



# WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held in David Hicks 1 - Civic Offices, Shute End, Wokingham RG40 1BN on **WEDNESDAY 8 MARCH 2023 AT 7.00 PM**

Susan Parsonage  
Chief Executive  
Published on 28 February 2023

Note: Non-Committee Members and members of the public are welcome to attend the meeting or participate in the 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://youtube.com/live/D633bDME\\_v0?feature=share](https://youtube.com/live/D633bDME_v0?feature=share)

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

<b>Our Vision</b>
<b><i>A great place to live, learn, work and grow and a great place to do business</i></b>
<b>Enriching Lives</b>
<ul style="list-style-type: none"> <li>• Champion excellent education and enable our children and young people to achieve their full potential, regardless of their background.</li> <li>• Support our residents to lead happy, healthy lives and provide access to good leisure facilities to enable healthy choices for everyone.</li> <li>• Engage and empower our communities through arts and culture and create a sense of identity for the Borough which people feel part of.</li> <li>• Support growth in our local economy and help to build business.</li> </ul>
<b>Providing Safe and Strong Communities</b>
<ul style="list-style-type: none"> <li>• Protect and safeguard our children, young and vulnerable people.</li> <li>• Offer quality care and support, at the right time, to reduce the need for long term care.</li> <li>• Nurture our communities: enabling them to thrive and families to flourish.</li> <li>• Ensure our Borough and communities remain safe for all.</li> </ul>
<b>Enjoying a Clean and Green Borough</b>
<ul style="list-style-type: none"> <li>• Play as full a role as possible to achieve a carbon neutral Borough, sustainable for the future.</li> <li>• Protect our Borough, keep it clean and enhance our green areas for people to enjoy.</li> <li>• Reduce our waste, promote re-use, increase recycling and improve biodiversity.</li> <li>• Connect our parks and open spaces with green cycleways.</li> </ul>
<b>Delivering the Right Homes in the Right Places</b>
<ul style="list-style-type: none"> <li>• Offer quality, affordable, sustainable homes fit for the future.</li> <li>• Ensure the right infrastructure is in place, early, to support and enable our Borough to grow.</li> <li>• Protect our unique places and preserve our natural environment.</li> <li>• Help with your housing needs and support people, where it is needed most, to live independently in their own homes.</li> </ul>
<b>Keeping the Borough Moving</b>
<ul style="list-style-type: none"> <li>• Maintain and improve our roads, footpaths and cycleways.</li> <li>• Tackle traffic congestion and minimise delays and disruptions.</li> <li>• Enable safe and sustainable travel around the Borough with good transport infrastructure.</li> <li>• Promote healthy alternative travel options and support our partners in offering affordable, accessible public transport with good transport links.</li> </ul>
<b>Changing the Way We Work for You</b>
<ul style="list-style-type: none"> <li>• Be relentlessly customer focussed.</li> <li>• Work with our partners to provide efficient, effective, joined up services which are focussed around our customers.</li> <li>• Communicate better with customers, owning issues, updating on progress and responding appropriately as well as promoting what is happening in our Borough.</li> <li>• Drive innovative, digital ways of working that will connect our communities, businesses and customers to our services in a way that suits their needs.</li> </ul>
<b>Be the Best We Can Be</b>
<ul style="list-style-type: none"> <li>• Be an organisation that values and invests in all our colleagues and is seen as an employer of choice.</li> <li>• Embed a culture that supports ambition, promotes empowerment and develops new ways of working.</li> <li>• Use our governance and scrutiny structures to support a learning and continuous improvement approach to the way we do business.</li> <li>• Be a commercial council that is innovative, whilst being inclusive, in its approach with a clear focus on being financially resilient.</li> <li>• Maximise opportunities to secure funding and investment for the Borough.</li> <li>• Establish a renewed vision for the Borough with clear aspirations.</li> </ul>

## MEMBERSHIP OF THE PLANNING COMMITTEE

### Councillors

Rachelle Shepherd-DuBey (Chair)	Andrew Mickleburgh (Vice- Chair)	Chris Bowring
Stephen Conway	David Cornish	John Kaiser
Rebecca Margetts	Alistair Neal	Wayne Smith

ITEM NO.	WARD	SUBJECT	PAGE NO.
89.		<b>APOLOGIES</b> To receive any apologies for absence.	
90.		<b>MINUTES OF PREVIOUS MEETING</b> To confirm the Minutes of the Meeting held on 8 February 2023.	5 - 20
91.		<b>DECLARATION OF INTEREST</b> To receive any declaration of interest	
92.		<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.	
93.	Bulmershe and Whitegates	<b>APPLICATION NO.222367 - LIBRARY PARADE, CROCKHAMWELL ROAD, WOODLEY</b> <b>Recommendation:</b> Conditional approval subject to legal agreement	21 - 88
94.	Emmbrook	<b>APPLICATION NO.223604 - "THE EMMBROOK SCHOOL", EMMBROOK ROAD, WOKINGHAM</b> <b>Recommendation:</b> Conditional approval	89 - 130
95.	Wescott	<b>APPLICATION NO.223603 - ST CRISPINS SCHOOL, LONDON ROAD, WOKINGHAM, RG40 1SS</b> <b>Recommendation:</b> Conditional approval	131 - 186
96.	Remenham, Wargrave and Ruscombe	<b>APPLICATION NO.220987 - ROSE TOOP BOATYARD, WARGRAVE ROAD, HENLEY</b> <b>Recommendation:</b> Refusal	187 - 224
97.	Arborfield	<b>APPLICATION NO.230020 - LOCKEY FARM, SINDLESHAM ROAD, ARBORFIELD, RG2 9JH</b> <b>Recommendation:</b> Refusal	225 - 264

