Spires Architects**

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Tel 07495 529905

# Agenda Item 76.

Application Number	Expiry Date	Parish	Ward
213903	11/02/2022	Finchampstead	Finchampstead South

<b>Applicant</b>	Mrs Katy Dagnall (Finchampstead Parish Council)
<b>Site Address</b>	Junction of Jubilee Road / B3016, Finchampstead Memorial Park, The Village, RG40 4JU
<b>Proposal</b>	Application for Listed Building Consent for the proposed dismantling of war memorial and relocation and reinstallation on new site.
<b>Type</b>	Listed Building Consent
<b>Officer</b>	Kieran Neumann
<b>Reason for determination by committee</b>	The proposals involve the removal of a Listed structure.

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 9 February 2022
<b>REPORT PREPARED BY</b>	Assistant Director – Place

## SUMMARY

This listed building application is before the planning committee as the application involves the removal of a listed structure.

Finchampstead War Memorial was constructed in 1920 and gained Grade II Listed status in 2016. The memorial is currently situated in the centre of the roundabout on the junction between Jubilee Road B3016 and Rectory Hill B3348. The location provides uninterrupted views to the south of the surrounding countryside and edge of the Borough's administrative boundaries towards Hampshire and is largely comprised of agricultural fields/buildings and a few dispersed residential buildings.

There is little to no information regarding the choice of the current location for the Memorial. Descriptions of the memorial highlight its picturesque location overlooking the Blackwater Valley and the site's visual prominence travelling into The Village which would have subsequently resulted in more people passing the Memorial. At the time the Memorial was constructed, traffic was significantly less prominent and frequent than it is today.

Due to the lack of evidence justifying the current location, the relatively low level of harm that would arise from the memorial's relocation; the health and safety concerns and the traffic management arrangements required to organise an associated event in this location, the public benefits that would arise from relocation would outweigh the less than substantial harm caused. On this basis the application is recommended for approval, subject to conditions 1-4 outlined below.

## PLANNING STATUS

- Countryside
- Farnborough Aerodrome consultation zone
- Special Protection Area – 5 and 7 km
- Groundwater protection zone
- Nuclear consultation zone

## RECOMMENDATION

**That the committee authorise the GRANT OF Listed Building Consent subject to the following:**

*Conditions:*

1. Timescale - The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

*Reason: In pursuance of s.18 of the Town and Country Planning (Listed Building & Conservation Areas) Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*

2. Prior to the commencement of development a Method Statement, including scaled drawings where necessary, and a timetable for the works, shall be submitted to and agreed in writing with the Local Planning Authority. The Method Statement shall include details of how the War Memorial is to be carefully dismantled, how and where it is to be stored temporarily, (if necessary), how it is to be transported to its storage area or its new location at Finchampstead Memorial Park, details of any proposed renovation, and how it is to be re-erected on site. 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: To protect the character and architectural interest of the Listed Building in accordance with Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3 and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24.*

3. No development to which this consent relates shall commence until an appropriate programme of historic building recording and analysis of the war memorial in-situ and prior to any physical work to remove has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

*Reason: To ensure that an appropriate record is made of the historic building fabric that may be affected by the development in accordance with Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3 and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24.*

4. No work to remove the memorial shall commence unless and until a copy of a contract is submitted to the Local Planning Authority and approved in writing which makes provision for the memorial to be re-erected at the Memorial Park.

*Reason: To ensure the listed structure and its setting is not harmed prior to a suitable alternative location being secured and is in accordance with Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3 and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24.*

*Informatives:*

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently

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

<b>PLANNING HISTORY</b>
<b>No relevant planning history for the site.</b>

<b>SUMMARY INFORMATION</b>	
Site Area	Approximately 58 <sup>sqm</sup>
Previous land use(s)	Siting for the Finchampstead War Memorial
Proposed floorspace of proposed use	N/A
Change in floorspace (+/-)	N/A
Number of jobs created/lost	N/A
Existing parking spaces	N/A
Proposed parking spaces	N/A

<b>CONSULTATION RESPONSES</b>	
Historic England	Recommend conditional approval
WBC Built Heritage Officer	Recommend conditional approval

<b>REPRESENTATIONS</b>
------------------------

**Town/Parish Council:**

The Council support this application and has no objections.

**Local Members:** No comments received

**Neighbours:**

One letter of objection has been received regarding this application, however the comments made do not relate to this application's assessment. This Listed Building Consent application can only assess the removal of the Memorial in its current location. These comments have been addressed in the associated full planning application (213927).

<b>APPLICANTS POINTS</b>
The applicant believes that the new Memorial setting will provide a peaceful contemplative space for people to stand and sit (timber benches could added at a later date) through the year and especially during Armistice Day events. The Memorial will be resited at a central location in the village and will be highly visible to local residents both from the Village and the Park. This location was also chosen for the evocative distant view to the rear of the park of a line of regimented Poplar trees. The opening up of the park to the Memorial will enable large numbers of people to be accommodated at events.

<b>PLANNING POLICY</b>		
National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP2</b>	Inclusive Communities
	<b>CP3</b>	General Principles for Development
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity

	<b>CP8</b>	Thames Basin Heaths Special Protection Area
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP11</b>	Proposals outside development limits (including countryside)
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC09</b>	Development and Flood Risk (from all sources)
	<b>CC10</b>	Sustainable Drainage
	<b>TB24</b>	Designated Heritage Assets
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide – Section 4

<b>PLANNING ISSUES</b>
------------------------

### Site and Surroundings

1. Finchampstead War Memorial was constructed in 1920 and gained Grade II Listed status in 2016. The memorial is currently situated in the centre of the roundabout on the junction between Jubilee Road B3016 and Rectory Hill B3348. The location of the Memorial provides uninterrupted views to the south of the surrounding countryside and edge of the Borough's administrative boundaries towards Hampshire and is largely comprised of agricultural fields/buildings and a few dispersed residential buildings.

### Principle of Development:

2. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
3. Policy TB24 of the Managing Development Delivery Local Plan (Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas) states that the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:
  - Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.

- Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.
4. Paragraph 198 of the National Planning Policy Framework states that in considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

**Overall impact of the Memorial's removal from the current location:**

5. There is little to no information regarding the choice of the current location for the Memorial. Descriptions of the memorial highlight its picturesque location overlooking the Blackwater Valley and the site's visual prominence travelling into The Village which would have subsequently resulted in more people passing the Memorial. At the time the Memorial was constructed, traffic was significantly less prominent and frequent than it is today.
6. Although its current location is very symbolic in terms of over-looking the surrounding countryside, and the manner in which the War Memorial is seen when travelling towards it, the Parish Council have put together a case which justifies its relocation, including detailing the changes to the original setting. For instance, road traffic and poly tunnels, which detract from the War Memorial.
7. It is acknowledged that there would be a degree of harm to the significance of the memorial upon its removal. However, due to the re-erection nearby, the harm would not be substantial. Whilst the dismantling would technically be demolition it is the sort of structure that can be moved without physical harm. Whilst it is important that the memorial is located in a prominent spot within the village the precise spot is not key to its significance. Therefore, provided that the memorial is relocated and not just removed altogether, the level of harm is low.
8. Given that there would be less than substantial harm, Paragraph 196 of the Framework advises that the harm should be weighed against the public benefits of the proposal.
9. The Parish Council has outlined that the local Remembrance Parade and service can no longer take place at the current location due to health and safety concerns from traffic, and the traffic management arrangements required. Furthermore, there is no parking at the current location and it is unsafe for people to visit the memorial. There have been several accidents and many minor incidents as a result of the current location on the roundabout.
10. In this instance, due to the lack of evidence justifying the current location, the relatively low level of harm that would arise from the memorial's removal, the health and safety concerns and the traffic management arrangements required to organise an associated event in this location, the public benefits that would arise from this would outweigh the less than substantial harm caused.

11. If permitted the dismantling and re-erection should be handled very carefully, and by experienced stone masons, to avoid damage. This is secured by condition 2.
12. Once the Memorial is removed, it will lose its listing status. Hence, condition 3 requires a detailed record of the historic building fabric and its setting.
13. To ensure that the memorial is re-erected, condition 4 requires evidence of a contract for the re-instatement of the memorial in a new location to be submitted.

## **CONCLUSION**

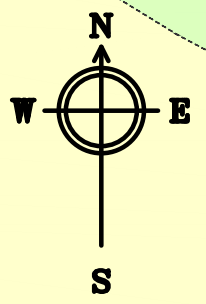
14. In summary, due to the lack of evidence justifying the current location, the relatively low level of harm that would arise from the memorial's relocation; and the health and safety concerns and the traffic management arrangements required to organise an associated event in this location, the public benefits that would arise from this would outweigh the less than substantial harm caused. Subject to conditions 1-4, the application is recommended for approval.

<b>The Public Sector Equality Duty (Equality Act 2010)</b>
------------------------------------------------------------

<i>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.</i>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

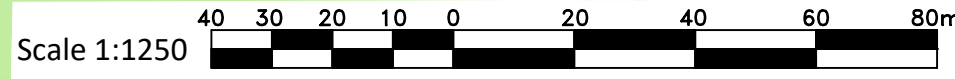


Do not scale from this drawing. All dimensions to be checked on site.

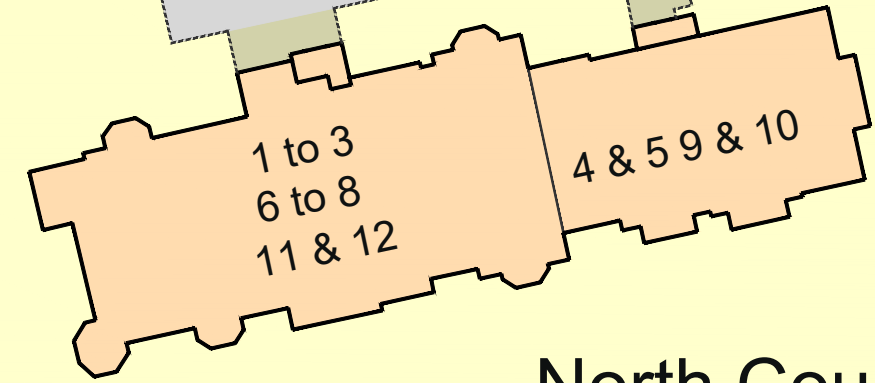


Rev.	Modifications	By	Date

Purpose of issue & file reference: For Planning Application			
PROJECT TITLE: Finchampstead War Memorial Proposed Relocation			
DRAWING TITLE: Location Plan: Existing War Memorial Location at RG40 3SJ			
Client: Finchampstead Parish Council	Drawing Number: 351/500		
Drawn by: TG	Checked by: TG	Scale: 1:1250 @ A3 size	Date: 23/11/2021



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North Court

Bolney House

45

B 3348

War Memorial

**SITE OF EXISTING WAR MEMORIAL**

93.3m

JUBILEE ROAD

Rev.	Modifications	By	Date

Purpose of issue & file reference: For Planning Application			
PROJECT TITLE: Finchampstead War Memorial Proposed Relocation			
DRAWING TITLE: Site Plan of Existing War Memorial Location at RG40			
Client: Finchampstead Parish Council		Drawing Number: 351/502	
Drawn by: TG	Checked by: TG	Scale: 1:500 @ A3 size	Date: 29/11/2021

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PLANNING REF : 213903  
PROPERTY ADDRESS : FBC Centre  
: Gorse Ride, Finchampstead, Wokingham  
: RG40 4ES  
SUBMITTED BY : Finchampstead Parish Council  
DATE SUBMITTED : 13/01/2022

COMMENTS:

The Council support this application and has no objections.

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# Agenda Item 77.

Application Number	Expiry Date	Parish	Ward
213927	11/02/2022	Finchampstead	Finchampstead South

<b>Applicant</b>	Mrs Katy Dagnall (Finchampstead Parish Council)
<b>Site Address</b>	Finchampstead Memorial Park, The Village, RG40 4JU
<b>Proposal</b>	Full application for the proposed relocation and erection of war memorial, plinth and steps, creation of a footpath, installation of culvert and power supply.
<b>Type</b>	Full
<b>Officer</b>	Kieran Neumann
<b>Reason for determination by committee</b>	This planning application has been submitted in association with a Listed Building application. For completeness both applications are reported to Committee

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 9 February 2022
<b>REPORT PREPARED BY</b>	Assistant Director – Place

<b>SUMMARY</b>
<p>This planning application is before the planning committee as the application has been submitted in association with a Listed Building application to remove the listed war memorial from its current location. This planning application proposes its re-erection at the memorial park, approximately 0.45 miles south-west of the current location. The proposed location is on a highway verge located adjacent to one of the pedestrian entrances to the Finchampstead Memorial Park and associated parking area. To the south of the site lies a number of residential dwellings along the southern side of the road known as 'The Village'. To the north lies the public park. To the west lies the Finchampstead Memorial Hall, Sports Pavilion and Tennis Courts. To the east lies a continuation of residential properties which form part of the Area of Special Character known as the Finchampstead Village.</p> <p>The application proposes a comprehensive planting and landscape plan to create an attractive setting for the memorial, a footpath connecting the existing pathway into the park, the installation of a culvert, power supply and a plinth and steps. The proposals include removal of a small section of the existing hedgerow which separates the park from the highway verge, opening up the access to the memorial and park from the north and south.</p> <p>The re-siting of the memorial in the heart of the village and adjacent to the Finchampstead Memorial Park is suitable and justified. One of the main purposes of the War Memorial was for the community to pay their respect and to be a reminder of the sacrifice made by service personnel. The new location meets these aims. The accessibility and overall safety experienced when visiting the memorial would be greatly improved over the existing location and the proposed landscaping plans would enhance the park and the character of the area. Subject to conditions 1-8 outlined below, the application is recommended for approval.</p>

<b>PLANNING STATUS</b>
<ul style="list-style-type: none"> <li>• Countryside</li> <li>• Farnborough Aerodrome consultation zone</li> </ul>

- Special Protection Area – 5 and 7 km
- Groundwater protection zone
- Nuclear consultation zone

## RECOMMENDATION

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

*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 titled 'Proposed South Elevation Visualisation', 'Proposed Planting Plan', 'Proposed North Elevation Visualisation', 'Proposed Elevation and Sections', 'Block Plan' & 'Planting Schedule received by the local planning authority on 30/11/2021. 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 that the development is carried out in accordance with the application form and associated details hereby approved.*

3. Landscaping - The hereby approved planting scheme shall be carried out in accordance with the approved details in the first planting and seeding seasons. The plants which, within a period of 5 years from the date of the planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

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

4. Prior to the commencement of development a Method Statement, including scaled drawings where necessary, and a timetable for the works, shall be submitted to and agreed in writing with the Local Planning Authority. The Method Statement shall include details of how the War Memorial is to be dismantled, how and where it is to be stored temporarily, (if necessary), how it is to be transported to its storage area or its new location at Finchampstead Memorial Park, details of any proposed renovation, and how it is to be re-erected on site. 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: To protect the character and architectural interest of the Listed Building in accordance with Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3 and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24.*

5. Prior to the commencement of development, details of the lime mortar specifications to be used in the construction of the memorial 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 protect the character and architectural interest of the Listed Building in accordance with Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3 and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24.*

6. Prior to installation of the memorial, it shall be cleaned in accordance with a scheme to be 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 protect the character and architectural interest of the Listed Building in accordance with Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3 and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24.*

#### 7. Protection of trees

a) No development or other operations shall take place except in complete accordance with the Arboricultural Method Statement by Goodger Design Associates dated November 2021 and associated Tree Protection Plan (Goodger Design Associates, received by the Local Planning Authority on 30/11/2021) (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.*

8. An application for listing of the war memorial shall be made to Historic England within one month of substantial completion, and the process shall be pursued to its completion and a listing decision is reached.

*Reason: To ensure that the war memorial is re-listed in a timely manner in its new location in accordance with Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3 and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24.*

#### *Informatives:*

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning

policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

<b>PLANNING HISTORY</b>
<b>No relevant planning history for the site.</b>

<b>SUMMARY INFORMATION</b>	
Site Area	Approximately 175 sqm
Previous land use(s)	Highway verge
Proposed floorspace of proposed use	N/A
Change in floorspace (+/-)	N/A
Number of jobs created/lost	N/A
Existing parking spaces	N/A
Proposed parking spaces	N/A

<b>CONSULTATION RESPONSES</b>	
Historic England	Recommend conditional approval
WBC Highways	No objections
WBC Built Heritage Officer	Recommend conditional approval
WBC Tree & Landscape	No objections

<b>REPRESENTATIONS</b>
------------------------

**Town/Parish Council:**

The Parish Council fully supports the proposal to relocate the War Memorial as detailed in this application. This will safeguard the Memorial and it will continue to be highly visible, maintaining the context of the original location for the Memorial, which is also known as the Wayside Cross. The new location will allow safe and easy access by visitors for quiet contemplation or for larger events such as Remembrance services. The relocation is also supported by a majority of the people of Finchampstead, evidenced by a public consultation undertaken by the Parish Council in early summer 2021.

**Local Members:** No comments received

**Neighbours:**

Three letters of concern received outlining the following:

- As the memorial is a Christian religious monument, we don't feel that it is appropriate to place it on a still busy road its not an area of suitable for quiet reflection.
- Site proposed it totally unsuitable
- The memorial would block views of the park from the houses on the opposite side of the road.
- A hedge proposed to be removed belongs to the memorial park and this was not mentioned to the Finchampstead Memorial Park Committee.
- Sampling bias in the public consultation undertaken by the Parish Council in early summer 2021 (**Officer comment: This consultation does not have an influence on the determination of their applications.**)
- Children will be climbing all over it showing no respect what so ever as it is close to the playground (**Officer comment: This is not a material planning consideration**)

- Suggestions of alternative locations (**Officer comment: This application cannot assess other potential sites as part of their determination, rather the Local Authority's duty is to assess the proposed site applied for.**)

<b>APPLICANTS POINTS</b>
The applicant believes that the Memorial setting will provide a peaceful contemplative space for people to stand and sit (timber benches could added at a later date) through the year and especially during Armistice Day events. The Memorial will be sited at a central location in the village and will be highly visible to local residents both from the Village and the Park. This location was also chosen for the evocative distant view to the rear of the park of a line of regimented Poplar trees. The opening up of the park to the Memorial will enable large numbers of people to be accommodated at events.

<b>PLANNING POLICY</b>		
National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP2</b>	Inclusive Communities
	<b>CP3</b>	General Principles for Development
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP8</b>	Thames Basin Heaths Special Protection Area
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP11</b>	Proposals outside development limits (including countryside)
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC09</b>	Development and Flood Risk (from all sources)
	<b>CC10</b>	Sustainable Drainage
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards

## PLANNING ISSUES

### Site and Surroundings:

1. The proposed location of the Memorial is on a highway verge located adjacent to one of the pedestrian entrances to the Finchampstead Memorial Park and associated parking area. To the south of the site lies a number of residential dwellings that line the southern side of the road known as 'The Village', whilst to the north lies the majority of the public park. To the west lies the Finchampstead Memorial Hall, Sports Pavilion and Tennis Courts, whereas to the east lies a continuation of residential properties which form part of the Area of Special Character known as the Finchampstead Village.
2. Finchampstead Memorial Park was purchased by the people of Finchampstead in 1946 to commemorate those lost in the two World Wars. Following the transfer of the land to the Parish Council in 1947, it is understood that at this time the park was named the 'Memorial' Park.

### Description of Development:

3. This application seeks approval for the proposed re-erection of the War Memorial on the highway verge located adjacent to one of the pedestrian entrances to the Finchampstead Memorial Park and associated parking area.
4. To accommodate the memorial's relocation, the applicant has proposed a comprehensive planting and landscape plan, a footpath connecting to the existing pathway into the park, the installation of a culvert, power supply and a plinth and steps. The proposals include removal of a small section of the existing hedgerow which separates the park from the highway verge, opening up the access to the memorial and park from the north and south.

### Principle of Development:

5. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
6. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. The site is situated outside of development limits in the designated Countryside and is therefore subject to assessment under Policy CP11 of the Core Strategy which seeks to protect the separate identity of settlements and maintain the quality of the environment.

### Suitability of New Location:

7. There are several objections on the grounds that the proposed location is unsuitable for the relocation of the War Memorial.
8. One of the purposes of the War Memorial is for the community to pay their respect and to be a reminder of the sacrifice made by service personnel. The proposed location in



the heart of the village meets these aims. Furthermore, whilst common locations for such memorials are in the grounds of a church, the location of the memorial in Finchampstead Memorial Park, named (or at least inspired by this structure), is suitable. Traffic passing the memorial would be as frequent as the current location, however this is not considered sufficient to warrant a reason for refusal in this instance, as ultimately the visibility of the site is one of the key characteristics of the current location which would be retained by the proposed site.

9. There are more houses in the heart of the village than when the memorial was first erected. Whilst there would be a degree of harm to the significance of the memorial through locating it, this is outweighed by its new central location closer to the community.
10. The harm to the memorial through its relocation would not be substantial. Whilst the dismantling would technically be demolition, it is the sort of structure than can be moved without physical harm. Whilst it is important that the memorial is located in a prominent position within the village the precise spot is not key to its significance. Therefore, the level of harm would be relatively low.
11. Once the Memorial is dismantled and removed from its current location, the structure will lose its listing status. Condition 8 requires an application for listed status once relocated.
12. The act of dismantling, re-erection and cleaning should be controlled so as to avoid damage to the memorial. This is secured by conditions 4-6.

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

13. The northern side of 'The Village' is largely comprised of open fields and recreational facilities and significantly contributes to the distinctive open and verdant feel of the heart of Finchampstead Village.
14. The memorial, associated landscaping and infrastructure would have a footprint of approximately 175<sup>sqm</sup>. The structure itself is approximately 4.7 metres tall including the plinth and steps, but its general visual prominence is not considered to be overbearing or dominating within the largely rural and open surroundings. Rather than being at odds with the prevailing character of the village, it positively enhances visual amenities and the overall character of the Memorial Park.
15. Furthermore, the landscaping plans submitted in support of this application positively enhance the historic importance of the structure itself and verdant character of the village.
16. An objection has been received on the grounds that the memorial would block views of the park from the houses on the opposite side of the road. This would be minimal and not sufficient to warrant a reason for refusal.
17. The applicant proposes to remove a small section of hedgerow which would not adversely impact the visual amenity of the park.

**Access and Movement:**

- 18. The proposed landscaping facilitates multiple access points and ample space to congregate for annual remembrance events.
- 19. WBC Highways have raised no objections to the proposals on highway safety grounds and consider the proposals to be safely designed. The presence of the small car park immediately east of the site and the Memorial Park car park situated just east of this would be sufficient to accommodate a significant number of users of the park during events.

**Landscape and Trees:**

- 20. A Tree Survey Schedule, Arboricultural Implications Assessment and Method Statement including a Tree Constraints and Protection Plan has been submitted and are acceptable and compliant with Policy CC03d) and BS5837:2012. The Tree Survey identifies T3 as a Veteran Oak tree. All recommendations within the AIA section of the report including tree-works will be required to be carried out as itemised.
- 21. The Relocation - General Arrangement Plan shows the relocated Memorial in its setting between T1 and T2 trees surrounded by a gated access and picket fence to memorial area from inside the park Whilst the picket fence and gated access will need to be confirmed, it is considered in principle that these are supported. Cedec pathways over root protection areas is also acceptable and is considered an attractive solution. Lastly, access over the culverted infilled ditch with new brick headwalls and proposed section drawings are also acceptable.
- 22. The Tree and Landscape Officer has concluded that the mitigation, landscaping and turfing proposals are acceptable and comply with Local Plan Policies CC03 and TB21, and Policy CP3 of the CS.

**Residential Amenities:**

- 23. There will be no unacceptable adverse neighbouring amenity impact.

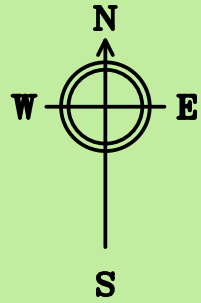
**CONCLUSION:**

- 24. In summary, despite the minor harm that would result in the proposed relocation of the War Memorial, the re-siting of it in the heart of the village and adjacent to the Finchampstead Memorial Park is suitable and justified. One of the main purposes of the War Memorial is for the community to pay their respect and to be a reminder of the sacrifice made by service personnel. The new location meets these aims. The accessibility and overall safety experienced when visiting the memorial would be greatly improved upon the existing situation and the proposed landscaping plans would actively enhance both the park it would be situated in and the prevailing character of the area. Subject to the conditions outlined above, the application is recommended for approval.

<p><b>The Public Sector Equality Duty (Equality Act 2010)</b></p> <p><i>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</i></p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

*planning application and there would be no significant adverse impacts upon protected groups as a result of the development.*

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Sports Facility

Recreation Ground

# Finchampstead

East Court Farm

Sports Pavilion

**PROPOSED WAR MEMORIAL SITE**

63

The Rectory  
Cottages  
New

Robinsmead

Restrop

Laureldene

The Red Cottage

Hall

Tennis Courts

Play Area

Mulberry

Church View

Orchard Cottage

The Thatched Cottage

The Forge

Little Orchard

Poplar Point

B334

+ 59.7m

TCB

THE VILLAGE

66.1m

Chattering Ho

Village Point

Wyse Hill Lodge

Garage

PO

10

6

1

1

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Squirrels

LIDDELL CIRC

Longwater

Sandusky

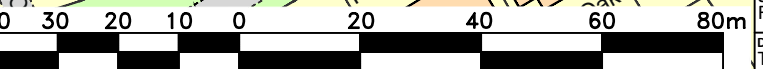
Maraval

Copse House

St

LONGWATER LANE

LONGWATER LANE



Rev.	Modifications	By	Date

Purpose of issue & file reference:  
For Planning Application

PROJECT TITLE:  
Finchampstead Memorial Park-Finchampstead War Memorial Relocation

DRAWING TITLE:  
Location Plan for Proposed Memorial Site at RG40 4JU

Client:  
Finchampstead Parish Council

Drawing Number:  
351/400

Scale:  
1:1250 @ A3 size

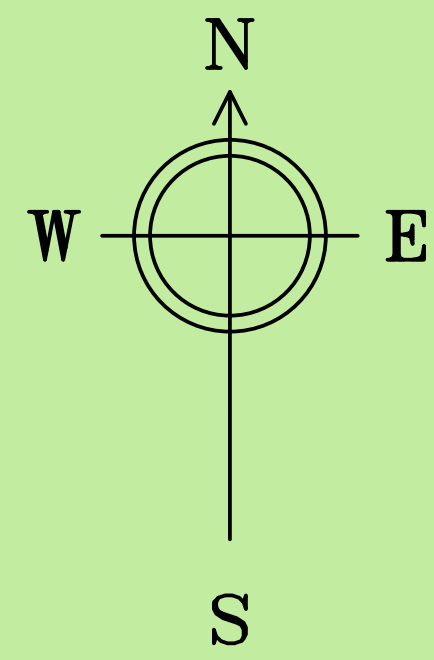
Date:  
23/11/2021

Drawn by:  
TG

Checked by:  
TG

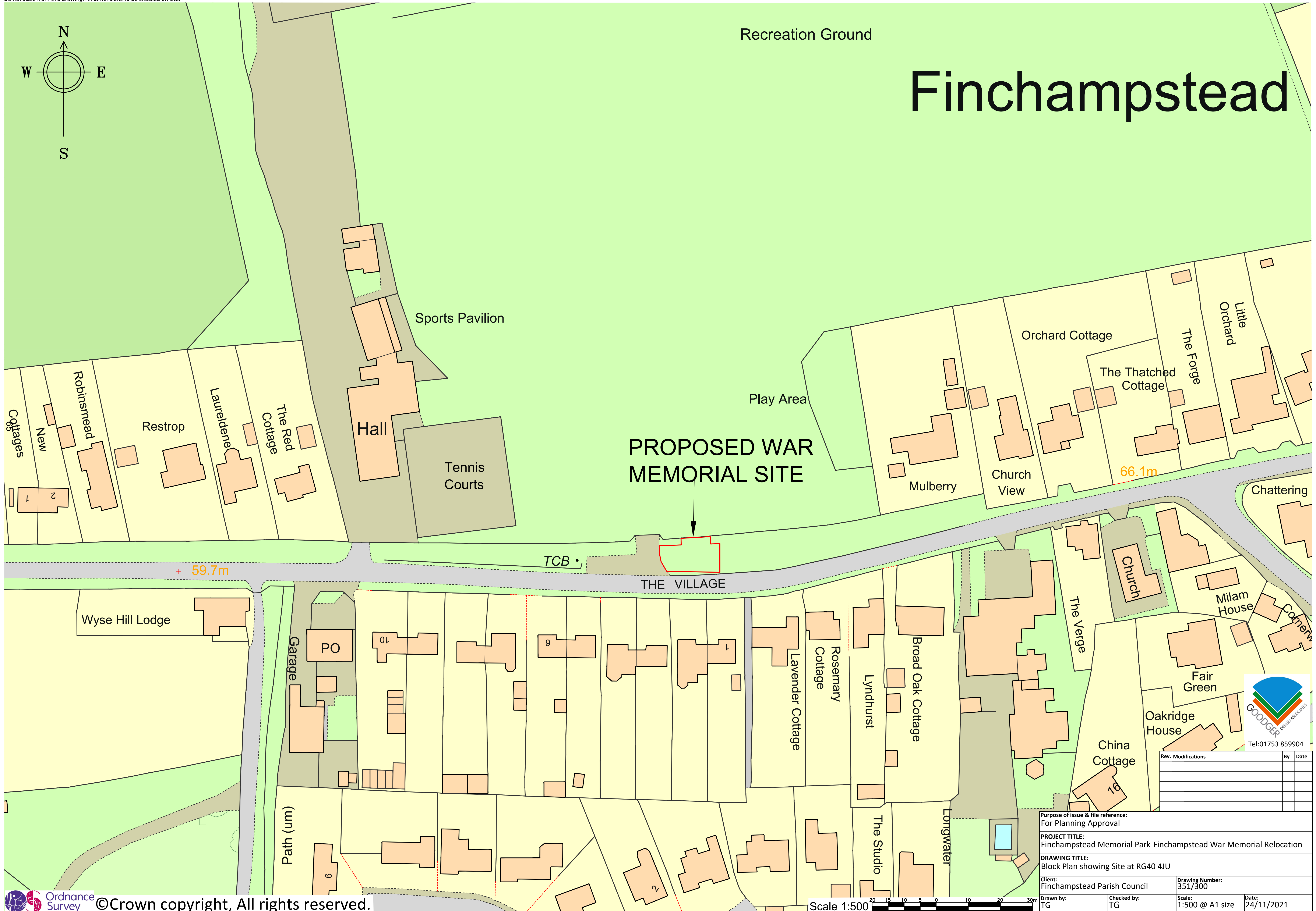
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Recreation Ground

# Finchampstead



**PROPOSED WAR MEMORIAL SITE**

THE VILLAGE



Rev.	Modifications	By	Date

Purpose of issue & file reference:  
For Planning Approval

PROJECT TITLE:  
Finchampstead Memorial Park-Finchampstead War Memorial Relocation

DRAWING TITLE:  
Block Plan showing Site at RG40 4JU

Client:  
Finchampstead Parish Council

Drawing Number:  
351/300

Scale:  
1:500 @ A1 size

Date:  
24/11/2021

Drawn by:  
TG

Checked by:  
TG

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67



Rev.	Modifications	By	Date

Purpose of issue & file reference: For Planning Approval			
PROJECT TITLE: Finchampstead War Memorial Relocation			
DRAWING TITLE: Proposed South Elevation Visualisation			
Client: Finchampstead Parish Council		Drawing Number: 351/307	
Drawn by: TG	Checked by: TG	Scale: 1:50	Date: 29/11/2021



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Rev.	Modifications	By	Date

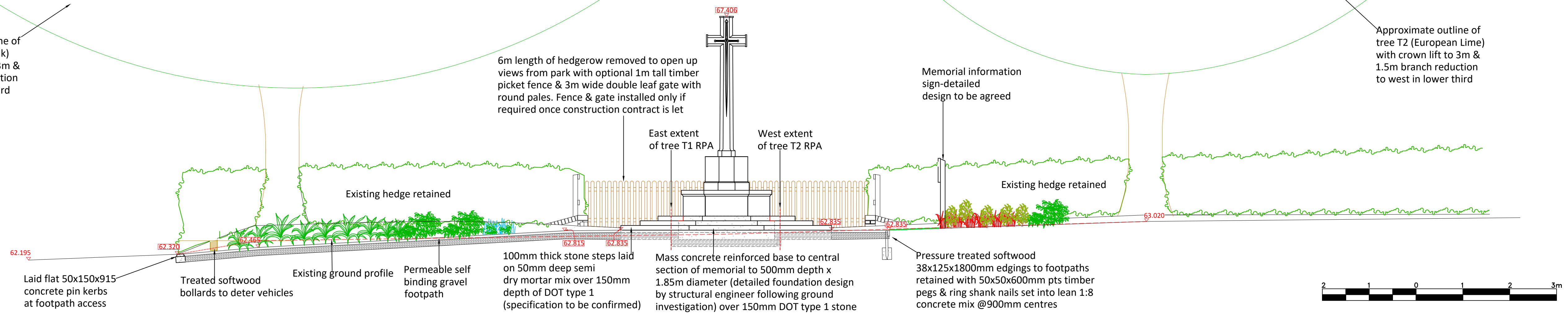
<b>Purpose of issue &amp; file reference:</b> For Planning Approval			
<b>PROJECT TITLE:</b> Finchampstead War Memorial Relocation			
<b>DRAWING TITLE:</b> Proposed North Elevation Visualisation			
<b>Client:</b> Finchampstead Parish Council		<b>Drawing Number:</b> 351/308	
<b>Drawn by:</b> TG	<b>Checked by:</b> TG	<b>Scale:</b> 1:50	<b>Date:</b> 29/11/2021



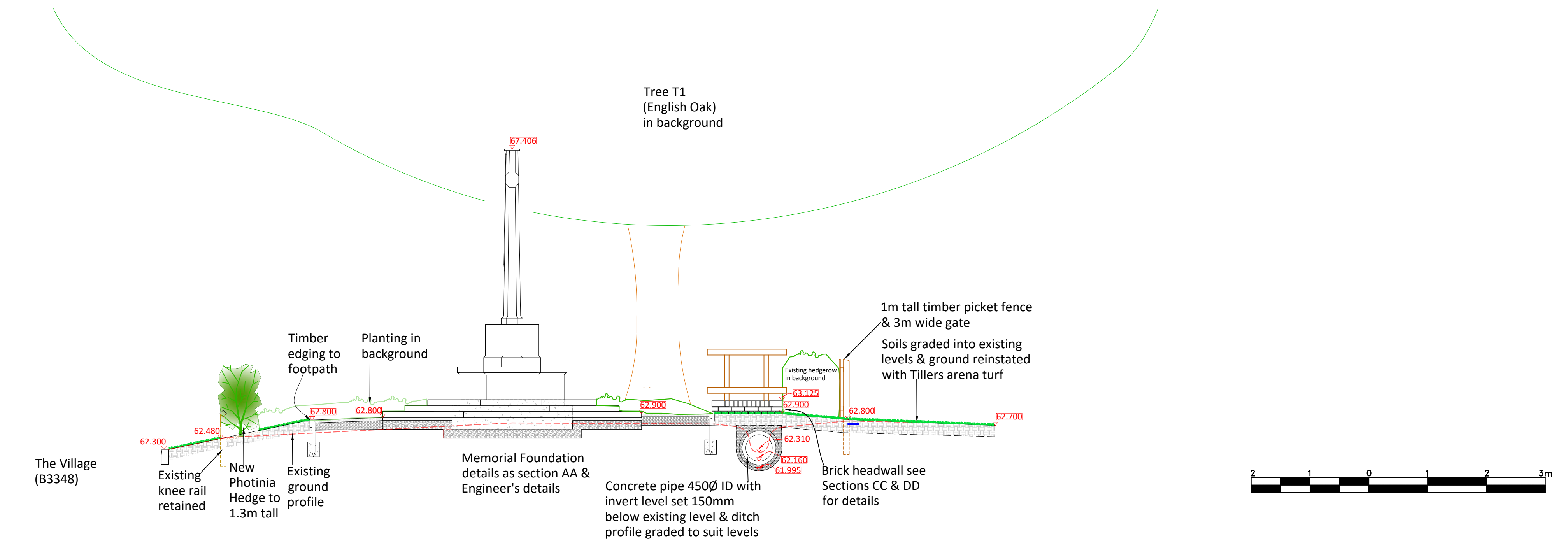
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Approximate outline of tree T1 (English Oak) with crown lift to 3m & 1.5m branch reduction to east in lower third