### 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 8 FEBRUARY 2023 FROM 7.00 PM TO 10.27 PM**

**Committee Members Present**

Councillors: Rachelle Shepherd-DuBey (Chair), Andrew Mickleburgh (Vice-Chair), Chris Bowring, Stephen Conway, David Cornish, John Kaiser, Rebecca Margetts and Alistair Neal

**Councillors Present and Speaking**

Councillors: Shirley Boyt, Michael Firmager, Maria Gee and Charles Margetts

**Officers Present**

Kamran Akhter, Principal Highways Development Control Officer  
Neil Allen, Head of Legal Services  
Brian Conlon, Operational Lead – Development Management  
Connor Corrigan, Service Manager - Planning and Delivery  
Callum Wernham, Democratic & Electoral Services Specialist

**Case Officers Present**

Tariq Bailey-Biggs  
Andrew Chugg  
Adriana Gonzalez  
Sophie Morris  
Marcus Watts

**75. APOLOGIES**

An apology for absence was submitted from Councillor Wayne Smith.

**76. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 11 January 2023 were confirmed as a correct record and signed by the Chair.

**77. DECLARATION OF INTEREST**

David Cornish declared a personal interest in agenda item 83, on the grounds that his daughter was a resident of Sandford Court, however she had not responded to the consultation on this application nor had she discussed the application with David.

Al Neal declared a personal interest in agenda item 82, on the grounds that he received communications from the WATCH Wokingham Group who had made representations regarding this item. Al added that he had only advised the group on the procedures of the Planning Committee, and stated that he came to this meeting with an open mind and would consider all evidence prior to making a judgement.

Stephen Conway declared a personal interest in agenda item 81, on the grounds that he had objected to the inclusion of this site in the draft Local Plan Update. The site had subsequently been included in the update, and Stephen commented that he was approaching this application as a fresh exercise with an open mind, and would consider all evidence prior to reaching a decision.

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

Agenda item 84, Land to the South of Cutbush Lane, was withdrawn from the agenda.

**79. APPLICATION NO.220663 - LAND SOUTH OF OLD BATH ROAD, SONNING, RG4 6GQ**

**Proposal:** Outline planning application for the proposed erection of 57 dwellings suitable for older persons accommodation following demolition of the existing dwellings (Access, Layout, Scale and Appearance to be considered).

**Applicant:** Arlington Retirement Lifestyles

The Committee considered a report about this application, set out in agenda pages 25 to 162.

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

- Revised wording in relation to the deferred payment mechanism;
- Clarification that the S106 agreement was well-advanced and would be completed in the coming weeks should planning permission be granted;
- Clarification that the current viability issues were largely as a result of the existing use and structures on the site, resulting in a relatively high site value.

Trefor Fisher, Sonning Parish Council, spoke in objection to the application. Trefor stated that the Parish Council wished to reiterate their very strong objection to this application, including that the site was situated within an unsustainable location. Trefor added that the previous application required £1.6m of affordable housing contributions, whilst this application would only require a fraction of that amount which could set a dangerous precedent for future applications. Trefor stated that the Parish Council hoped that a timely policy change would be implemented by Wokingham Borough Council (WBC) with regards to affordable housing contributions. Trefor thanked WBC Planning officers for their work on this application, in particular for calculating the deferred payment mechanism which appeared to ensure fair affordable housing contributions going forwards should profit uplift occur. Trefor stated that in addition to this application, there were a variety of proposed developments, and developments with planning permission in the locality, which represented massive overdevelopment in what was a historic area.

Michael Firmager, Ward Member, spoke in objection to the application. Michael concurred with the points raised by Sonning Parish Council, and noted the views of local residents and local MP in objecting to this application. Michael questioned who had the final say on whether a development was unprofitable, and was of the opinion that the original application would have been refused if it only offered an affordable housing contribution of £100k. Michael was of the opinion that that this was a substandard and inappropriate development, and asked that the applicant withdraw the application or that the Committee refuse planning permission.

John Kaiser noted that the deferred payment mechanism essentially met the Committee's request from the previous meeting, ensuring that profit uplift made an appropriate contribution to affordable housing payments.