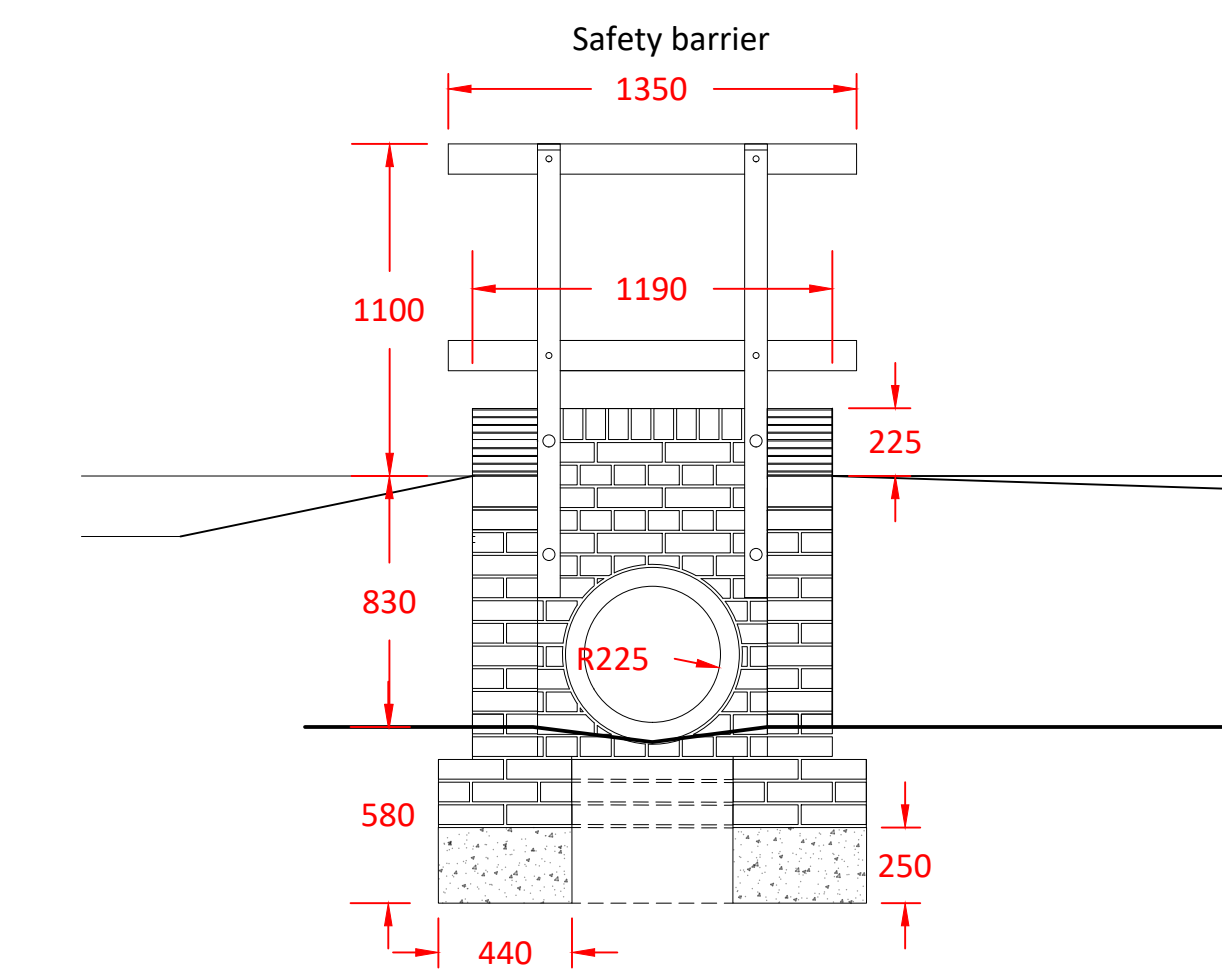
Approximate outline of tree T2 (European Lime) with crown lift to 3m & 1.5m branch reduction to west in lower third



SECTION ELEVATION AA THRO' PROPOSED MEMORIAL 1:50

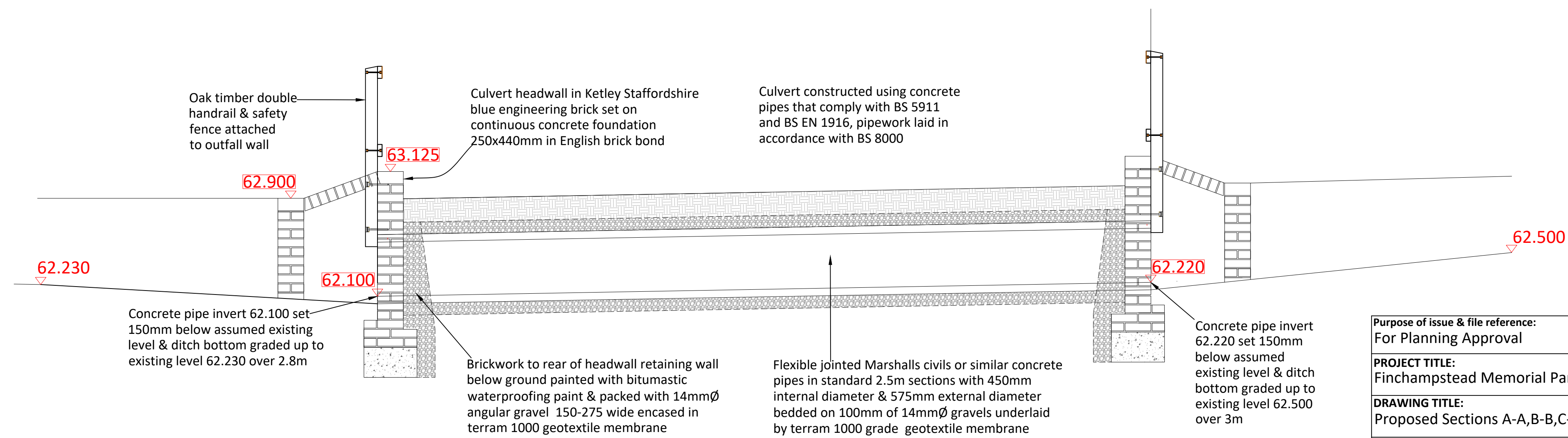


SECTION ELEVATION BB THRO' PROPOSED MEMORIAL 1:50



Outfall design may vary following detailed survey of site soils/drainage. Government RP6: 'Installation of piped culverts in ditches' requires a minimum pipe diameter of 450mm

SECTION ELEVATION DD THRO' CULVERT HEADWALL 1:25



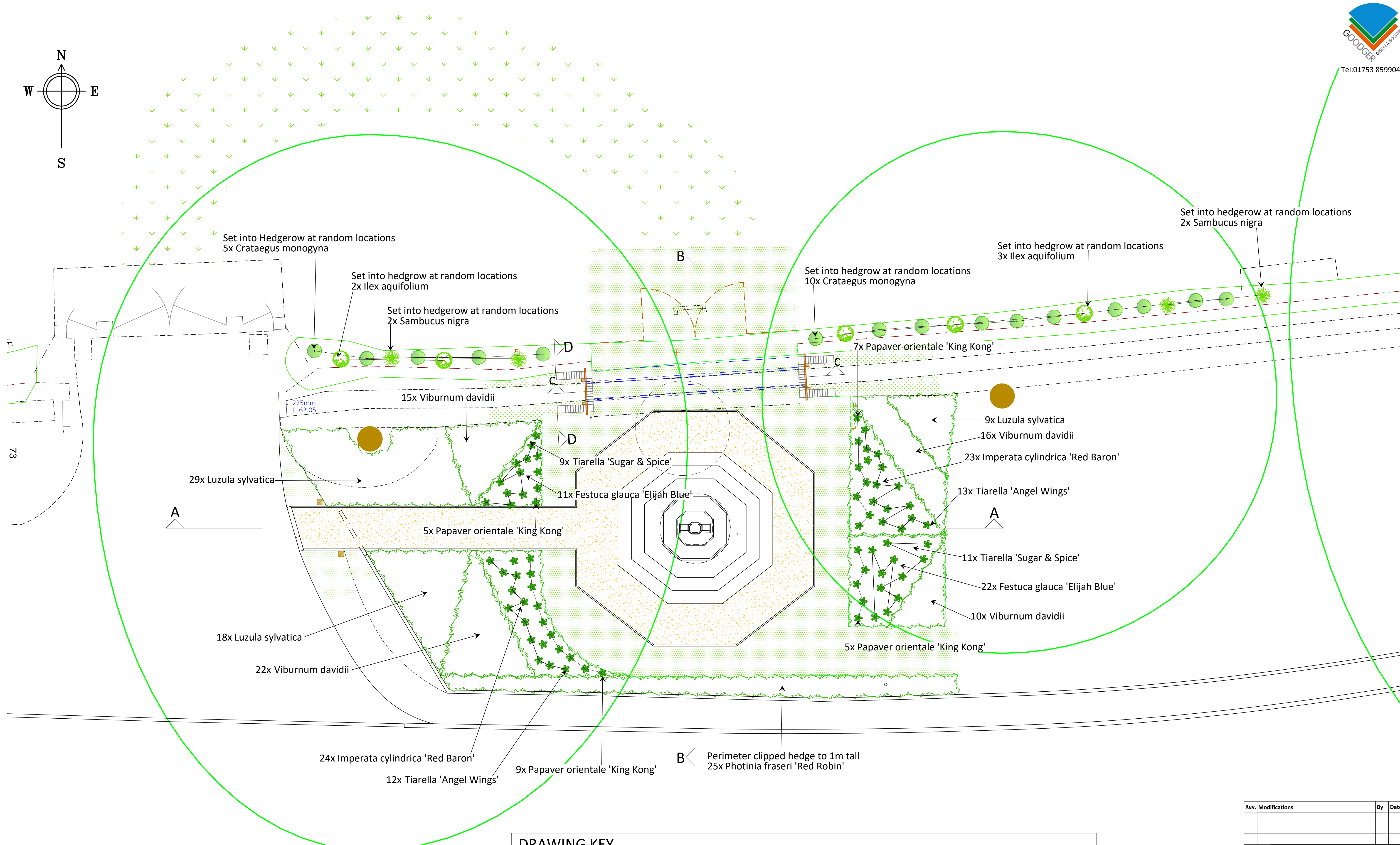
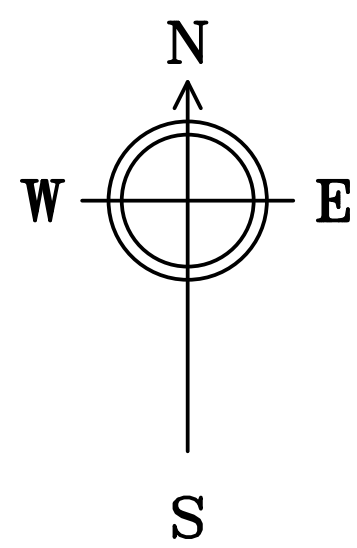
SECTION ELEVATION CC THRO' PROPOSED DITCH CULVERT 1:25

Rev.	Modifications	By	Date

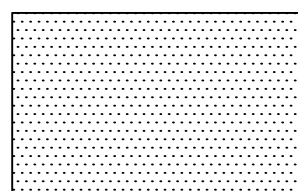
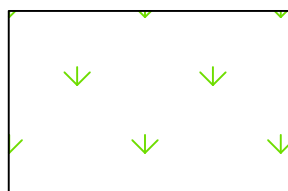

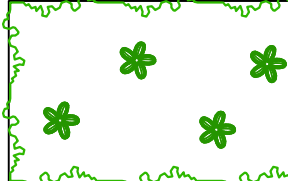
<b>Purpose of issue &amp; file reference:</b> For Planning Approval			
<b>PROJECT TITLE:</b> Finchampstead Memorial Park-Finchampstead War Memorial Relocation			
<b>DRAWING TITLE:</b> Proposed Sections A-A,B-B,C-C & D-D			
<b>Client:</b> Finchampstead Parish Council		<b>Drawing Number:</b> 351/304	
<b>Drawn by:</b> TG	<b>Checked by:</b> TG	<b>Scale:</b> 1:50/1:25 @ A1	<b>Date:</b> 26/11/2021

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**DRAWING KEY**

-  Tillers Arena gold turf laid around memorial & path on completion
-  Route for memorial crane access protected with Trakway panels & reinstated with approved amenity grass seed mix if required
-  Cotswold grass seeds Ltd Damp Meadow wildflower seed mix either side of culvert @15gms/m2
-  Shrub and herbaceous planting either side of memorial. See drawing number 351/06 for planting schedule & specifications. Positions of hedgerow plants to be agreed as replacements for 6m hedgerow section removed

Rev.	Modifications	By	Date

Purpose of issue & file reference:  
For Planning Approval

PROJECT TITLE:  
Finchampstead Memorial Park-Finchampstead War Memorial Relocation

DRAWING TITLE:  
Finchampstead War Memorial Planting/Turfing Proposals

Client:  
Finchampstead Parish Council

Drawing Number:  
351/305

Scale:  
1:50 @ A1 size

Date:  
19/11/2021

Drawn by:  
TG

Checked by:  
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# Planting Schedule

## Trees

Number	Species	Height	Pot Size	Specification
15x	Crataegus monogyna	1.0-1.2m	Bare root	Whip :Multi-Stemmed
5x	Ilex aquifolium	1.0-1.2m	5L	Multistemmed :Bushy

## Shrubs

Number	Species	Density	Height	Pot Size	Specification
25x	Photinia fraseri 'Red Robin'	3/m <sup>2</sup>	40-60cm	5L	Bushy
4x	Sambucus nigra	Counted	80-100cm	Bare Root	Several shoots
63x	Viburnum davidii	4/m <sup>2</sup>	40-60cm	5L	Leader With Laterals

75

## Herbaceous

Number	Species	Density	Pot Size	Specification
25x	Tiarella 'Angel Wings'	Counted	3L	Height 30-40cm
20x	Tiarella 'Sugar & Spice'	Counted	3L	Height 30-40cm

## Perennials

Number	Species	Density	Pot Size	Specification
26x	Papaver orientale 'King Kong'	Counted	5L	Height 30-40cm

## Grasses

Number	Species	Density	Pot Size	Specification
56x	Luzula sylvatica	3/m <sup>2</sup>	5L	40-60cm
47x	Imperata cylindrica 'Red Baron'	4/m <sup>2</sup>	3L	30-40cm
33x	Festuca glauca 'Elijah Blue'	4/m <sup>2</sup>	3L	30-40cm

Rev.	Modifications	By	Date

Purpose of issue & file reference: For Planning Approval			
PROJECT TITLE: Finchampstead War Memorial Relocation			
DRAWING TITLE: Planting Schedule			
Client: Finchampstead Parish Council		Drawing Number: 351/306	
Drawn by: TG	Checked by: TG	Scale: Not Applicable	Date: 19/11/2021

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PLANNING REF : 213927  
PROPERTY ADDRESS : FBC Centre  
: Gorse Ride, Finchampstead, Wokingham  
: RG40 4ES  
SUBMITTED BY : Finchampstead Parish Council  
DATE SUBMITTED : 16/12/2021

COMMENTS:

The Parish Council fully supports the proposal to relocate the War Memorial as detailed in this application. This will safeguard the Memorial and it will continue to be highly visible, maintaining the context of the original location for the Memorial, which is also known as the Wayside Cross. The new location will allow safe and easy access by visitors for quiet contemplation or for larger events such as Remembrance services. The relocation is also supported by a majority of the people of Finchampstead, evidenced by a public consultation undertaken by the Parish Council in early summer 2021.

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# Agenda Item 78.

Application Number	Expiry Date	Parish	Ward
213380	16/02/2022	Swallowfield	Swallowfield

<b>Applicant</b>	Woodridge Developments, 11 Arkwright Road Reading RG2 0LU
<b>Site Address</b>	Balcombe Nurseries, Basingstoke Road, Swallowfield RG7 1PY
<b>Proposal</b>	Full application for the erection of 5 no. detached dwellings, two with detached garages and three with internal garages and associated landscaping works including one balancing pond, 2 no. accesses with entrance gates and 1.2m post and rail fencing
<b>Type</b>	Full
<b>Officer</b>	Senjuti Manna
<b>Reason for determination by committee</b>	Major application (site area > 1 hectare)

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 9 February 2022
<b>REPORT PREPARED BY</b>	Assistant Director – Place

## SUMMARY

The application proposes the erection of five detached dwellings on the site with two access roads, associated landscaping and an ecological enhancement area. This is an amended scheme to the extant permission 193356 – the proposed amendments are minor in terms of increase in built development within the site.

The current scheme differs from the extant permission in terms of site area – it now includes additional land with a redundant electric sub station which is proposed to be demolished and the built development will be exchanged for a new detached garage. Also, all 5 dwellings now propose additional habitable rooms in the loftspace – with the additional rooms for plot 1 already approved by a s.73 application. The proposal does not include any changes to the approved building footprint and ridge heights. Whilst the additional habitable space will result in increased eaves height, it would not significantly alter the scheme that has already been approved.

A previous appeal inspector has already confirmed that small scale increase in built development within this site is acceptable since the dwellings will be set significantly back from the street frontage. There will be large areas of landscaping and an ecological enhancement area on the site and this remains unchanged from the extant permission. The proposed dwellings would have ample indoor and outdoor space, providing a satisfactory living environment for the future occupiers. Whilst a neighbour has objected to the proposal on loss of privacy grounds, it is considered that the proposed dwellings will maintain acceptable separation and no harmful impact is anticipated. Objections have been received from the Parish Council on overdevelopment grounds. However, since the proposal will not result in additional dwelling footprint and higher ridge height, additional habitable rooms in the loft space are considered acceptable in this instance.

There are no objections to the proposal with regard to highway safety; parking; trees; drainage & flooding; and ecology. The development is considered acceptable in all other aspects subject to the recommended conditions and a legal agreement securing a commuted sum for affordable housing (£214,938.56); an index linked Strategic Access and Management Monitoring payment to offset the impact on the Thames Basins Heaths

Special Protection Area and an Ecological Enhancement Management Plan. The application is accordingly recommended for approval for the reasons set out in this report.

#### **PLANNING STATUS**

- Countryside location
- Green Route Enhancement Area
- Burghfield AWE Outer Zone (a section of the site)
- Thames Basin Heath Special Protection Area – 5 and 7km
- Flood zone 1
- Bat Roost Habitat Suitability
- Landscape Character Assessment Area I2 and L3 (a small section in the west)
- SSSI Impact Risk Zones

#### **RECOMMENDATION**

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

**A. A legal agreement securing a commuted sum of £214,938.56 in lieu of 2 affordable units; index linked Strategic Access and Management Monitoring to offset the impact on the Thames Basins Heaths Special Protection Area and an Ecological Enhancement Management Plan.** 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. Conditions and informative:**

**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 Plans**

This permission is respect of the submitted application plans and drawings numbered 2542 – 116A; 2542 – 117A; 2542 – 10; 2542 – 11; BR02-02; BR03-02; BR04-02; BR05-02 and Planning Statement received by the local Planning Authority on 11 October 2021. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

### 3. Tree Protection Details

- a) No development or other operation shall commence on site until the tree protection measures, as detailed in the Arboricultural Impact Assessment and Method Statement (ref: EIP21607aia-ams Rev B, hereafter the Approved Scheme) are implemented in complete accordance with the Approved Scheme. The tree protection measures must be retained for the entire duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.
- b) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

**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.*

### 4. Landscaping

Prior to the occupation of any part of the development, all hard and soft landscape works shall be carried out in accordance with drawings numbered 201280/700/01B Pavement Construction; EIP21607-11C (sheet 1) Soft Landscape Proposal; EIP21607-11B (Sheet 2) Soft Landscape Proposal and EIP21607-12C Hard Landscape Proposal. 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.*

## **5. External Materials**

Materials used for the construction of the external surfaces of the development hereby permitted shall be those included in the Materials Schedule unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

## **6. Ecological enhancement area**

No building hereby approved shall be occupied or used until ecological enhancement area is developed as per the Ecological Management Plan EIP21607 EMP dated 10/12/20 and permanently so-retained and used for no other purpose.

*Reason: To ensure provision is made to allow satisfactory development and maintenance of the natural environment and biodiversity within the application site. Relevant policy: Core strategy policy CP3 and MDD Local Plan policy TB23.*

## **7. Visibility Splays**

No building hereby approved shall be occupied or used until visibility splays are provided in accordance with drawing numbered 202180/VS/01. The access shall be retained in accordance with these details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

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

## **8. Swept Path**

No building hereby approved shall be occupied until the access roads have been constructed in accordance with the drawing numbered 201280/TR/01 Vehicle Swept Path Assessment, unless otherwise agreed in writing by the Local Planning Authority.