David Cornish commented that Sonning was one of the most expensive parts of the country, and as such property development should be profitable if an appropriate amount was paid for the land. David added that the Committee had pursued this line of enquiry, and were bound by prevailing Government Policy. David urged the Committee, Parish

Council and residents to respond to the Government's ongoing consultation on the NPPF to change how such calculations were carried out for future applications.

Stephen Conway stated that the Committee had taken the issue of viability as far as they could, and subject to the deferred payment mechanism he was minded to support the officer recommendation.

Andrew Mickleburgh queried whether the deferred payment mechanism allowed for up to £1.6m to be paid as affordable housing contributions, and how issues might be resolved throughout the life of the deferred payment mechanism. Andrew Chugg, case officer, confirmed that up to £1.6m of affordable housing contributions could be delivered via the deferred payment mechanism, whilst WBC and the independent valuers would scrutinise the detail regarding any profit uplift.

Al Neal queried if this application would be recommended for approval if it was submitted as a fresh application. Andrew Chugg stated that the situation had changed since the original application was submitted, as WBC could no longer demonstrate a five-year housing land supply. An independent valuation had demonstrated that the development would not be viable in line with the original affordable housing contribution.

David Cornish queried if this application could set a precedent where an application would be approved with full affordable housing contributions, only to be resubmitted at a later date with a lesser contribution and the principle of development established. Andrew Chugg stated that this application did not set a precedent, as each application would be assessed on its own merits at a particular point in time based on all relevant planning policy.

Stephen Conway commented that the built form of this application was very similar to that previously approved, and noted that a deferred payment mechanism was in place which was in accordance with national planning policy.

John Kaiser stated that a sixty-percent share in any profit uplift could prove to be a positive precedent for the Borough going forwards.

John Kaiser proposed that the application be approved as per the officer recommendation, the updated deferred payment mechanism as set out in the Supplementary Planning Agenda, and subject to legal agreement. This was seconded by Stephen Conway.

**RESOLVED** That application number 220663 be approved, subject to conditions and informatives as set out in agenda pages 29 to 38, the updated deferred payment mechanism as set out in the Supplementary Planning Agenda, and subject to legal agreement.

**80. APPLICATION NO.223592 - LAND TO REAR OF 6 JOHNSON DRIVE, FINCHAMPSTEAD**

**Proposal:** Full application for the erection of 5no. dwellings with double garages following removal/demolition of the existing outbuildings

**Applicant:** Mr Patrick Bancroft

The Committee considered a report about this application, set out in agenda pages 163 to 264.

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

Patrick Bancroft, applicant, spoke in support of the application. Patrick stated that the developer had been building local houses for over 30 years, and the officer report was substantively the same as that previously considered by the Committee. Patrick added that no additional objections had been received, and instead only a costly delay had been realised as a result of the previous deferral. Patrick stated that the application would end the existing brownfield use of the site, provide wildlife corridors, whilst being a significantly different application to the previously refused application for 25 houses. Patrick added that the previous Inspector's decision noted that the site was unsustainable as it was 1000m from the California Crossroad shops, which was marginal when compared to the recommended 800m, with other properties on the road having to travel the same distance. Patrick commented that the proposal would make a meaningful contribution to Wokingham Borough Council's five-year housing land supply, and added that he hoped not to have to appeal the decision in the event of a refusal.

Charles Margetts, Ward Member, commented on the application. Charles stated that the application was outside of the settlement boundary, did not feature within the Finchampstead Neighbourhood Plan, and a previous Inspector had made a very clear statement that the site was unsustainable. Charles contested the statement that 5 houses would make a meaningful difference to WBC's five-year housing land supply. Charles stated that he had previously raised concerns that residents had not been consulted on this application, and he was still in contact with 32 residents who had yet to receive a letter and only knew of this application as it was in the local press. Charles commented that residents deplored the behaviour of the applicant and the blight he had placed on their lives over the past 20 years, however they were realistic that WBC's local plan was on hold, and residents had decided with great reluctance not to oppose the application. Charles asked that the set of conditions put forwards by residents were applied to this application, and expected all conditions to be strictly implemented and monitored.

David Cornish commented that the limited weight applied to the Finchampstead Neighbourhood Plan was not consistent with similar plans within neighbouring Boroughs, and noted that the Parish Council may wish to consider legal advice on this matter. David stated that he had not appreciated a letter from the applicant, which was written in a slightly threatening tone. David added that he respected the view of the residents and would support the proposal.

Rebecca Margetts echoed comments raised by Charles Margetts and David Cornish, and added that she had not found it appropriate for the applicant to consistently remind the Committee of the lack of a five-year housing land supply, which in her opinion was being used as leverage. Rebecca stated that residents had been blighted by the applicant in the past, and this application alongside the associated set of conditions represented a favourable outcome for local residents. Rebecca urged officers to carefully monitor the development of the site and ensure that conditions were being strictly adhered to.

John Kaiser queried if five houses would be of interest to an Inspector in relation to the five-year housing land supply. Andrew Chugg, case officer, stated that it would depend on the situation at that specific point in time, and currently this would be a significant consideration.



Chris Bowring queried if the status of the Finchampstead Neighbourhood Plan had changed, and if so had officers taken this into account. Andrew Chugg stated that the status of the plan had not changed, and the previous statement that the plan attracted moderate weight was an inaccurate statement. Andrew added that the plan currently attracted limited weight, which had been confirmed with the planning policy team.

Chris Bowring proposed that the application be approved as per the officer recommendation. This was seconded by John Kaiser.

**RESOLVED** That application number 223592 be approved, subject to conditions and informatives as set out in agenda pages 165 to 177, subject to legal agreement.

#### **81. APPLICATION NO.212720 - LAND AT BRIDGE FARM, TWYFORD**

**Proposal:** Outline application (all matters reserved except access to the site) for the development of up to 200 dwellings, including 40% affordable housing and associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure, following demolition of existing agricultural buildings. (Means of access into the site from New Bath Road to be considered.)

**Applicant:** Croudace Homes

The Committee considered a report about this application, set out in agenda pages 265 to 392.

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

- Minor correction to paragraph 2.1;
- Summary of new points raised by an additional letter of objection, and associated officer responses.

Bridget Datcham, Twyford Parish Council, spoke in objection to the application. Bridget stated that whilst the Committee could not fully consider the draft Local Plan Update or Twyford Neighbourhood Plan, the policies within the neighbourhood plan were worthy and did not support this application. Bridget stated that the forty-percent affordable housing would be welcome, however there was no mention of working with a housing association, whilst it was also critical that the first homes policy within the neighbourhood plan was adhered to. Bridget added that Twyford needed expanded facilities to meet the needs of existing and future residents in addition to residents of surrounding areas. There was a serious concern that properties to the south of Twyford would be seriously restricted in terms of gaining a place at the Piggott School as a direct result of this development. Bridget stated that the proposed roundabout would cause congestion at peak times, whilst present traffic may prefer to use an east to west route which conflicted with the Parish Councils plans to regenerate the village centre to create a more pedestrian friendly environment. Bridget added that the amendments to the access routes to the south of the proposed development would aid pedestrians and cyclists, however this would not resolve the difficulties they would experience once they existed onto the south of the Wargrave Road where pavements were narrow and the sight lines were difficult. Bridget felt that whilst the proposed crossing on the A4 was an improvement, it was not an adequate solution for the safety of students at peak traffic times. Bridget urged the Committee to take note of comprehensive submissions from residents regarding flooding and mineral deposits on the site. Bridget noted that there was no mention of re-wilding within the plans.

Lilian Pearson Bishop, resident, spoke in objection of the application. Lilian was of the opinion that the development would bring 200 houses, 400 cars and 800 people to the area, and added that the Bridge Farm site was neither safe nor suitable for such a development, and would be detrimental for residents of surrounding villages. Lilian stated that the traffic modelling suggested that the A4/321 roundabout would have spare capacity, and referenced images of the roundabout being heavily congested whilst children were walking alongside the congested road, breathing in emissions. Lilian stated that this development would only worsen the existing congestion, whilst more accidents would be commonplace as drivers would get frustrated and take more risks. Lilian referenced a young boy who had his jaw broken by a vehicle with a large wingmirror on this stretch of road. Lilian stated that there had been over 250 road accidents within a ten-year period between Charvil and Hare Hatch, the majority of which had occurred on the A4. Lilian stated that additional vehicle emissions would cause more respiratory illnesses and asthma, and questioned where additional GPs would be located to deal with these increased cases. Lilian was of the opinion that this development would result in additional emissions, which would be detrimental for existing residents. Lilian added that the proposed drainage strategy relied on water naturally draining through the ground, whilst much of the site had a high water table especially near the Rover Loddon. Lilian asked that the Committee refuse the application.

Chris Roberts, agent, spoke in support of the application. Chris stated that each reason for deferral had been thoroughly addressed, and the applicant had collaborated with the Council in a positive manner. The proposals now included widening of existing and proposed pedestrian and cyclist infrastructure on the A4 in accordance with LTN 1/20, taking into account existing constraints. The pinch point on the bridge was proposed to be addressed, representing an improvement to the current situation which had been endorsed by highways officers as a sensible approach. A range of footpath, signage and speed control improvements were proposed along the southern Wargrave Road pedestrian access into the site, which was also endorsed by highways officers. Chris stated that all new homes would be built to the future homes standard in accordance with the interim position statement adopted by the Council in December, and would represent the most sustainable homes ever built by the developer. Chris added that the S106 contribution of £20,000 could be used at the Council's discretion for air quality monitoring or anti-idling campaigns. Chris stated that all traffic modelling had been carried out in accordance with the Council's strategic transport modelling, and had been endorsed by highways officers. Clarification had been provided that the development was unlikely to deprive existing pupils within the Piggott catchment a place at the school. All of these benefits were in addition to benefits previously highlighted in December, including a thirty-percent biodiversity net gain, planting of 350 trees, and forty-percent affordable housing to be managed from an association on the approved list.