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

## **9. Construction Method Statement**

Throughout the construction period, details included in the Construction Method Statement dated March 2021 and drawing numbered 2542-60 P1 shall be adhered to unless other minor variations are agreed in writing with the Local Planning Authority.

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

## **10. Drainage**

Prior to the first occupation of the development, drainage scheme shall be implemented in accordance with details provided in Technical Note dated September 2020 Rev A; and drawings numbered 201280/500/01; 201280/510/02; 201280/520/01; and 201280/520/03.

The drainage scheme 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.*

### **11. Access surfacing**

No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 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. 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 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

### **13. Garage to be retained as such**

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

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

### **14. Parking and turning space to be provided**

No part of any buildings 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.*

### **15.Retention of existing trees**

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

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

### **16.Hours of construction**

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

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

### **17. Obscure glazing & 1.7m opening height**

All first floor side windows in 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.*

### **18.Restriction of permitted development rights - domestic**

Notwithstanding the provisions of Classes A, B, C, D, E, F and G 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 buildings, enlargement 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 prevent overdevelopment of Countryside location. Relevant policy: Core Strategy policies CP1, CP3 and CP11, and Managing Development Delivery Local Plan policy TB21.*



## **Informatives:**

1. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated \_\_ 2022, the obligations in which relate to this development.
2. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
3. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.
4. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway. Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place at least three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.
5. The applicant is advised to consider the rubbish and recycling information on the Council's website: <http://www.wokingham.gov.uk/rubbish-andrecycling/collections/information-for-developers/>.
6. The development hereby permitted is liable to pay the Community Infrastructure Levy. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>.
7. 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.
8. 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.

<b>PLANNING HISTORY</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision &amp; Date</b>
210566	Application for submission of details to comply with the following condition of planning consent 193356 dated 14/07/2020. Condition: 8. Construction Method Statement.	Approved 13.04.2021
202722	Application for submission of details to comply with the following condition of planning consent 193356 dated 14/07/2020. Condition 5 visibility Splays,6 Swept path details 7 Dropped kerbs 9 Drainage details and 10 Archaeology.	Approved 29.03.2021
203522	Application for submission of details to comply with the following conditions of planning consent 193356 dated 14/07/2020. Conditions: 3. External Materials; 11. Ecological Enhancement Area.	Approved 09.02.2021
202787	Application to vary condition 2 of planning consent 193356 dated 14/7/2020. Condition 2 refers to Approved details and the variation is to substitute plans 15A and 16A with plans 10 and 11 to include habitable rooms in the roofspace of plot 1.	Approved 18.01.2021
193356	Full application for the erection of 5 No detached dwellings, one with separate garage and four dwellings with internal garages. Associated landscaping works including one balancing pond. 2 No accesses with entrance gates and 1.2m post and rail fencing.	Approved 14.07.2020
182370	Full planning permission for the erection of 5no. dwellings with garages and a balancing pond	Non-determination application; Appeal dismissed: 29.11.2019
173726	Full application for the proposed erection of 5no dwellings with detached garages, a balancing pond and an ecological enhancement area.	Approved: 24.07.2019
O/2014/1944	Proposed erection of 3 dwellings with garages and a balancing pond (means of access to be considered)	Approved: 31.10.2016
F/2007/2197	Proposed change of use of land from Garden Centre to Builders Merchant with demolition of existing sales building and erection of new building for builders merchants	Refused: 17.10.2007 Appeal Dismissed: 06.04.2009.
F/2005/6160	Change from garden centre to builders yard	Refused: 02.06.2006
VAR/2004/1391	Proposed variation of conditions 12 & 16 of consent 40500 to allow a substitute of layout plan	Approved: 22.04.2004
VAR/2003/9521	Proposed variation to condition 11 of consent 40500 to amend the schedule of goods sold	Approved: 12.08.2003

	and areas within the garden centre sales building to include the sale of conservatories & garden buildings	
F/2003/9191	Proposed erection of replacement workshop and store building. Demolition of existing building	Withdrawn
F/2003/0044	Proposed erection of replacement workshop and store building plus demolition of existing building	Approved: 22.10.2003
CLE/2002/7744	Application for certificate of lawful existing use of land as garden centre	Approved: 12.02.2003
F/2002/6245	Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping	Refused: 12.06.2002
F/1999/69285	Proposed erection of 3 detached dwellings 2 garages and associated works	Refused: 04.05.1999 Appeal Dismissed: 29.09.1999.
F/1998/68734	Proposed erection of 6 detached dwellings and garages demolition of redundant building	Refused: 09.02.1999 Appeal Dismissed: 29.09.1999.
V/1997/66449	Proposed Relaxation Of Conditions 1 And 3 on Consent 40500 For Extension Of Time For Commencement Of development for further 5 years (condition 1) & removal of condition 3 relating to removal of building	Approved: 25.02.1998
F/1996/63285	Proposed Erection Of 25 Detached Dwellings	Refused: 11.04.1996 Appeal Dismissed: 04.03.1997
40500	Redevelopment of garden centre including the construction of garden centre sales building	Approved
37103	Redevelopment of existing garden centre	Approved: 13.03.1991

<b>SUMMARY INFORMATION</b>	
Site Area	2.32 Hectares
Existing units	0
Proposed units	5
Existing density	0 dwellings per hectare
Proposed density	2 dwellings per hectare
Number of affordable units proposed	0 (commuted sum of £214,938.56 in lieu of 2 affordable units)
Previous land use	Garden centre (sui generis) / Nil use with an extant permission for residential development that has commenced.
Proposed Public Open Space	N/A
Existing parking spaces	N/A
Proposed parking spaces	16

<b>CONSULTATION RESPONSES</b>	
Natural England	No objections subject to SAMM and SANG payments
Southern Gas Networks	No objections
SEE Power Distribution	No objections
WBC Biodiversity	No comments received
WBC Economic Prosperity and Place (Community Infrastructure)	No objections subject to Affordable Housing contributions.
WBC Drainage	No objections subject to condition
WBC Environmental Health	No objections subject to conditions
WBC Highways	No objections subject to conditions
WBC Tree & Landscape	No objections subject to condition
WBC Public Rights of Way	No objections
WBC Emergency Planner	Objected to the proposal since the site adjoins the AWE DEPZ.
	<b>(Officer's note:</b> A small section of the site falls within the outer zone of Burghfield AWE where any increase of 200 dwellings or more would require additional consultation. It does not fall within DEPZ. In this instance, the proposal is for an additional 5 dwellings, which is acceptable).

## **REPRESENTATIONS**

**Town/Parish Council:** Objected to the proposal on the following grounds:

- The proposal represents over development of the site. Condition 19 of the original application (193356), that this application seeks to replace, restricted domestic permitted development rights to ensure that the site was not overdeveloped. The current proposal contradicts that.

(Officer's note: The proposal does not include any changes to the footprints of the approved dwellings and ridge heights remain the same. The only changes include additional habitable rooms in the roofspaces and one new detached garage which is proposed in exchange of the existing redundant electric substation. Overall, the net increase in built volume on the site is considered acceptable).

- Four three storey dwellings will be out of keeping with the area and rural setting.

(Officer's note: The proposal includes additional habitable accommodation in the roof space of already approved dwellings – it does not propose to increase building heights. As such, these will not be three storey houses. Moreover, the residential area is more than 1 hectare, and the dwellings will be set approximately 100m from Basingstoke Road street frontage. As such, these houses will not appear as a dominant feature within the street scene. It is also to be noted that 1Ha of area to the rear of the dwellings will be permanently kept open as ecological enhancement area and this will provide adequate setting for the enlarged dwellings).

**Local Members:** No comments received

## Neighbours:

Two representations were received from local residents one supporting the proposal and one objecting to the scheme.

**Support:** Received from occupants of Lancambria, Basingstoke Road, RG7 1PY

- The room in the roofspace will provide additional office area which is needed as people are now working from home.
- The garage is acceptable given the size of the property.

**Objection:** Received from the occupants of Oak Cottage, Basingstoke Road, RG7 1PY

- The proposal includes habitable rooms in the roofspace of plots 2-5 resulting in habitable windows at second floor level. This will directly overlook the rear private amenity areas of neighbouring properties resulting in detrimental loss of privacy.
- The application site is located on higher grounds compared to neighbouring properties along Basingstoke Road. As a result, the extant permission already has had a degree of loss of privacy impact on neighbouring properties. The current scheme will further exacerbate the situation by introducing habitable rooms with windows at a higher level.

(Officer's note: The objection was received from neighbouring property Oak Cottage which is located 104m from the new dwellings at plots 2 and 3. The boundary of Oak Cottage is approximately 55m from the new houses. The separation distance is significantly more than the 30m recommended by the Borough Design Guide for houses with more than 2 storey and as such, no loss of privacy impact is anticipated even when accounting for increased expectation to privacy in a rural setting. The site is on a flat terrain and existing boundary vegetation provided additional screening).

### APPLICANTS POINTS

- The proposal includes minor changes from the extant permission 193356 that was granted in 2020 for the construction of 5 houses within this site.
- The site area is enlarged to include a former and now redundant repeater station, the built development parameters for which will be exchanged to construct a detached garage for plot 5.
- Confirmation of the same changes to Plot 1 has already been agreed under the S.73 application 202787.
- Redesign of plots 2-5 to include an additional floor of accommodation within a redesigned upper floor and roof. This is primarily to allow for additional home working space following the pandemic.
- The footprint of each dwelling will be unchanged, and the new ridge height will not be more than the approved ridge height.
- The main elements of the scheme remain unchanged from the extant permission including the crescent shaped layout, feature balancing pond and ecological enhancement area.
- Planning obligations similar to the extant scheme will be made and this will be secured using s106 legal agreement.

<b>PLANNING POLICY</b>	
<b>National Policy</b>	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
<b>Core Strategy (CS)</b>	CP1 – Sustainable Development 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 CP11 – Proposals Outside Development Limits CP17 – Housing Delivery
<b>MDD Local Plan (MDD)</b>	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB04 – Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield TB05 – Housing Mix TB07 – Internal Space Standards TB12 – Employment Skills Plan TB21 – Landscape Character TB23 – Biodiversity and Development TB25 – Archaeology
<b>Other</b>	Borough Design Guide Supplementary Planning Document CIL Guidance Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document DCLG – National Internal Space Standards Swallowfield Village Design Statement

<b>PLANNING ISSUES</b>
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**Description of Development:**

1. The proposal is for the construction of 5 no. detached dwellings comprising of one 6 bedroom dwelling with detached garage (plot 1), one 4 bedroom house with integrated garage (plot 3) and three 5 bedroom houses – one with detached garage (plot 5) and two with integrated garages (plots 2 and 4). These dwellings will be served by two access roads from Basingstoke Road – one for plot 1 and other for the remaining dwellings. Both accesses will have entrance gates and will be sited within the existing commercial bell-mouth with 1.2m post and rail fencing along the front boundary. Plot 1 will be separated from the group of other 4 houses by 1.2m high closed board fencing. The proposal also includes associated landscaping works with a balancing pond and 1.1 hectare of ecological enhancement area.

2. The proposal is an amended scheme of the extant permission 193356. The amendments include increased site area, one additional detached garage following demolition of a redundant electric repeater/ substation building, additional habitable rooms in the roof spaces of all 5 houses (of which Plot 1's loft conversion has already been approved by s.73 application 202787) and minor amendments to the garden layouts of plots 2- 5.

### **Site Description:**

3. The application site comprises of an open green field of more than 2.3ha, located within designated Countryside to the south-west of Swallowfield village. Parts of the site have previously been developed and were historically used as a garden centre. The existing access to the site is onto Basingstoke Road which is proposed to be retained and subdivided into two accesses. Surrounding areas comprise of open countryside to the east and south and detached dwellings of varying types and designs set within varying plot sizes to the north and west of the site. Mature trees surround the periphery of the site. The area has a rural character and appearance with expansive views across open fields to the east.
4. Construction works are currently on-going in the site in connection with implementation of the extant permission.

### **Principle of Development:**

5. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
6. Policy CC02 of the MDD Local Plan sets out the development limits for each settlement as defined on the policies map. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. The site is outside of any settlement limits and is within the countryside between Riseley and Swallowfield, which are both defined as limited development locations.
7. Whilst the site is within the countryside and the proposal does not fall within any of the exceptions listed in the Core Strategy policy CP11, there is an extant planning permission for the erection of 5 dwellings (ref: 193356) on the land, valid until 14 July 2023, which is a material consideration for the current scheme. At the time of this approval it was considered that the residential development would have a preferable impact on the character and appearance of the area compared to the previous garden centre use. As such, the principle of residential development on this site has already been established by the extant planning permission that allowed erection of 5 houses. The current scheme does not propose to increase the total number of dwellings and as such, the proposal is considered acceptable in principle, subject to consideration of impacts upon the character of the area and other matters.



## Character of the Area:

8. The site is in Wokingham District Landscape Character Area I2 – ‘Risely Farmed Clay Lowland’. The Landscape Character Assessment sets out that the Landscape is of overall moderate quality and in moderate condition. The immediate surrounding area is characterised by scattered detached dwellings of varying types and plot sizes.
9. The proposal is an amended scheme for the extant permission and does not propose additional units. All building footprints and ridge heights are proposed to remain same as the extant scheme. The additional developments included in the current scheme are habitable accommodations in the roofspace for 4 dwellings (plots 2 – 5) and a detached garage for plot 5. It is to be noted that an additional floor for plot 1 has already been approved by variation of condition application 202787.
10. A proportion of built form has already been approved for the site and this can be viewed as the base point of the consideration of any impacts, particularly when the siting and form of the dwellings is largely unchanged. Table 1 below provides a comparative analysis of building footprint, volume and hardstanding between the extant permission and the current scheme.

	Plot 1 + Garage	Plot 2	Plot 3	Plot 4	Plot 5 (+ Garage)	Total
<b>2019 Approval (193356)</b>						
Footprint (m <sup>2</sup> )	292 + 40	145	130	149	153 + 0	909
Gross Internal Area (m <sup>2</sup> )	512 + 36	236	196	238	284	1,502
Volume (m <sup>3</sup> )	2,020 + 140	1,005	659	977	1,025 + 0	5,826
Hardstanding (m <sup>2</sup> )						1535
<b>2021 Application (213380)</b>						
Footprint (m <sup>2</sup> )	292 + 40	145	130	149	153 + 40	949
Gross Internal Area (m <sup>2</sup> )	625 + 36	318	274	322	352 + 36	1,963
Volume (m <sup>3</sup> )	2,020 + 140	1,054	919	1,062	1,118 + 140	6,453
Hardstanding (m <sup>2</sup> )						1535

Table 1: Built parameters between extant permission and the current scheme

11. As can be seen from the above table, the proposal would result in 40sq.m of additional footprint of the detached garage for plot 5. However, this will be constructed following demolition of an existing electric substation building of 17sq.m footprint and 57cu.m of volume. As such, the cumulative increase of footprint would be approximately 2.5%. Similarly, the cumulative volume increase will be 627cu.m which is 10.75% of the extant permission. Since the proposal is a low density development (2 dwellings per hectare), a 2.5% increase in plot coverage and 10.75% increase in volume are not considered to have any significant additional harm to the character of the area including surrounding countryside.
12. The dwellings are proposed to be sited more than 100m from the Basingstoke Road street frontage. Because of the great set-in distance, the scheme will not be readily visible from public realm. Moreover, the immediate neighbouring area is characterised by large detached dwellings and the proposed dwellings will be comparable in bulk and form to surrounding developments. Furthermore, there is an existing wooded backdrop to the site and this will be maintained through the ecological enhancement area. The wooded backdrop would also provide a spacious setting for the dwelling reflecting the

open rural character of the area. As such, the impact of additional built-form on the overall landscape would be limited in comparison to the extant permission.

13. Objections were received from the Parish Council on overdevelopment grounds. However, as noted, the increase in overall quantum of development of the proposed scheme will not be significantly greater than the extant permission, in this instance it is considered acceptable.
14. In a previous appeal decision for a scheme of 5 detached dwellings on this site (application reference 182370), the Inspector had commented that slightly greater quantum of development in this location will not result in a significant harm on the surrounding character and appearance of the area due to the distance from the road and the surrounding character of large, detached dwellings. A similar inference can be drawn with respect to the current scheme. Consequently, no objection is raised on character grounds. However, any further increase in quantum of development within this site can potentially have harmful impact on the rural character of the area. For this reason and consistent with the extant permission, condition 18 is included restricting domestic Permitted Development rights of the new houses.
15. The materials for the proposed dwellings include facing brick and clay tiles. These have already been assessed as part of a Discharge of Condition application (ref. 203522) in connection with the extant permission. These details have been submitted with the current proposal which are acceptable. Condition 5 requires the proposed development to be constructed in accordance with the approved materials details.

#### **Residential Amenities:**

16. The proposed buildings will be positioned between 6 – 9 metres from the boundaries of the existing properties and this far exceeds the minimum separation distances set out in the Borough Design Guide SPD of 2 metres. Furthermore, the boundaries are defined by trees and planting that will further screen the development from neighbouring houses.
17. The current scheme proposes to reduce the separation distances between plots 2 – 3 and 4 – 5 compared to the extant scheme. The separation between 2 – 3 is now proposed to be 2.5m and that between 4 – 5 will be 3.5m. Whilst these are lesser than the 4m that was proposed in the extant scheme, the proposed flank to boundary separation remains significantly more than the SPD recommended 1m and are acceptable.
18. Plot 1 will be separated from the rest of the development by a 1.2m closed board fencing and will have a separation distance of 9m from plot 2. These separation distances are acceptable and no mutual overlooking impact is expected from the proposal. However, in order to minimise any further overlooking, condition 17 is recommended to ensure first floor side windows are obscurely glazed and top hung.
19. All new houses will maintain considerable separation distance from existing neighbouring properties and no negative impact on neighbouring residential amenity is anticipated. Objections were received from Oak Cottage on potential overlooking impacts. This property is located approximately 100m from plots 2 and 3. The separation distance along with intervening boundary vegetation will minimise any overlooking from the additional habitable windows even when considering the

increased expectation for privacy in a rural setting. It is considered that the proposed development will have an acceptable impact on the amenity of the neighbouring occupiers with respect to overlooking, overshadowing and overbearing impact.

### **Highways:**

20. The proposed development includes 2 accesses similar to the extant permission – one for plot 1; the other to be shared by the four remaining dwellings. Visibility splays and swept path details have already been approved by discharge application 202722 and these details remain the same for the current application. Consequently, there is no objection to the proposed accesses subject to the conditions 7 and 8 requiring the visibility splays and swept path details to be provided in accordance with the approved details.
21. The proposal indicates 16 parking spaces will be provided within the development with further opportunities for informal parking available on the hard surfaced areas. This is considered acceptable and conditions 13 and 14 are included to secure permanent retention of garage and parking. Cycle storage is included in the proposed site plan, and these are acceptable.