Stephen Conway thanked the case officer for a thorough report and for their engagement with the applicant to resolve a number of concerns. Stephen added that most of the remaining concerns related to the cumulative impact of development along the A4 corridor, leading to pressure on schools, GPs and other infrastructure. Many statutory consultees had not objected to this development, and the Committee were constrained by the planning system and the expert testimony provided in support of many aspects of this application. Stephen noted that whilst this site was included within the draft Local Plan Update, this was not adopted and the officer report stated that the site should be regarded as unallocated and judged against the existing policies within the Local Plan. Whilst policies CP9, CP11 and MD CC02 all emphasised the avoidance of development outside

of settlement boundaries within the countryside, the tilted balance as a result of a lack of demonstrable five-year housing land supply was now in effect. Stephen referenced NPPF 11D, which tilted the balance in favour of development unless the site was a protected site or the harm done would demonstrably outweigh the benefits. Stephen stated that the site was not a protected site, and whilst most of the site sat in flood zone 3A the Environment Agency had not objected to the proposals which meant that this could not be pursued as a reasonable reason for refusal. The application would deliver two key benefits, those being delivery of affordable housing and carbon neutral homes. Stephen felt that whilst these benefits were very welcome, they were not tangible compared to the harm of the development. Stephen stated that this development would preclude future extraction of minerals which was contrary to NPPF 210C, whilst the site also featured within the minerals and waste local plan as a mineral safeguarding area. Stephen stated that NPPF 174B required planning decisions to recognise the economic and other benefits of best and most versatile agricultural land. Stephen stated that the site included grade 2 and grade 3a land, which were very good and good land. As such, Stephen was of the opinion that the application was contrary to NPPF sections 210C and 174B, which was especially pertinent as the application was now being assessed against the NPPF due to the lack of a five-year housing land supply.

Andrew Mickleburgh thanked the case officer and registered speakers, and noted the responses given to the previous six reasons for deferral. Andrew hoped that other developers would apply the future homes standard, and noted the photographs showing congestion on the A4. Andrew sought details regarding the impact of the loss of agricultural land, and sought details regarding the mineral safeguarding area. Sophie Morris, case officer, stated that the site consisted of 8.7 hectares of best or most versatile agricultural land, and Natural England had not objected to the development on that basis. Sophie stated that the loss of agricultural land was not so significant given the lack of a five-year housing land supply, and recent appeal decisions had highlighted the weight placed on additional housing numbers by Inspectors. With regards to mineral extraction, the applicant had provided details regarding the possibility of prior extraction of minerals, however the site was too small to be economically viable for this sole purpose. Local mineral operators had been approached and they had indicated that they may be interested in taking minerals and processing elsewhere but they would not set up on the site. Policy DM9 in the minerals and waste plan acknowledged the process of extraction of minerals could be harmful, and as such a minimum buffer zone of 100m was required. Taking into account a 100m buffer zone to the nearest residential property, the operational area for extraction would be approximately one hectare which was not commercially viable.

Rebecca Margetts felt that the application should encourage the use of green travel, and questioned the traffic modelling data. Rebecca sought clarification regarding the access to the site. Connor Corrigan, Service Manager - Planning and Delivery, stated that there was access via the roundabout and a secondary access point. The access met the transport tests whilst the modelling was based on the most current datasets. Connor added that whilst there was some congestion in the locality and this development would add a number of vehicles, these vehicles would disperse throughout the site which would minimise the impact. Kamran Akhter, Principal Highways Development Control Officer, stated that the modelling showed that fifty-percent of traffic would go via the roundabout, with 44 AM peak trips as the worst case scenario. The threshold for congestion had not been met, and showed that there would be capacity at the roundabout to accommodate these additional vehicles.

Rachelle Shepherd-DuBey queried how the tilted balance impacted this application, and what impacts on air quality had been considered as a result of the proposed development. Sophie Morris stated that any scheme would have some harmful elements, and the tilted balance meant that these harmful elements needed to demonstrably outweigh the benefits of the scheme. The officer view was that any harm would not outweigh the benefits delivered by the scheme. Sophie added that the scheme would not solve the issue of a lack of five-year housing land supply, but it would contribute towards a solution. The air quality assessment was reviewed by the environment officer who had concluded that the impacts of the proposed development would not result in demonstrably harmful impacts, whilst the £20,000 S106 contribution could be used to assist with air quality monitoring.

John Kaiser queried whether approving this site could impact on other sites who were expecting to be included within the local plan update. Connor Corrigan stated that the tilted balance required local authorities to get back to a position where they could demonstrate a five-year housing land supply, and other much less sustainable locations had been granted planning permission by Inspectors on this basis.