### **Flooding and Drainage:**

22. The extant permission included a drainage condition (number 9 of 193356) to secure drainage details for the proposed development. This has been discharged by application 202722. These details have been submitted with the current application. Whilst the current application will result in an additional 23 sq.m of footprint, this will not require the drainage strategy to be amended. Consequently, it is considered that the details submitted with the application are acceptable and these are secured by condition 10.

### **Landscape and Trees:**

23. Policy CP3 of the Core Strategy states that planning permission will be granted for proposals that 'maintain or enhance the ability of the site to support fauna and flora including protected species'. Policy CC03 of the MDD Local Plan states that development proposals should demonstrate how they have considered and achieve to 'protect and retain existing trees, hedges and other landscape features'.
24. The changes to the proposed landscape are few – there is a slight reduction to the front of Plots 2 and 3 with some loss of landscape to Plot 2 that has been gained by Plot 3 and there is a change of the boundary fence between the rear gardens of Plots 4 and 5 making Plot 4 garden a bit larger. Additionally, the site area is now increased by incorporating the electric substation within the application red line.
25. A revised landscape scheme is submitted with the application with tree protection details during construction period. These have been reviewed by the WBC Trees and Landscape Officer and no objections are raised. Conditions 3, 4 and 15 are included to secure satisfactory provision of landscape within the proposed development.

### **Environmental Health:**

26. According to historical mapping there is no contamination on or near to the site. Therefore, no objection is raised with regard to contamination. However, due to the close proximity of the neighbouring residential properties, the Environmental Health Officer had recommended conditions limiting working hours and controlling of noise and dust emission with the extant permission. Accordingly, condition 16 is included to restrict hours of construction. The Construction Methods Statement is secured using condition 9.

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

27. Plots 2 – 5 will have rear gardens at least 20 metres deep and plot 1 will have a rear garden approximately 35 metres deep. This will comply with the minimum garden depth of 11 metres set out in the Borough Design Guide SPD. The proposed development will provide a suitable level of private amenity space.

### **Internal Space Standards:**

28. The proposed development comprises of 1 no. 6-bedroom detached dwelling, 1 no. 4-bedroom detached dwelling and 3 no. 5-bedroom detached houses. The Nationally Described Space Standard recommends a minimum floor area of 97sq m for a 4 bedroom property; 110sq m for a 5 bedroom house and 123sq m for a 6 bedroom house. The proposed dwellings will significantly exceed the national minimum requirements. The 4 bedroom house will have floor area of 274sq m, the 5 bedroom houses will have floor area between 318 – 352sq m and the 6 bedroom property 625sq m. The proposed dwellings will therefore provide an acceptable standard of accommodation for the future occupiers. Guidelines for bedrooms, living spaces and storage are also met.

### **Ecology:**

29. Policy CP7 of the Core Strategy states that development proposals that may harm habitats or species of principle importance or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), will only be permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance; that no alternative sites that would result in less or no harm is available which will meet the need.
30. The application site comprises a grassland field over previously developed area. The extant permission includes a legal agreement securing the retention of open space to the west which would be managed for wildlife enhancements. The current scheme also retains the area to the west as open space and the applicant has agreed for a legal agreement to secure its management similar to the extant permission. This would be broadly consistent with the obligations for biodiversity net gain from the site. As such subject to the legal agreement, there is no objection to the current proposal on ecology grounds.
31. Details of ecological enhancement area is included in Ecological Management Plan EIP21607 EMP dated 10/12/20, which is acceptable and adherence to this is secured by condition 6.



## **The Public Sector Equality Duty (Equality Act 2010)**

32. 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.
33. The design and layout of the buildings are acceptable on accessibility grounds. Each dwelling include a large room on the ground floor that is capable of functioning as a bedroom. Additionally, toilet facilities are available on the ground floor and the open plan layout allows for good circulation. Level access can easily be created to the grounds floor and these facilities indicate that the buildings would be adaptable or accessible for future occupants.

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

### *Community Infrastructure Levy:*

34. As the proposal is for new residential floor space, it would be a CIL liable development. CIL is charged at a rate of £365 (index-linked) per square metre. If the development is approved, a CIL liability notice would be issued.

### *Special Protection Area:*

35. The site is within 5km of the Thames Basin Heaths Special Protection Area. Policy CP8 of Core Strategy as well as saved policy NRM6 of the South East plan require that proposals mitigate their impact upon the TBHSPA. Avoidance payment towards SANG is classed as infrastructure and therefore is included within the CIL payment. SPA-wide Strategic Access and Management Monitoring (SAMM) is not considered to fall within the definition of infrastructure and therefore is continued to be secured through legal agreements. The application is recommended for approval subject to a legal agreement securing an index linked payment for SAMM contributions.

### *Affordable Housing:*

36. The application site is over 0.16 ha in area and policy CP5 of the Core Strategy requires the proposal to contribute towards affordable housing. The site is outside of the development limits and therefore a minimum contribution of 40% is required, equating to 2 equivalent affordable units. The Affordable Housing Team has advised that an offsite commuted sum would be acceptable, and this has been calculated as £214,938.56.
37. The applicant has agreed to pay the full commuted sum and this approval is subject to the applicant entering into a legal agreement.

## **Atomic Weapons Establishment:**

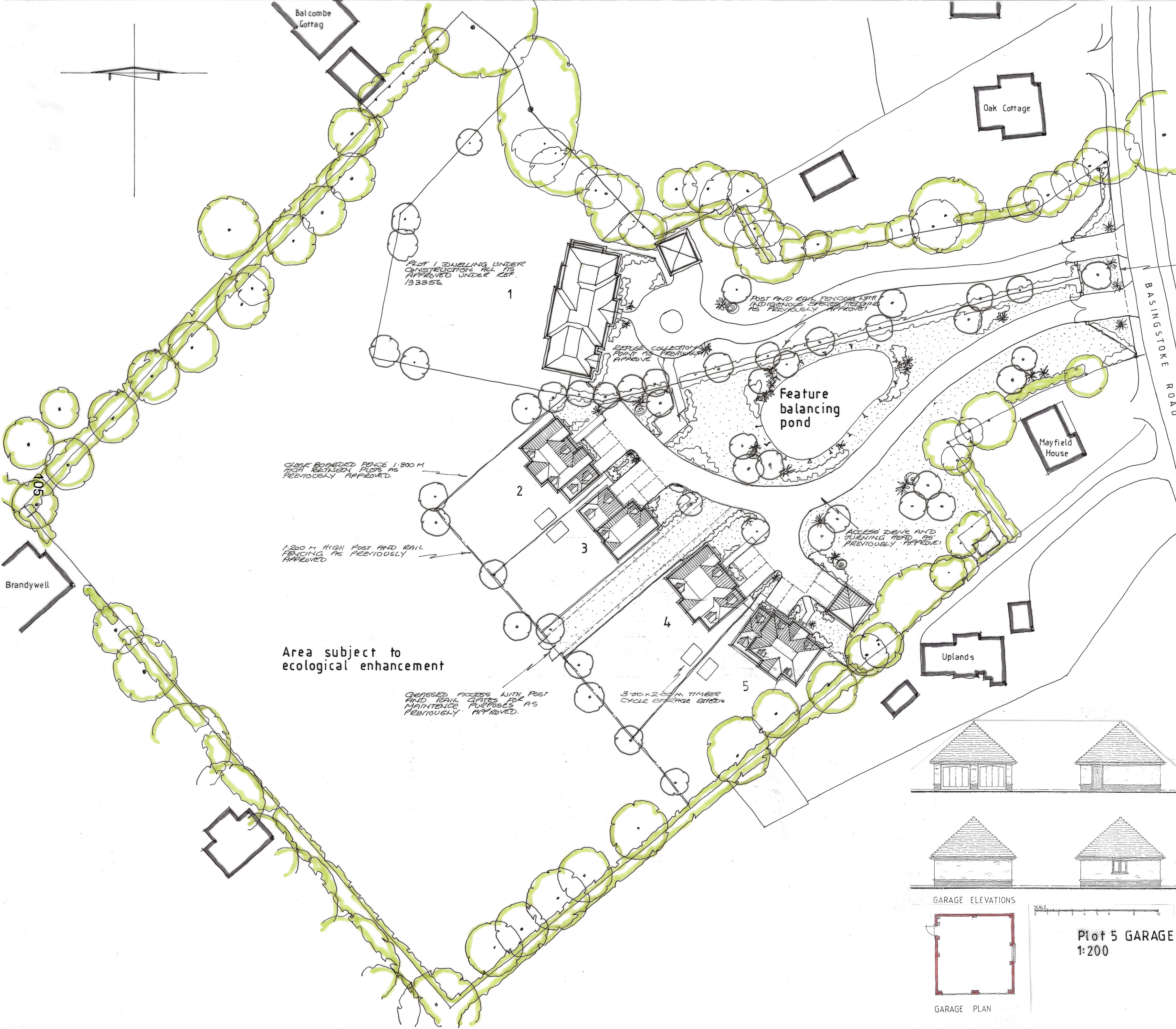
38. The site is adjacent to Burghfield Atomic Weapons Establishment (AWE) with a small section along northern boundary falling within the Outer Consultation Zone. Within this zone, a planning application for 200 dwellings or more would require consultation with Office of Nuclear Regulation (ONR) and an emergency plan will be sought as part of the application. Since the proposal falls significantly below the threshold of 200 dwellings, it does not require additional consultation and consideration.

## **CONCLUSION**

39. The application follows an extant planning permission (ref: 193356) for the erection of five dwellings on the site. The principle of residential development has therefore been established and the assessment falls upon what impact the additional built form would have upon the character of the area including surrounding countryside when compared to the extant planning permission.
40. The proposed development does not seek to increase the total number of dwellings. It now proposes additional habitable rooms in the roof spaces to provide additional home office facilities and one extra detached garage resulting in 2.5% increase in building footprint and 10% increase in volume. Whilst this represents an increase in quantum of development, it is considered acceptable since the density of the proposed development would be low. The inspector of a previously dismissed appeal for a similar scheme (ref: 182370) did not raise any objection to the additional built-up area since the plots are large and development will be set back from the street frontage. There will be large areas of landscaping and an ecological enhancement area on the site, and this remains unchanged from the extant permission. The proposed dwellings will have ample indoor and outdoor space and will provide a satisfactory living environment for the future occupiers.
41. There are no objections to the proposal with regard to highway safety; parking; trees & landscaping; drainage & flooding; and ecology. The development is acceptable in all other aspects subject to conditions and a legal agreement securing a commuted sum for affordable housing; a SAMM avoidance payment to offset the impact on the Thames Basins Heaths Special Protection Area and an Ecological Enhancement Management Plan. The application is accordingly recommended for approval.

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**Notes**

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of Paul Edwards Architecture



4 no detached houses with garages and 3 no min. parking spaces per dwelling

PREVIOUSLY APPROVED ACCESS DRIVES WITH POST AND RAIL FENCING AND GATES AS APPLICATIONS 182370 AND 183356.

A: BOUNDARY AMENDED TO ACCORD 36:00:21 WITH ORIGINAL PLANNING PERMISSIONS

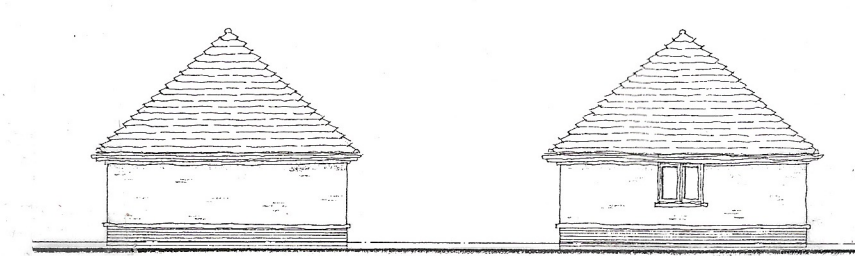
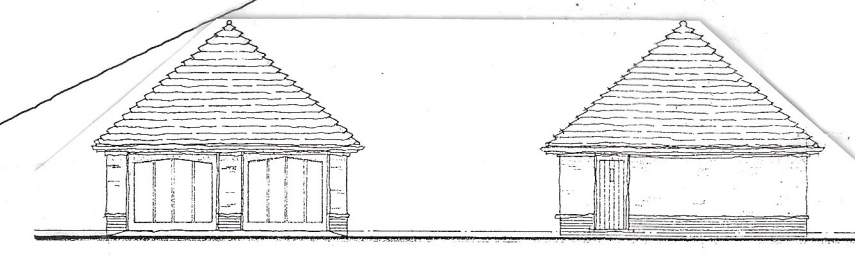
Project  
**Residential development**  
 Balcombe Nurseries  
 Basingstoke Road  
 SWALLOWFIELD  
 Berks

Client  
**Woodridge Developments Ltd**

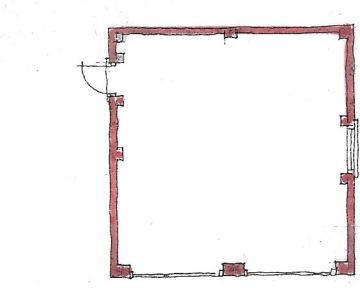
Drawing  
**SITE PLAN**

Scale  
**1:500 at A2**

Date  
**September 2021**



GARAGE ELEVATIONS



GARAGE PLAN

Plot 5 GARAGE  
 1:200

Paul Edwards Architecture  
 12 Sandy Lane, Barkham, Wokingham, Berks RG41 4DB  
 Tel: 01189772925 Mob: 07831837415 E-mail: paul@pauledwardsarchitecture.co.uk

Job 2542 Dwg.116 A



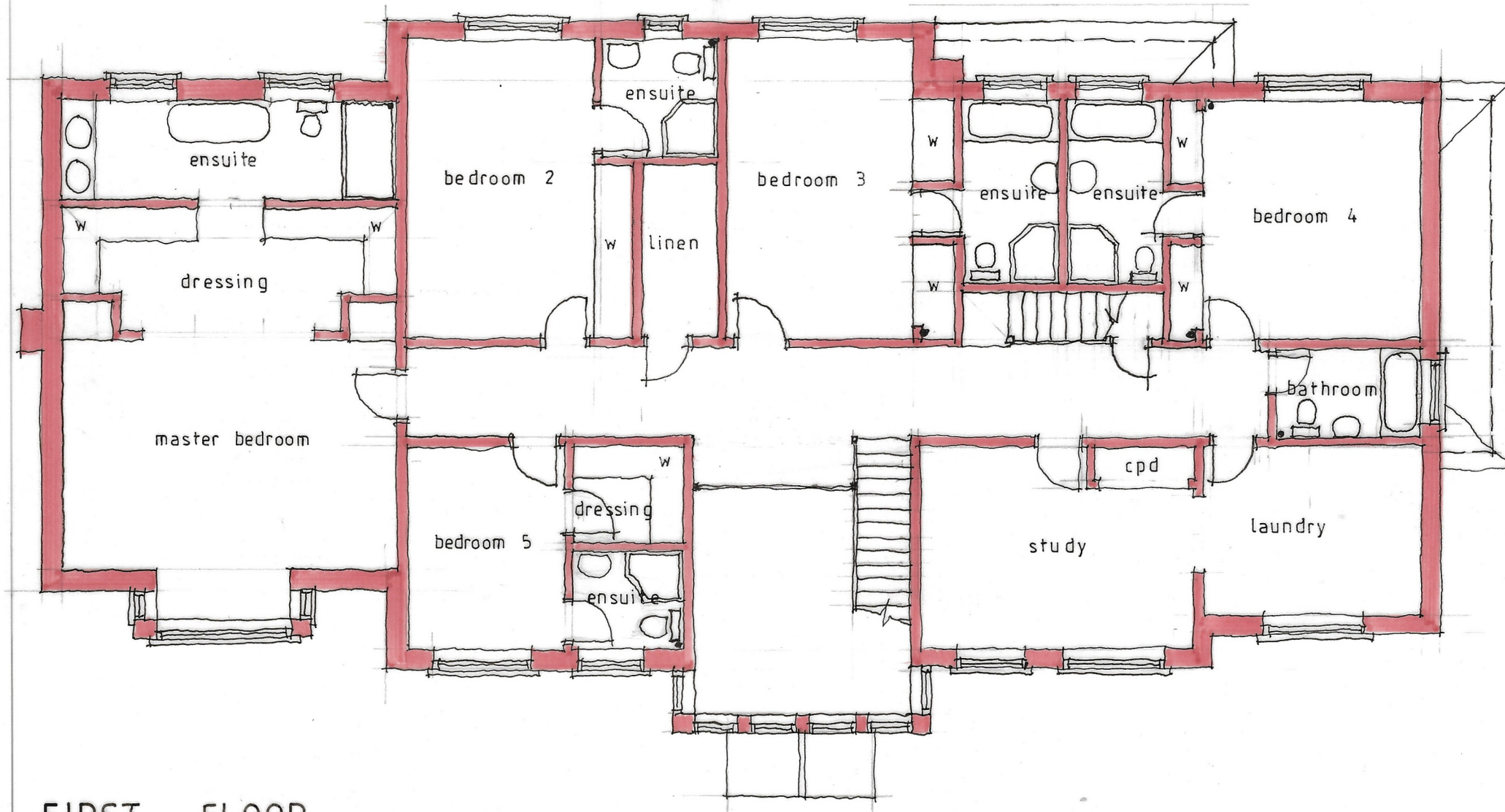
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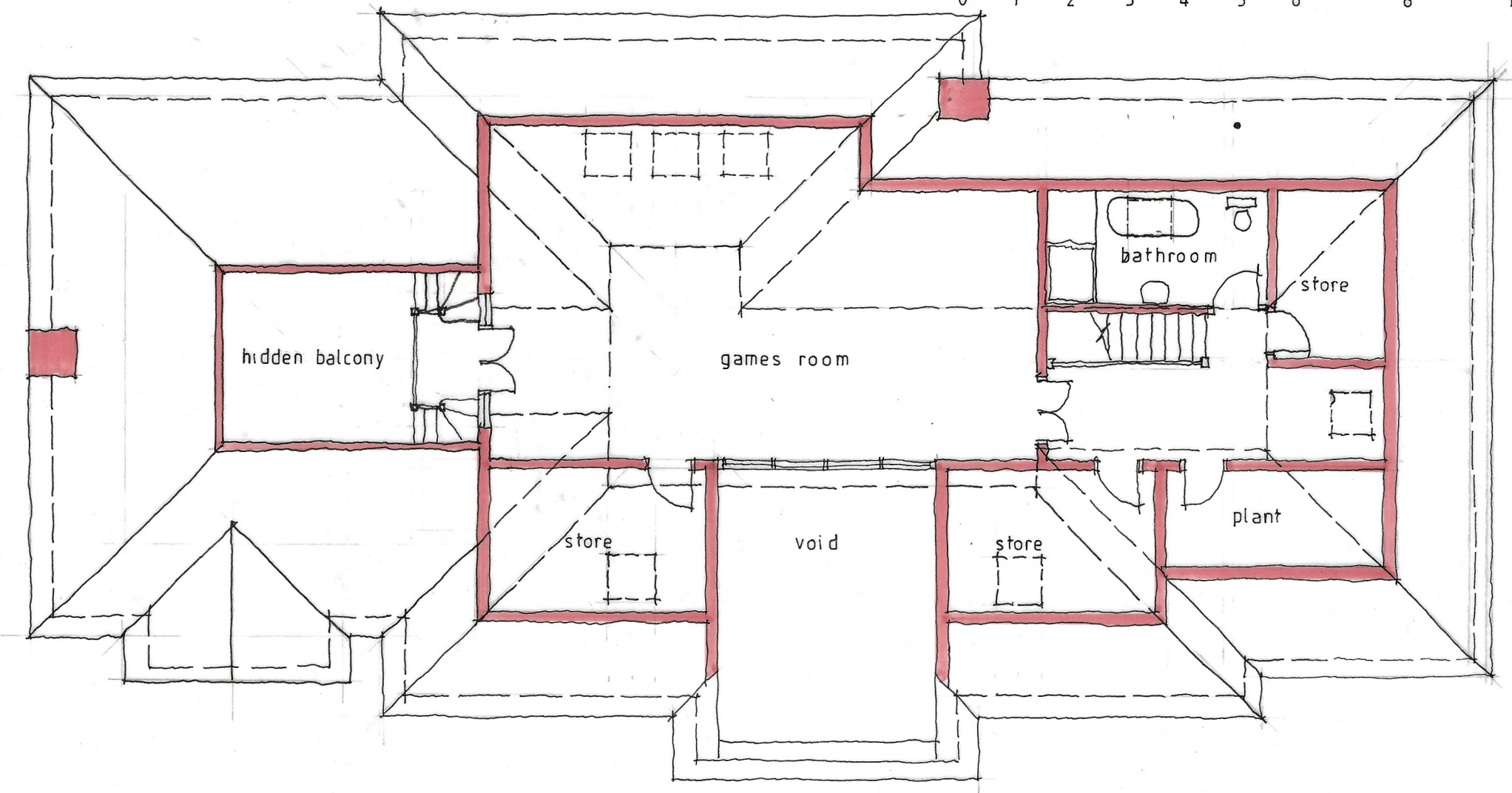
**Notes**

All dimensions and levels on site are to be checked prior to commencement of work.