David Cornish commented that it was unfortunate that the Twyford Neighbourhood Plan did not oppose this particular site. David stated that any development would only contribute to a small percentage increase in vehicular traffic, however there were a number of new developments using the same road infrastructure including the application for 57 flats approved earlier this evening. David queried where was the trigger point for the cumulative impact on the road network from developments. Connor Corrigan stated that industry standard modelling had been used, and had demonstrated that this development would not impact the road network to the extent where a refusal would be warranted. Kamran Akhter stated that in addition to the traffic modelling, the applicant had undertaken a traffic survey to validate the model. Kamran added that the modelling indicated that the development would not breach the threshold for congestion at the junction, meaning that the junction was under capacity.

Stephen Conway questioned the sustainability of the site as residents of dwellings towards the north of the site were very unlikely to walk or cycle to the railway station, and would instead get a lift which would generate four trips through congested roads from each property. Stephen noted that if the application was refused an appealed, all interested parties would have the opportunity to present evidence for the Inspector to make a judgement on. Stephen noted that NPPF 11D II stated that applications were required to be assessed against the policies within this framework, which included the previously mentioned NPPF 210C and NPPF 174B.

Chris Bowring commented that the Committee were required to demonstrate the harm against the benefits of the proposed development, and was of the opinion that the case officer had covered the points regarding mineral extraction and use of agricultural land.

John Kaiser sought clarity regarding the loss of agricultural land and the use of the site as a safeguarded mineral extraction site. Connor Corrigan stated that the site would only allow for a very small area of mineral extraction, which could possibly incur an objection from Network Rail, and would necessitate the need for large HGVs to facilitate extraction. 8.7 hectares of best or most versatile agricultural land was available, and it was questionable as to whether this would be a viable site for agricultural purposes. Balanced against this were the tilted balance, provision of affordable housing, and the point that this site had featured in both Local Plan Updates.

Stephen Conway proposed that the application be refused as it was contrary to NPPF 210C and NPPF 174B. This proposal was not seconded, and as such the motion fell.

Andrew Mickleburgh proposed that the application be approved as per the officer recommendation. This was seconded by Rachele-Shepherd-DuBey.

Stephen Conway asked that his vote, against the motion to approve the application, be recorded in the minutes.

**RESOLVED** That application number 212720 be approved, subject to conditions and informatives as set out in agenda pages 276 to 297, subject to legal agreement.

## **82. APPLICATION NO.223493 - TAN HOUSE FOOTBRIDGE, WOKINGHAM**

**Proposal:** Application for Prior Approval under Part 18, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the erection of a single span footbridge following demolition of 2 existing footbridges.

**Applicant:** Network Rail

The Committee considered a report about this application, set out in agenda pages 393 to 418.

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

- Minor correction to paragraph 9, to include the word 'not';
- Reference to a supplementary statement received from the Applicant;
- An updated statement from Wokingham Borough Council's (WBC's) Highways department.

Imogen Shepherd-DuBey, Wokingham Town Council, spoke in objection to the application. Imogen stated that the Town Council would support measures to include ramped access within the final designs. Imogen added that the Town Council still had concerns over the use of perforated steel, which was notoriously hard to clean graffiti from.

Alex Cran, resident, spoke in objection to the application. Alex thanked the Committee for raising issues relating to the design and appearance of the bridge at the previous meeting, which had encouraged the applicant to consider a more suitable design. Alex stated that Members had represented the strong community feelings on this issue, and had proved that differences could be made even when faced with restrictive legislation. Alex hoped that additional progress could be made if the Council could acquire additional land to enable ramped access to be installed, and asked that Wokingham Borough Council (WBC) undertake all possible works to enable the right bridge to be delivered within tight timescales.

Natalie Wilson, resident, spoke in objection to the application. Natalie thanked the Committee for their support at the previous meeting, and felt that the deferral had allowed for meaningful differences to be made to this application. Natalie was of the opinion that the existing temporary structure should not be the baseline used to determine whether the new structure was an improvement in terms of design and accessibility. Natalie implored all parties to deliver the correct bridge at the first attempt within tight timescales, and

stated that she and other residents were dreaming of more active travel facilitated by the delivery of an accessible bridge.

Damian Haynus, applicant, spoke in support of the application. Damian stated that the position of the applicant was that there were no permissible reasons to refuse prior approval. Damian added that Network Rail had agreed to the previous deferral to allow the opportunity to address some of the concerns raised at the previous Committee. Damian stated that Network Rail were an arm's length public body, and contrary to some of the views expressed the applicant was not required to take positive steps towards equality but to have due regard to protected characteristics. In the exercise of this duty, a diversity impact assessment had been carried out to estimate the level of detriment to users via the provision of a footbridge in place of the level crossing. To the fundamental question of should crossings over the railway be accessible, the answer would always be yes. Damian stated that the memorandum of understanding entered into between WBC and Network Rail set up the framework for collaboration between the two parties, and a subsequent diversity impact assessment had been undertaken for the impacts as a result of a move from two bridges to a single span footbridge. Damian stated that a single span footbridge was a material improvement compared to the current arrangement, and the design would allow for retrofitting of ramps whilst a feasibility study was underway to see if this was possible. Damian asked that the Committee grant prior approval.

David Cornish was of the opinion that the Planning Committee was working at their best when considering this item at the last Committee. David hoped that an accessible bridge could be delivered in very tight timescales with each party working towards this goal.

John Kaiser stated that the Committee had gone as far as they could on this issue, and urged WBC, Network Rail and Wokingham Town Council to continue engagement to deliver an accessible footbridge.

Al Neal commented that if the bridge was not delivered and the right of way was lost, that would be a devastating situation.

John Kaiser proposed that the application be approved as per the officer recommendation and subject to ongoing engagement between Wokingham Borough Council, Wokingham Town Council and Network Rail. This was seconded by David Cornish.

**RESOLVED** That application number 223493 be approved, subject to informatives as set out on agenda pages 397 to 398, and subject to ongoing engagement between Wokingham Borough Council, Wokingham Town Council and Network Rail.

**83. APPLICATION NO.222367 - LIBRARY PARADE, CROCKHAMWELL ROAD, WOODLEY**

**Proposal:** Full application for the proposed creation of a mixed use building consisting of the retention of the existing 3 no. retail stores at ground floor level and the addition of 16 no. apartments on new first, second and third floor levels, including the erection of three and four storey rear extensions with associated car parking, cycle and bin stores, following partial demolition of the existing building.

**Applicant:** Mr Hardeep Hans

The Committee considered a report about this application, set out in agenda pages 419 to 470.

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

- Clarification to paragraph 64 to note that all 10 car parking spaces would have facilities for electric vehicle charging;
- Clarification that the applicant's energy consultants had indicated that the development could achieve CO<sub>2</sub> savings of approximately 65 percent over the Building Regulations Part L (2021) baseline, exceeding Council policy requirements;
- Comment that re-commencement conditions 3, 5 and 11 would cover materials, landscaping and boundary treatments, and would include CGI images;
- Clarification regarding the 'wind tunnel' effect referred to by third parties;
- Additional condition 23 in relation to window shutter details.

Bill Soane, Woodley Town Council, spoke in objection to the application. Bill stated that the four storey building would overlook the neighbouring Beechwood Primary School, whilst all but five of the dedicated car parking spaces would be removed. At present, there was space for 18 car parking spaces for five retail units. Bill added that only having five spaces for the retail units could result in staff of the retail units having to pay for public parking, at a considerable cost per day. Bill felt that this proposal would therefore have a negative impact on local businesses, and noted that a 'wind tunnel' effect was still possible to increase as a result of this application. Bill asked that the application be approved, as it was not in the best interests of local businesses or residents.

Bruce Chappell, resident, spoke in objection to the application. Bruce stated that he lived in one of the flats above the Lidl building with his daughter, directly opposite Library Parade. Bruce added that one of reasons he purchased his property was due to the amenity space and privacy offered due to the building's height, in addition to a quiet balcony. Bruce stated that he was shocked to see the addition of an extra floor at the proposed development, with windows directly opposite both his and his daughter's bedroom, which would result in a total invasion of their privacy. Bruce added that whilst the distance between two dwellings was within planning guidelines, in his opinion the separation between the existing building and the proposed development was inadequate. Bruce commented that he would have been happy for a planning officer to visit his property and assess the impact of the potential development, however this had not happened. Bruce noted the potential detrimental impact on the value of his property in the future as a direct result of the proposed development, whilst he would also be subject to loss of light and additional noise pollution. Bruce stated that as a shift worker, peace and quiet were very important to him and this development would be harmful in that regard. Bruce concluded that he was not opposed to development however this application represented overdevelopment in his view.

Paul Butt, agent, spoke in support of the application. Paul stated that he had been impressed by the town centre offering in Woodley, and was of the opinion that the height of the proposed development was not out of keeping with the surrounding area. Paul added that there had been recent investment into the existing retail units which would be retained as part of this development, whilst the height of the development would be comparable to the height of the building opposite as that building and the flats above it were commercial in height. Paul stated that there were two flats set back on top of the Lidl building, and the internal relationship between those and the proposed development had been carefully considered. Paul thanked planning officers for their engagement on this matter following a site meeting and internal viewing, which resulted in the amended plans

being considered this evening. Paul added that benefits of the development included delivery of 16 flats on a brownfield site including 5 affordable units, including two wheelchair accessible flats each with a disabled car parking space. Paul commented that all 10 of the car parking spaces for residential use would include facilities for electric vehicle charging, whilst the 5 retail units were as a result of the lease with the applicant. Paul stated that the energy consultant for the application had commented that CO<sub>2</sub> savings of sixty-five percent over and above building regulations could be achieved, which was in excess of Council policy.