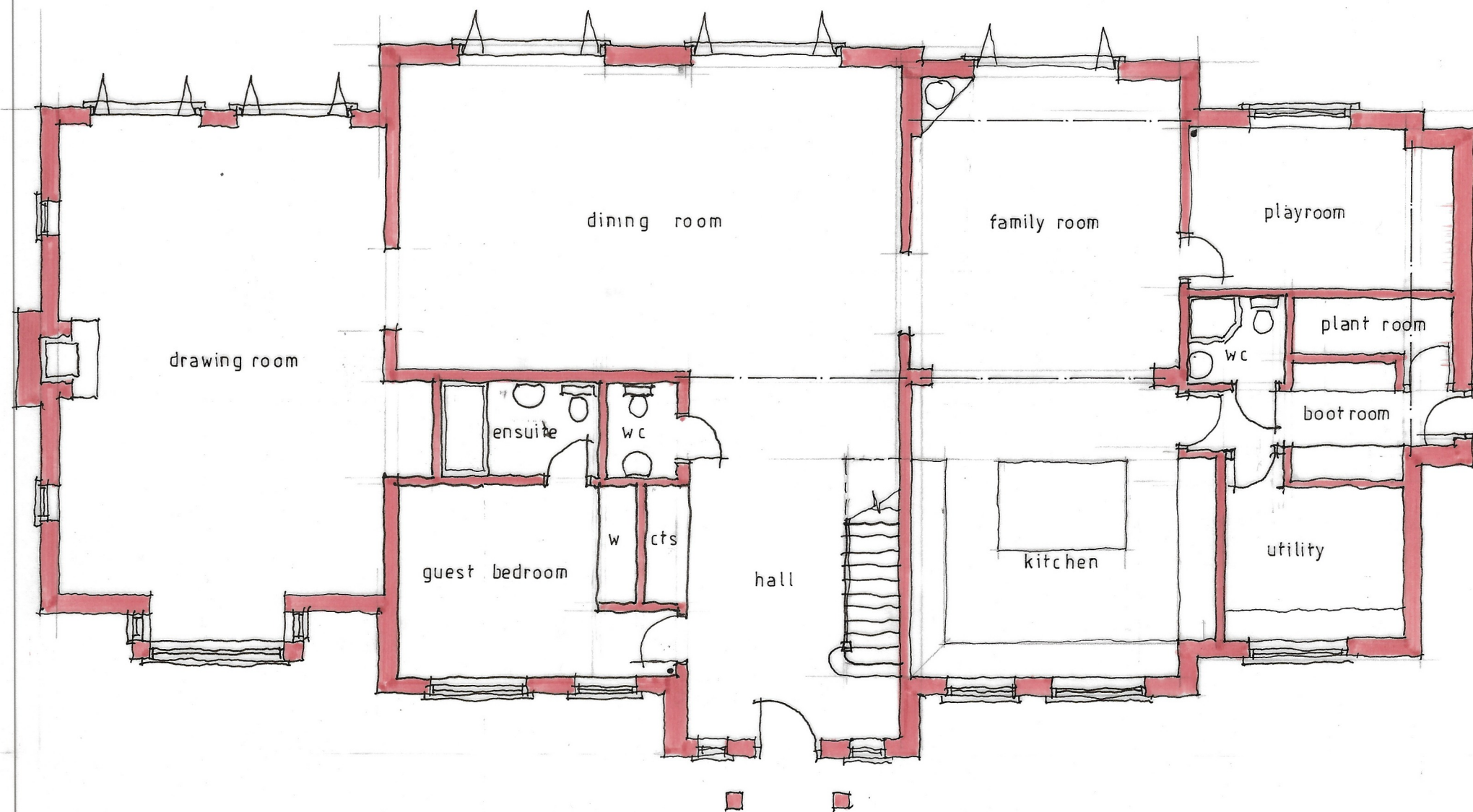
This drawing is the copyright of Paul Edwards Architecture



FIRST FLOOR



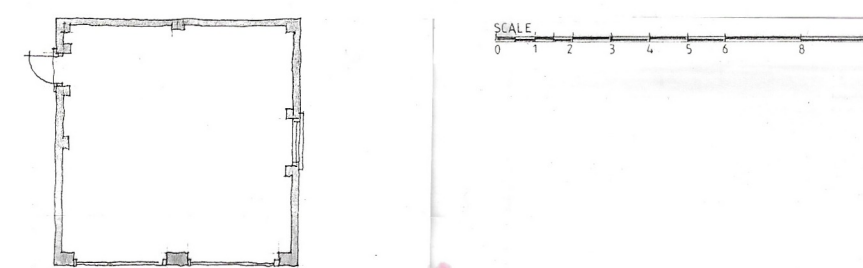
SECOND FLOOR



GROUND FLOOR



GARAGE ELEVATIONS



GARAGE PLAN

GARAGE DETAILS 1:200

Project Residential development  
Balcombe Nursery Site  
Basingstoke Road  
SWALLOW FIELD  
Berks  
Client Woodridge Developments Ltd

Drawing  
FLOOR PLANS PLOT 1  
Scale 1:100 at A2 Date October 2020

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Job 2542 Dwg. 10

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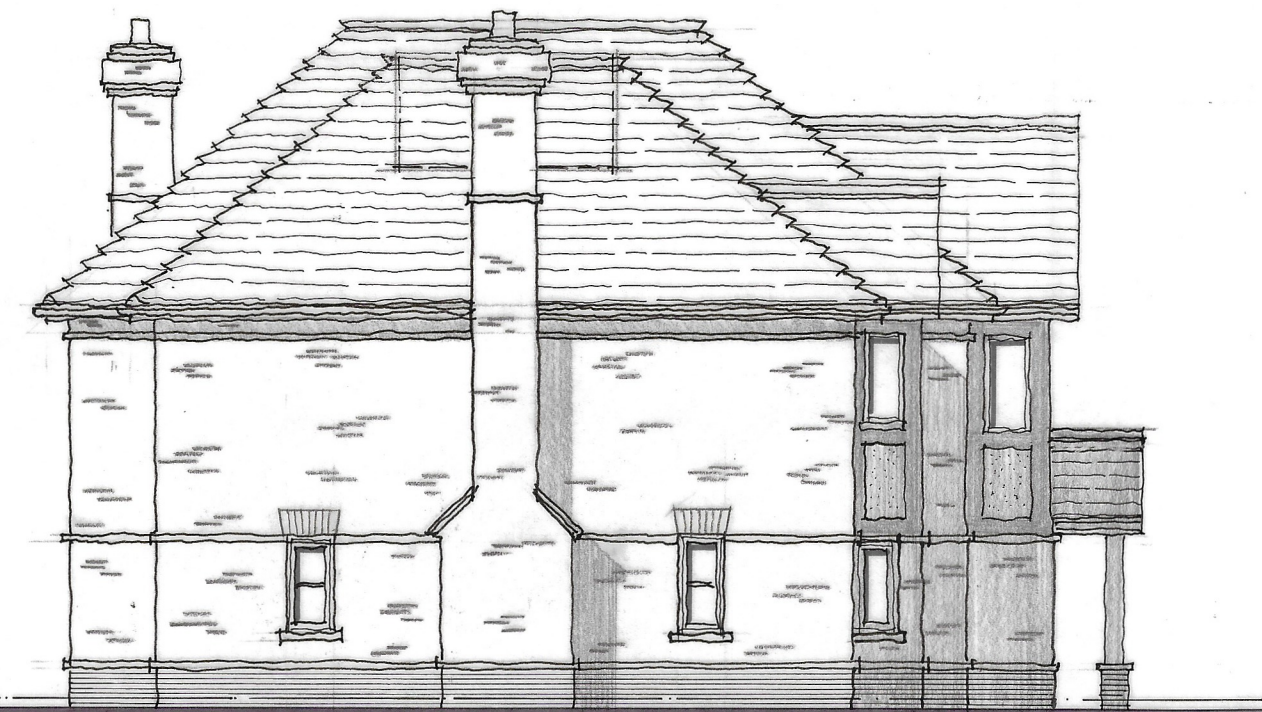
Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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FRONT ELEVATION

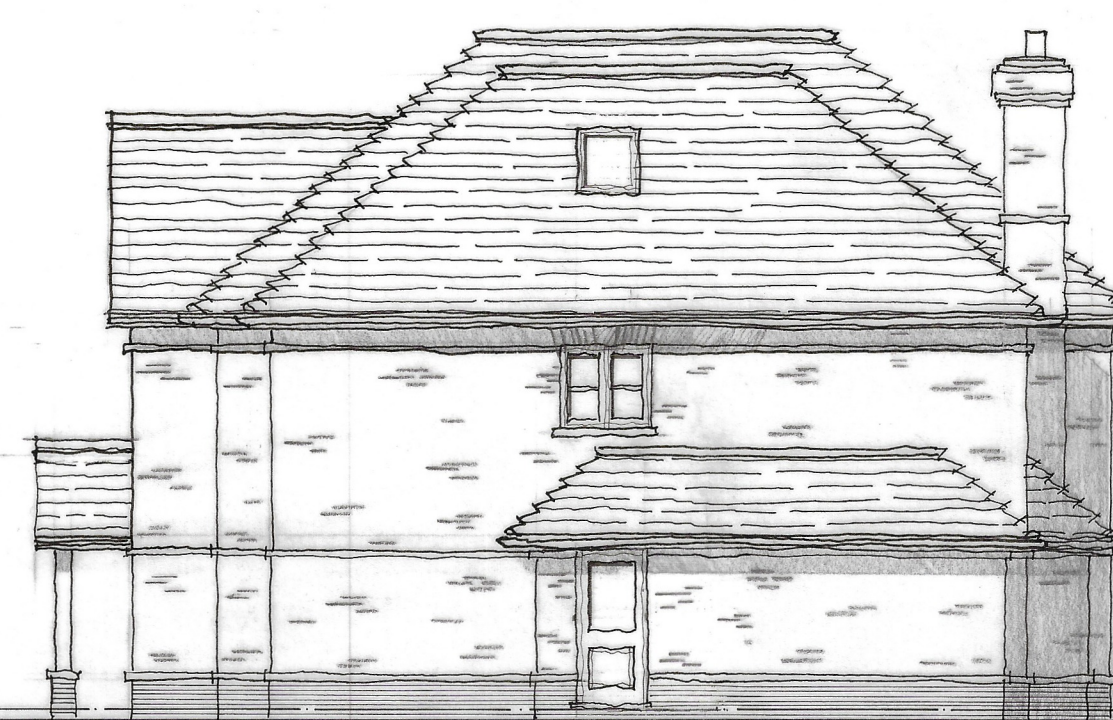


SIDE ELEVATION

109



REAR ELEVATION



SIDE ELEVATION

Project Residential development  
 Balcome Nursery Site  
 Basingstoke Road  
 SWALLOWFIELD  
 Berks

Client  
 Woodridge Developments

Drawing  
 ELEVATIONS  
 PLOT 1

Scale 1:100 at A2 Date October 2020

  
 Paul Edwards Architecture  
 12 Sandy Lane, Barkham, Wokingham, Berks RG41 4DB  
 Tel: 01189772925 Mob: 07831837415 E-mail: paul@pauledwardsarchitecture.co.uk

Job 2542 Dwg. 11



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Front Elevation



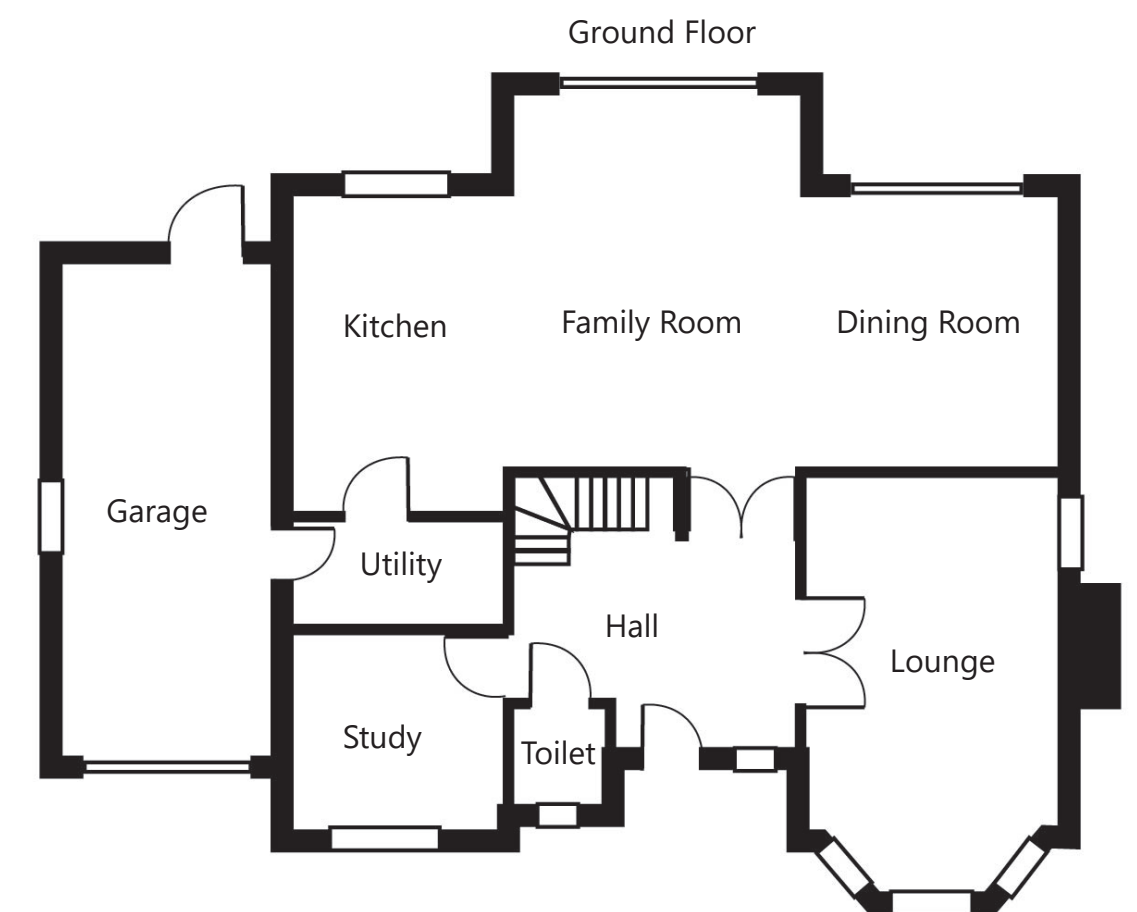
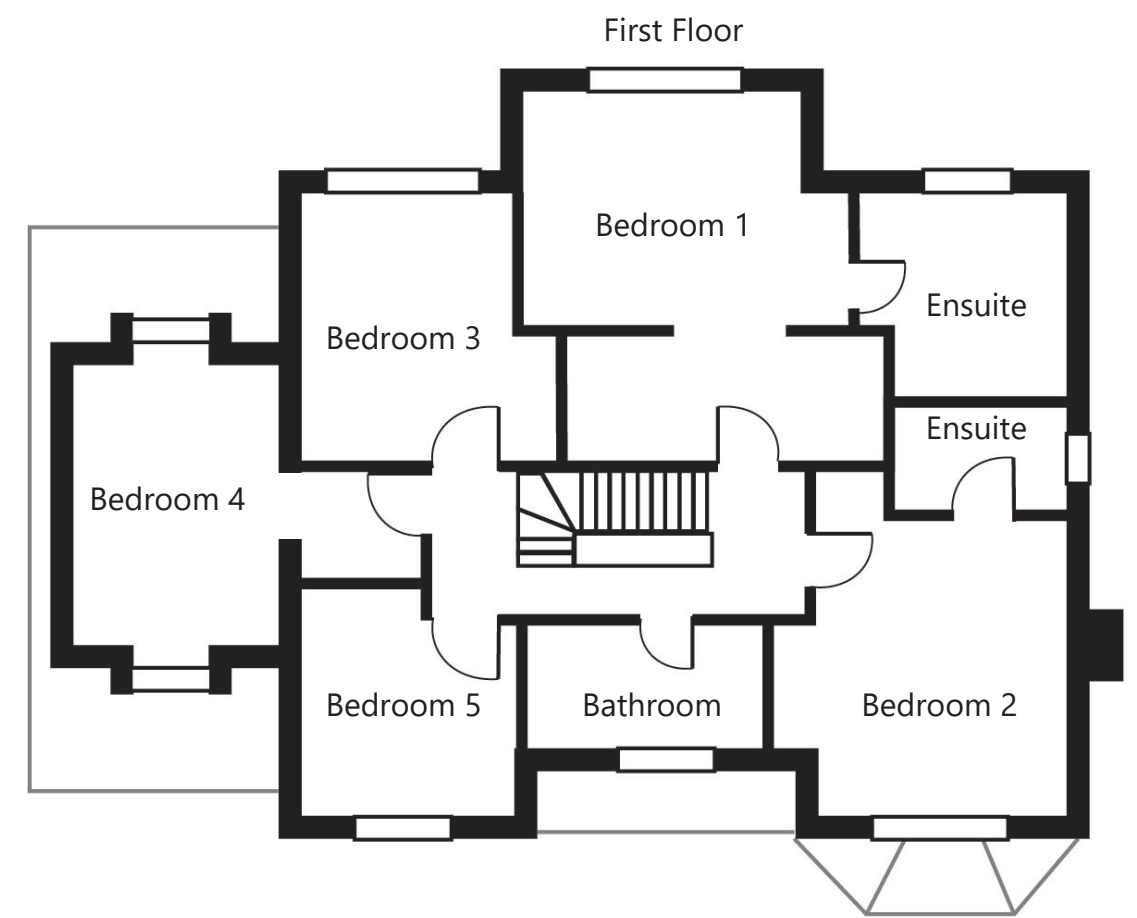
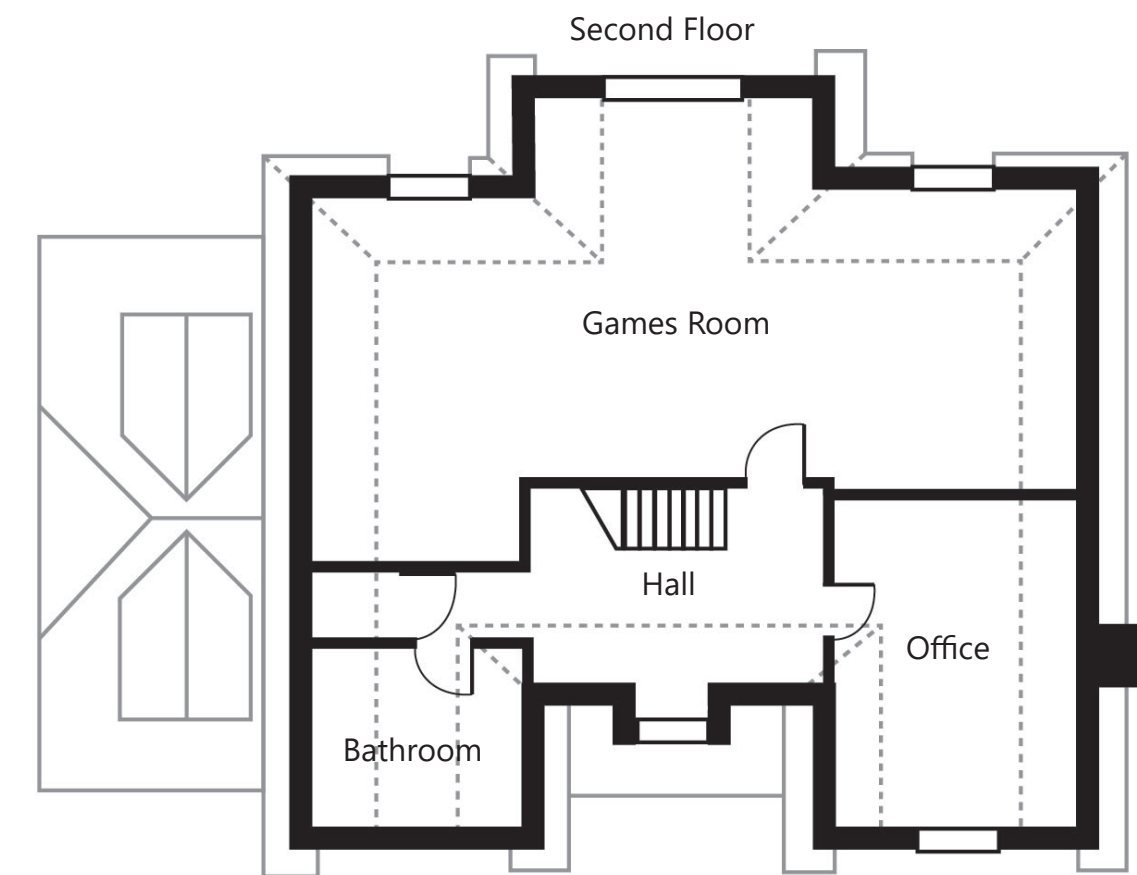
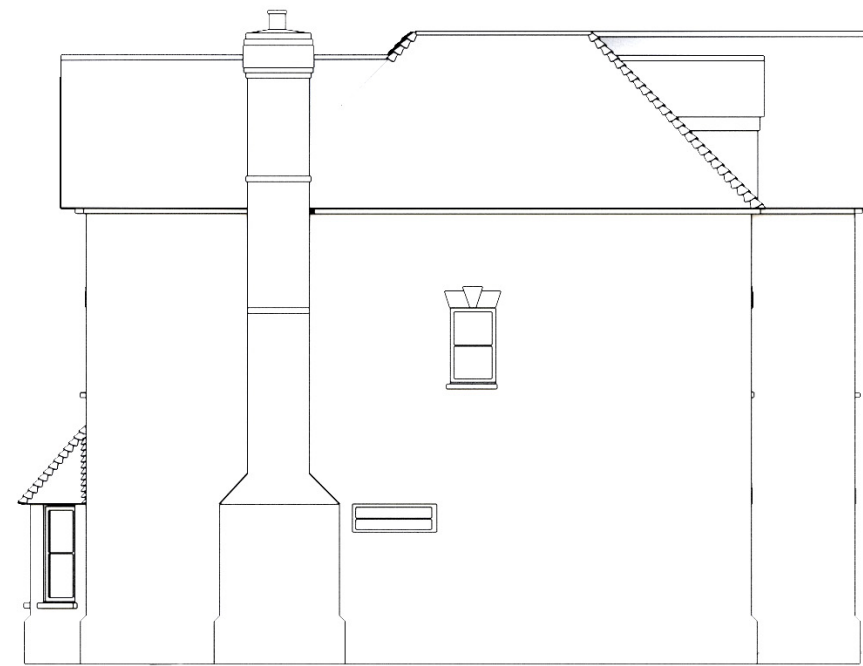
Side Elevation



Rear Elevation



Side Elevation



113

Rev 02 27/01/22 Scale corrected.

GIA 318 m2 inc garage



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Front Elevation



Side Elevation



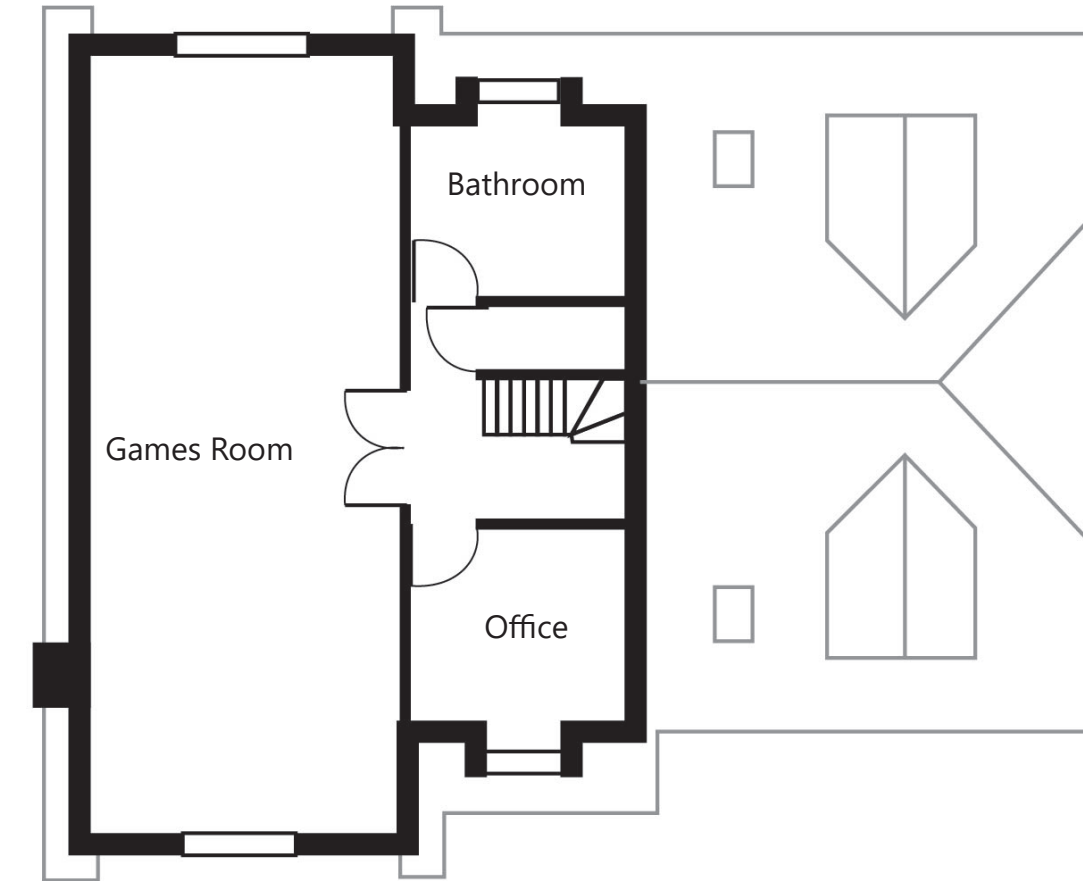
Rear Elevation



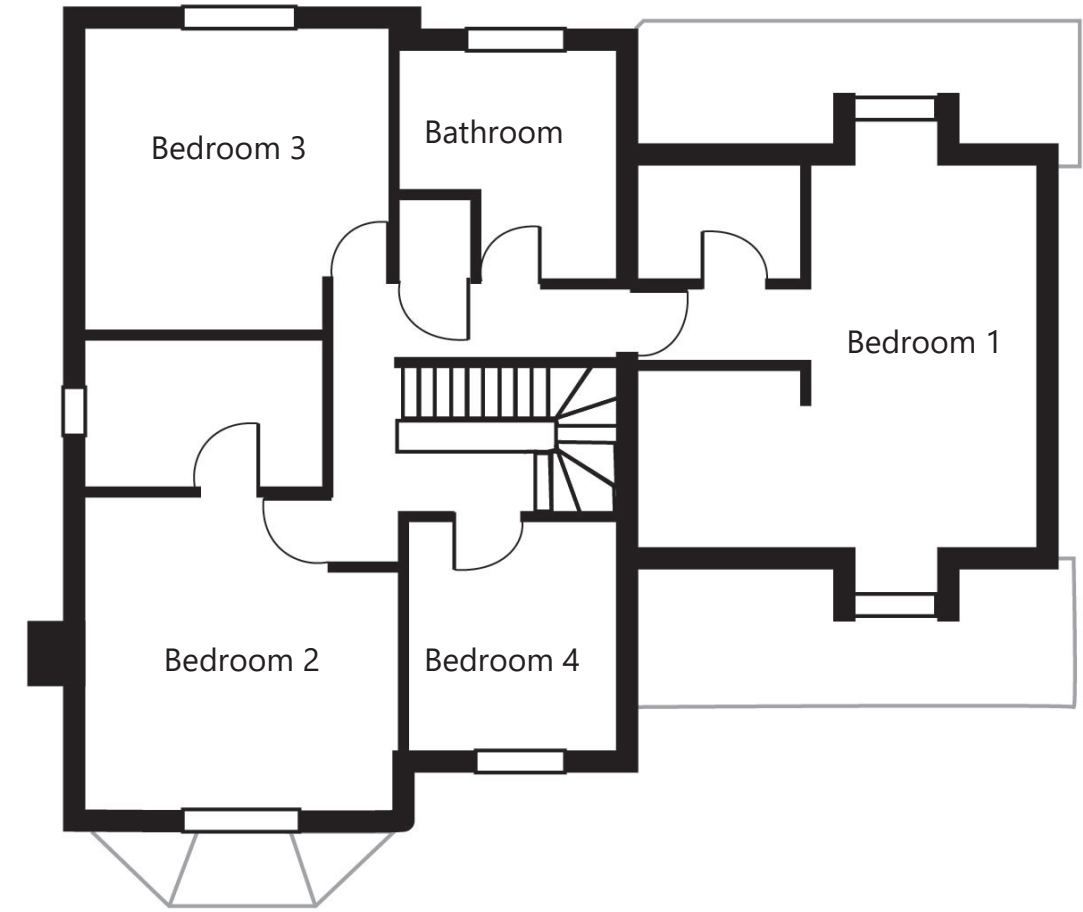
Side Elevation



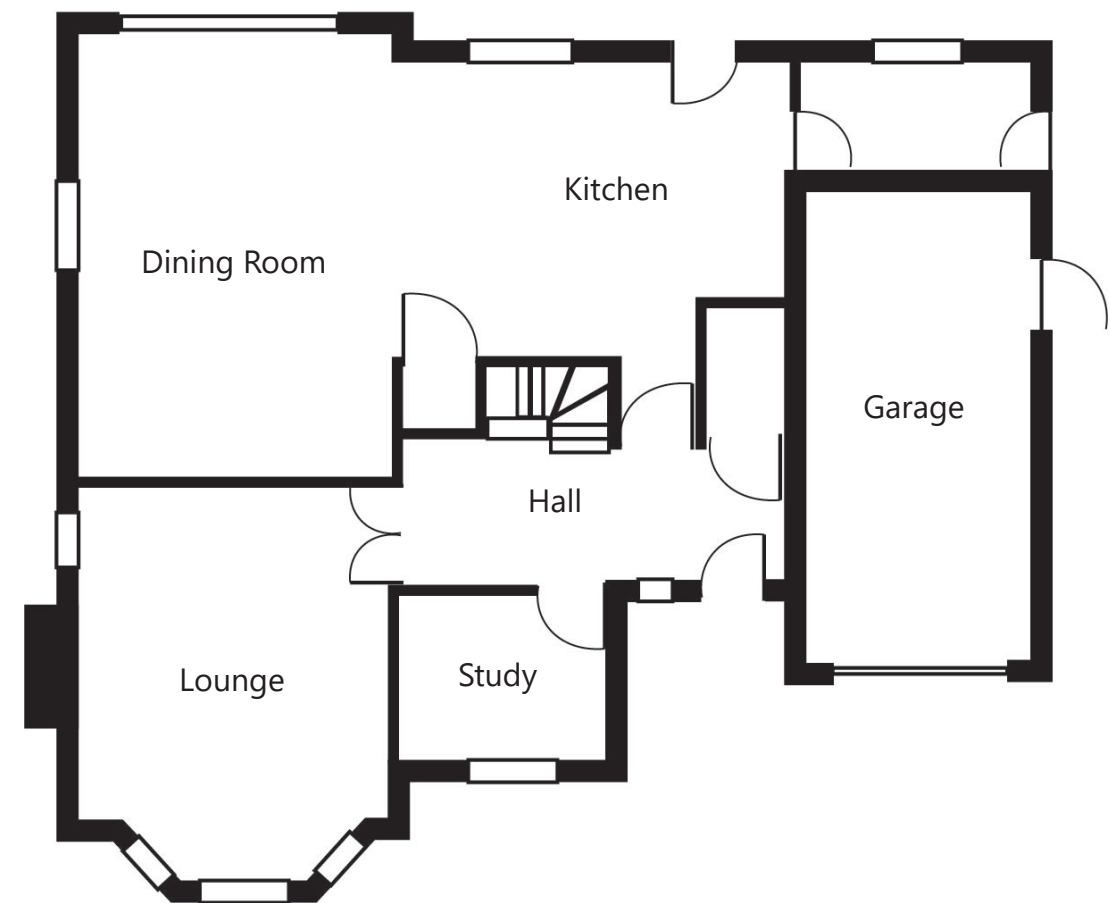
Second Floor



First Floor



Ground Floor



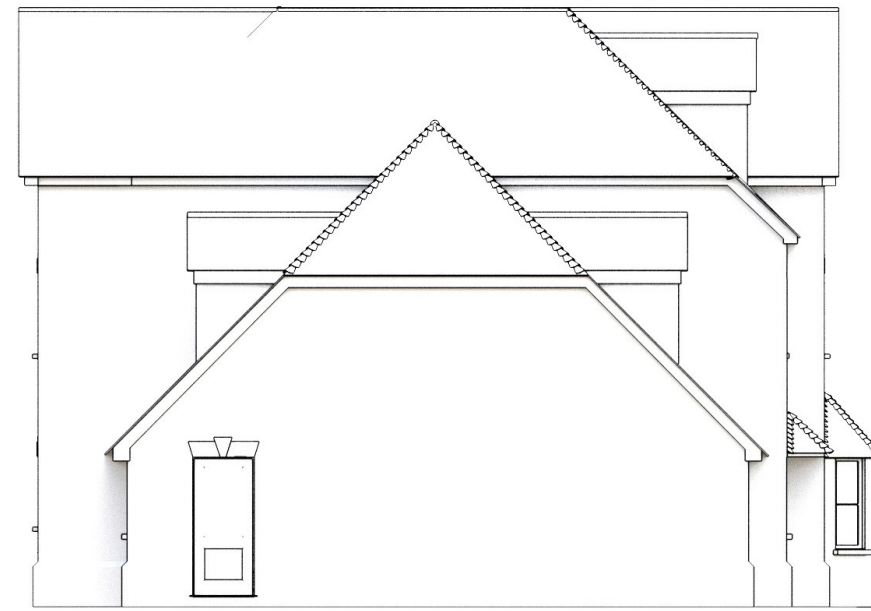
115

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Front Elevation



Side Elevation



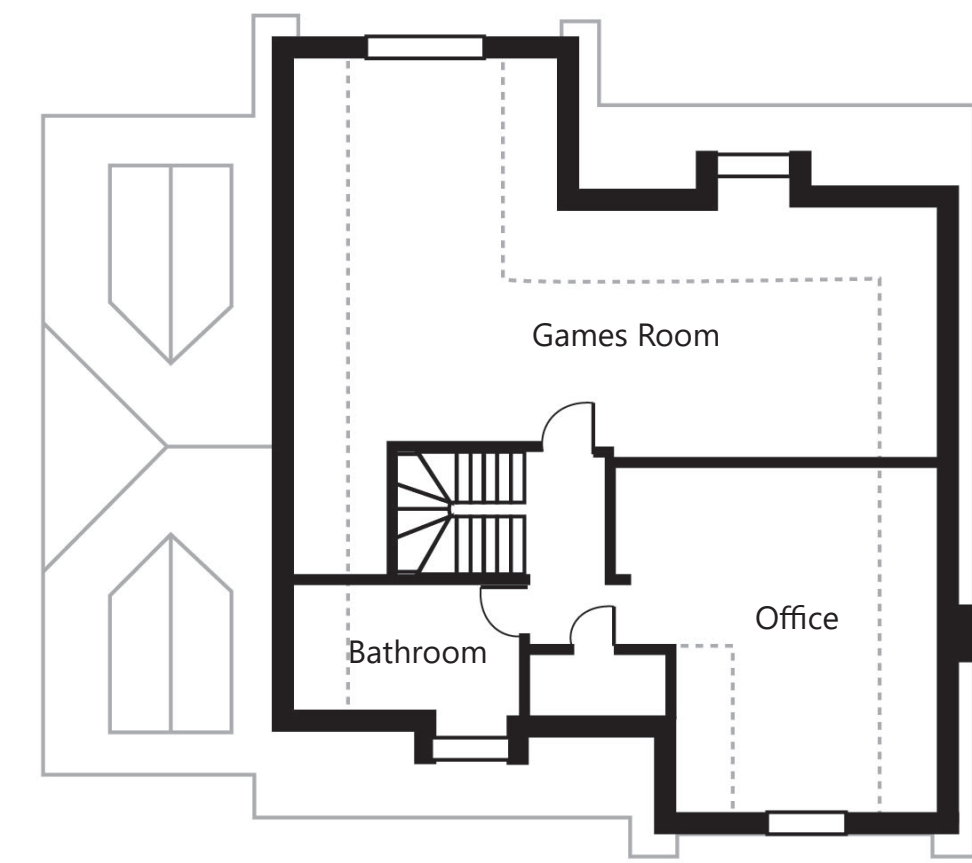
Rear Elevation



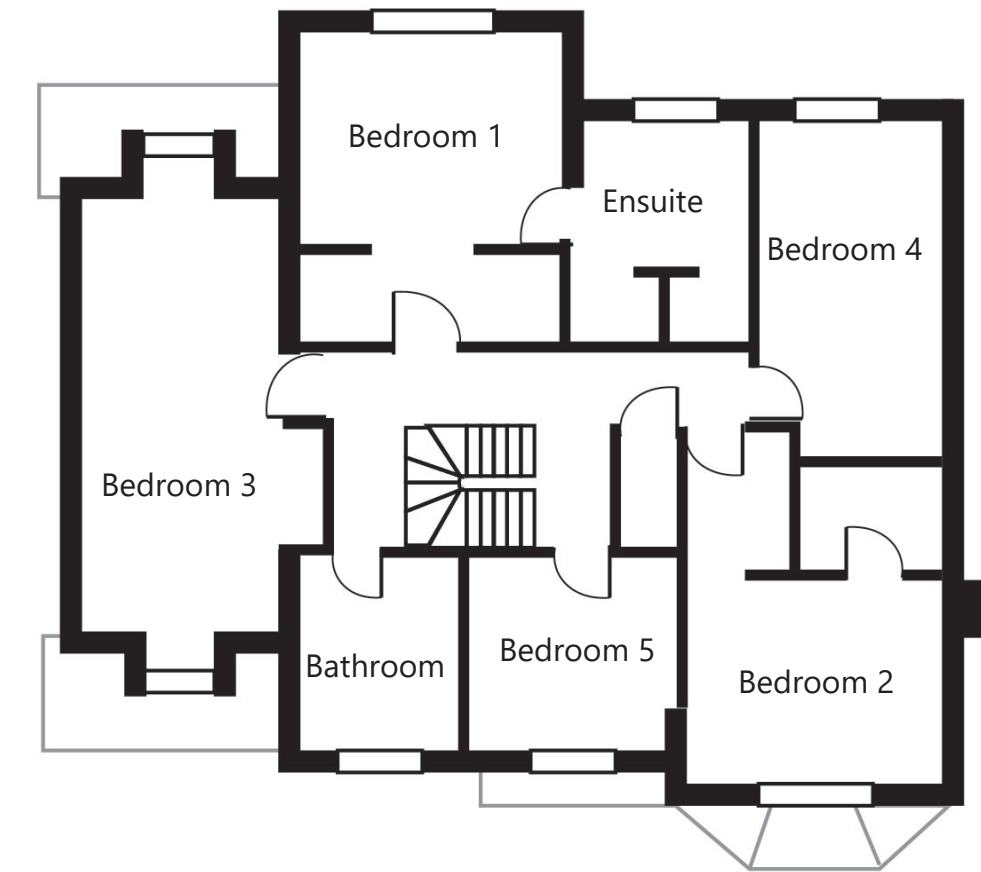
Side Elevation



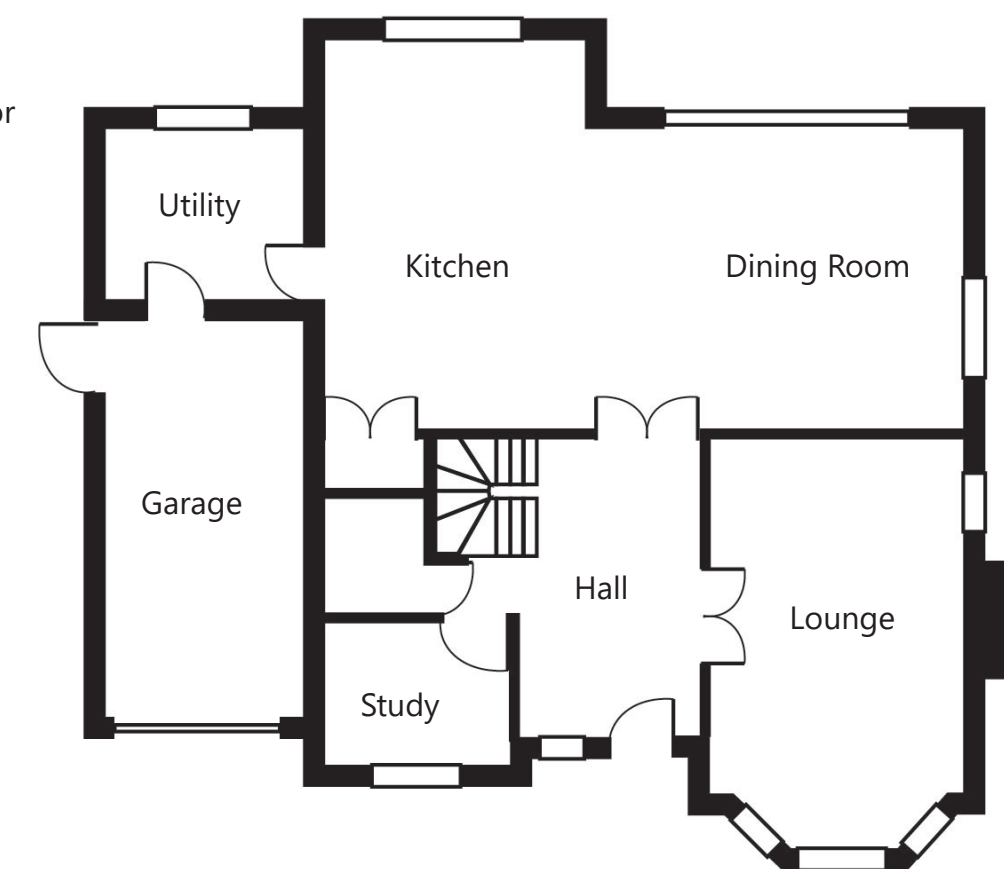
Second Floor



First Floor



Ground Floor



117

Rev 2 27/01/22 scale corrected.

GIA 322 including garage

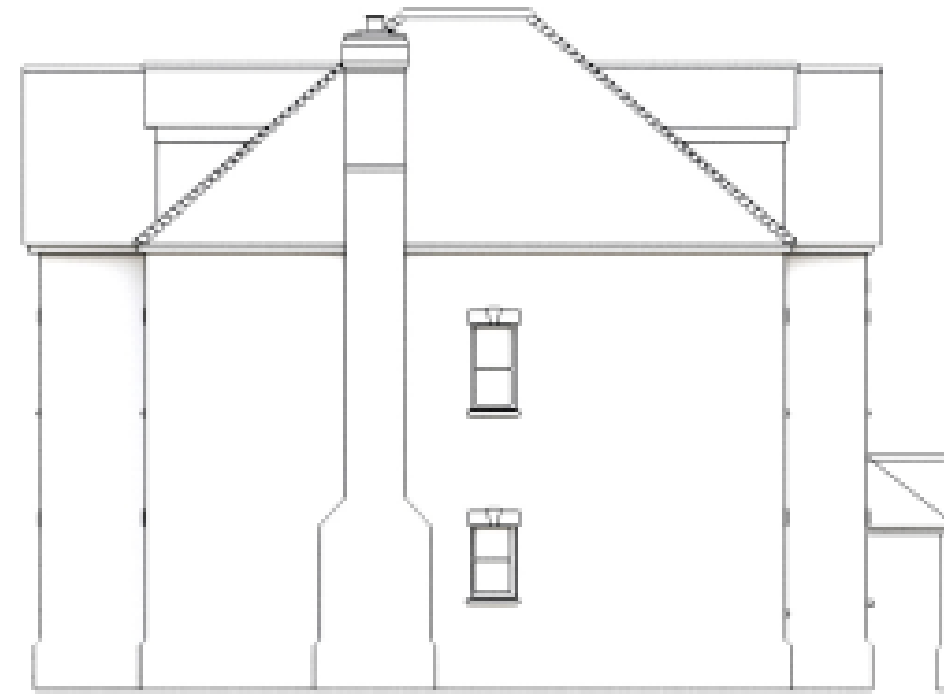


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Front Elevation



Side Elevation



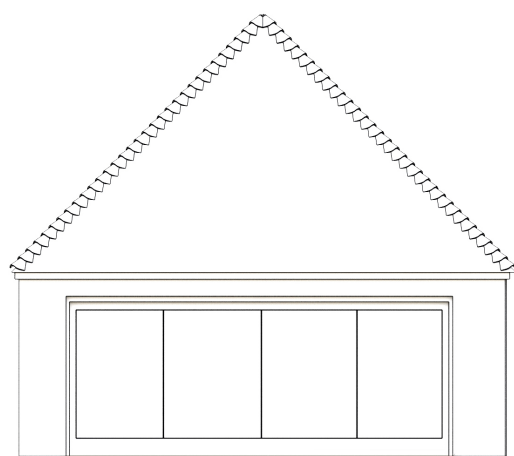
Rear Elevation



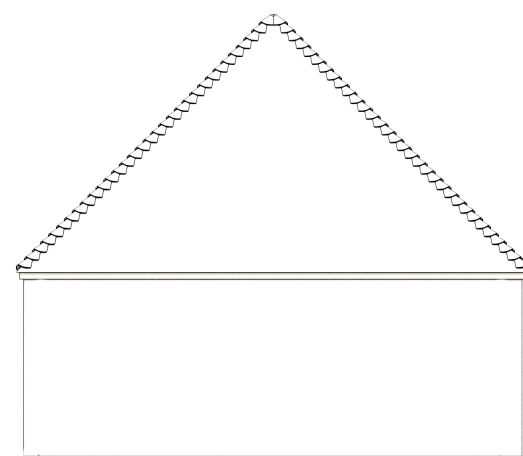
Side Elevation



Garage Front Elevation



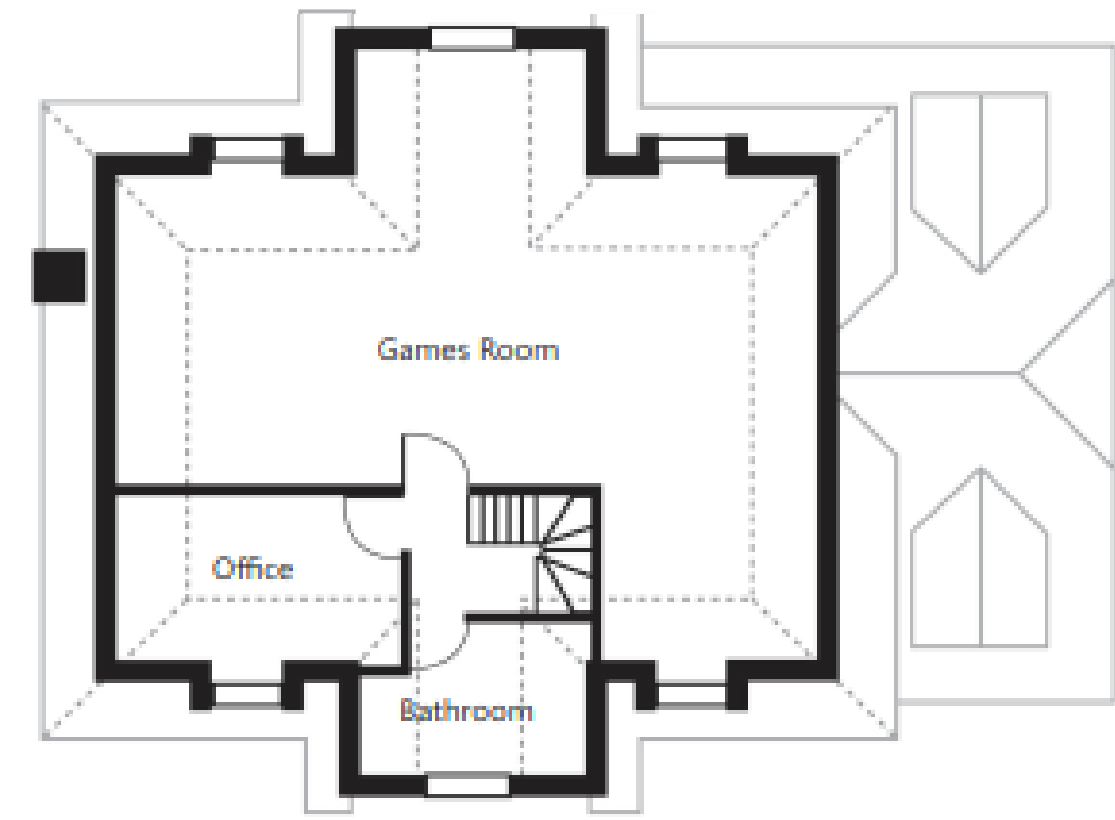
Garage Side Elevation



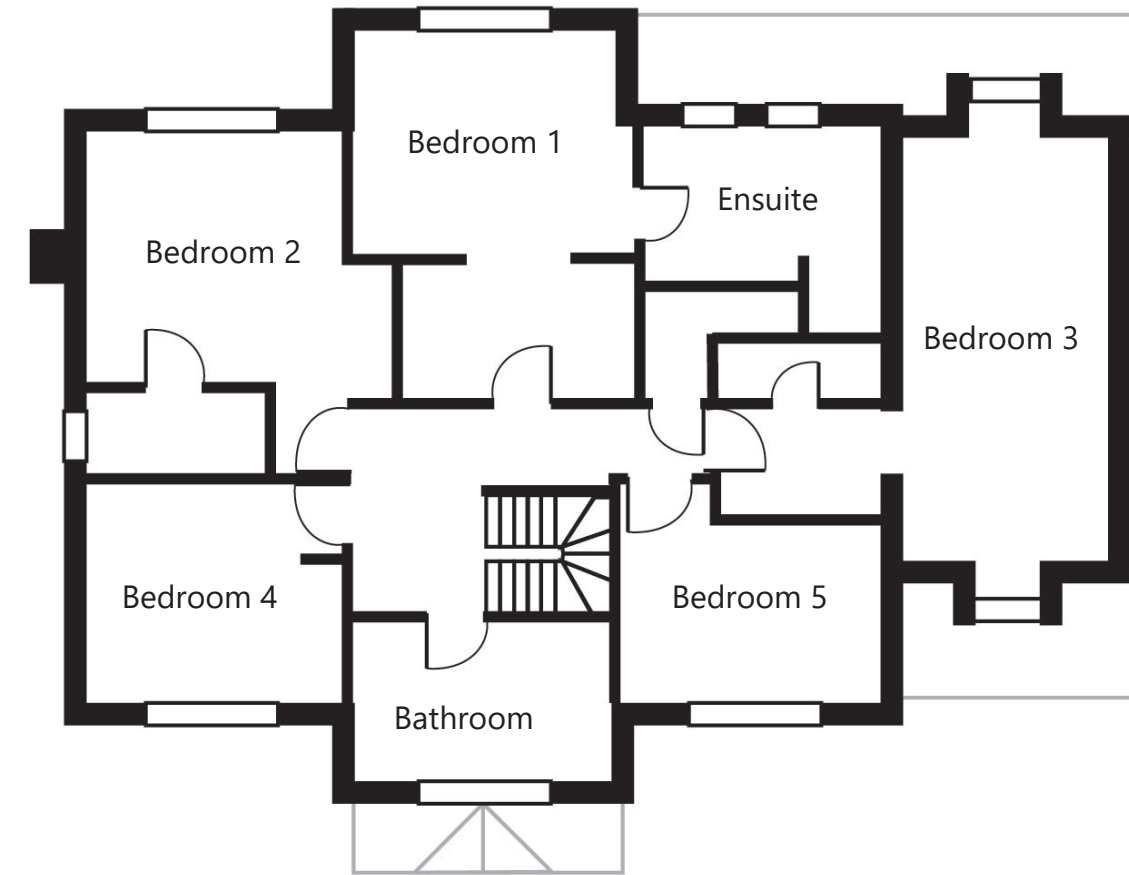
5 metres



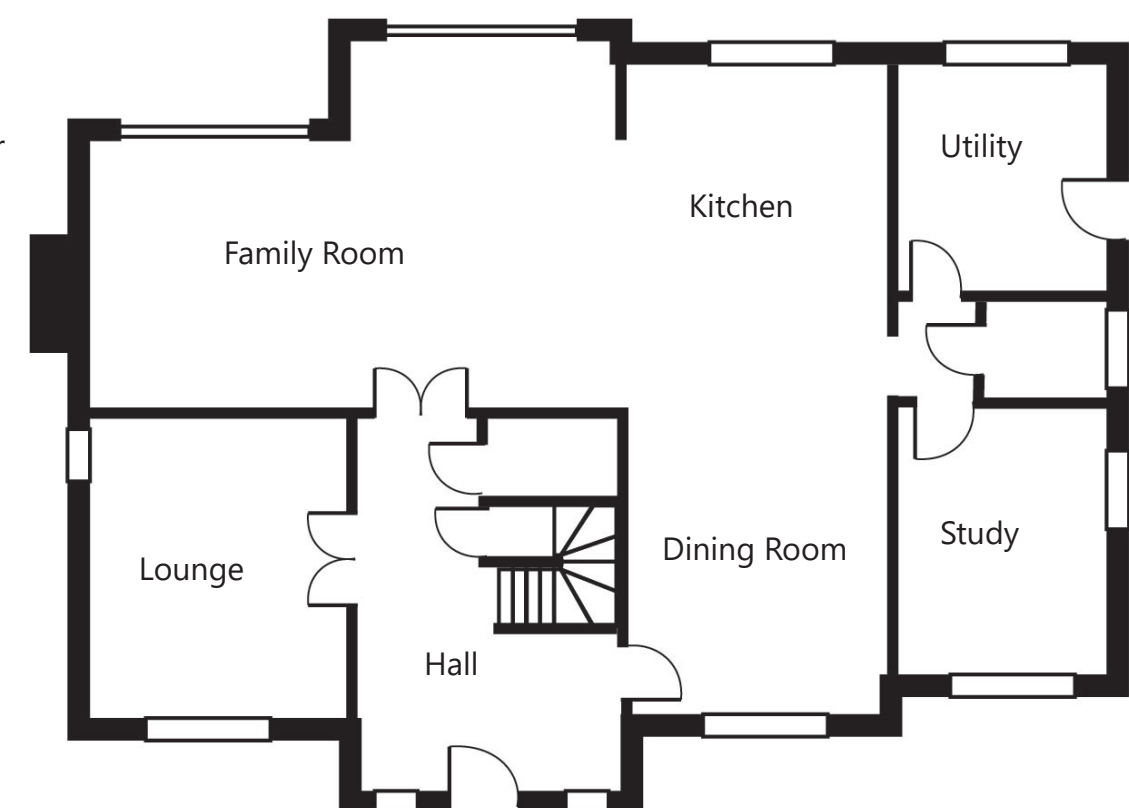
Second Floor



First Floor



Ground Floor



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