Shirley Boyt, Ward Member, spoke in objection to the application. Shirley stated that it was vital for dwellings to provide generous living space, especially where private amenity space was in short supply. Shirley added that only 9 of the 16 proposed apartments had a balcony, which was not in accordance with R16 of the Borough Design Guide. Shirley felt that the quality of life for future residents would be greatly improved if there were fewer apartments, each having access to a balcony. Shirley stated that the proposed lift was to be located at the opposite end of the building to the accessible apartments, meaning wheelchair users would need to navigate the entire length of the building in an area mostly exposed to the elements. Shirley hoped that the inclusion of bathrooms on the plans for the accessible units was a mistake, as these should be fitted with level access wet rooms. Shirley was of the opinion that car parking provision was inadequate, with 16 apartments only attracting 10 resident car parking spaces, two of which were to be allocated to the accessible units. Shirley felt that the remaining units would not be car free, and residents would be forced to park in adjacent streets to the detriment of existing residents. Shirley added that retail staff would also be forced to find alternative parking, possibly in residential streets, and questioned where large delivery vehicles would park to unload for the shops on Library Parade. Shirley queried why the extraction, heating and cooling units servicing businesses at Library Parade were not shown on the plans as there would be required to relocate as part of this development. Shirley asked that the application be deferred to allow the aforementioned issues to be addressed.

Andrew Mickleburgh queried whether there would be an offsite contribution to affordable housing as forty-percent of the proposed 16 dwellings should result in 6.4 units rather than the proposed 5, queried whether the affordable units should reflect the housing mix of one and two bedroom units, queried the parking requirements for the three retail units, and queried when would be a sound case for moving against car parking standards for residential units. Adriana Gonzalez, case officer, stated that Wokingham Borough Council's (WBC's) affordable housing team had assessed the proposals for the amount and mix of units and had found them to be acceptable, whilst the details of affordable housing contribution would be contained within the S106 agreement. Adriana stated that the car parking was informally used by retail staff and the public, whilst there was already a departure of 27 spaces currently for the existing use of the building. Adriana added that car park free units were not uncommon in very sustainable locations, and noted that all of the flats above the Lidl building were car free. Kamran Akhter, Principal Highways Development Control Officer, stated that this was a very sustainable location with public car parking available in the locality, whilst a car parking management plan would be conditioned.

Stephen Conway commented that the WBC housing team would most likely have considered the two accessible units as part of the applicant's affordable housing contribution. Stephen felt that a site visit may prove informative to Members to assess the context of the site in relation to its surroundings.



Stephen Conway proposed that the application be deferred to allow a site visit to assess the impact of the proposed development on neighbouring properties. This was seconded by Andrew Mickleburgh.

**RESOLVED** That the application be deferred to allow a site visit to assess the impact of the proposed development on neighbouring properties.

**84. APPLICATION NO.222906 - LAND SOUTH OF CUTBUSH LANE, WEST OF OLDHOUSE FARM LANE AND GATEWAY PLOT 4 AT TVSP**

*This item was withdrawn from the agenda.*

**85. APPLICATION NO.223348 - "ADDINGTON SCHOOL", WOODLANDS AVENUE, WOODLEY, WOKINGHAM**

**Proposal:** Full planning application for a single-storey modular building erected on hard standing(94m2 footprint)with external access ramp and steps. For a period of up to three years including minor alterations to landscaping.

**Applicant:** Wokingham Borough Council (WBC)

The Committee considered a report about this application, set out in agenda pages 509 to 540.

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

Stephen Conway commented that this application would increase the provision of Special Educational Needs places within the Borough, which was very positive.

Stephen Conway proposed that the application be approved in line with the officer recommendation. This was seconded by John Kaiser.

**RESOLVED** That application number 223348 be approved, subject to conditions and informatives as set out in agenda pages 516 to 517.

**86. APPLICATION NO.223565 - 14 PARK ROAD, WOKINGHAM**

**Proposal:** Householder application for the proposed part single storey rear extension and part first floor front extension, including the conversion of the garage into habitable accommodation, additional fenestration and cycle storage.

**Applicant:** Mr Alex Moore

The Committee considered a report about this application, set out in agenda pages 541 to 558.

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

Stephen Conway stated that this application was only at Committee to provide complete transparency regarding the grant of planning permission for an officer or the relative of an officer of the planning department. Stephen added that he saw no planning issues with the proposal, and noted that neither the Town Council nor residents had objected.

Stephen Conway proposed that the application be approved as per the officer recommendation. This was seconded by John Kaiser.

**RESOLVED** That application number 223565 be approved, subject to conditions and informatives as set out in agenda page 546.

**87. APPLICATION NO.223023 - "BUCKHURST COURT", LONDON ROAD, WOKINGHAM**

**Proposal:** Full application for the proposed change of use from office (Class E) to private school (Class F1), including installation of playground, play equipment and erection of additional fencing.

**Applicant:** Mrs Kashyap

The Committee considered a report about this application, set out in agenda pages 559 to 590.

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

Tariq Bailey-Biggs, case officer, advised the Committee that an additional condition was proposed, requiring a remediation scheme in the event that contamination was found on the site at any time during development.

Charu Kashyap, applicant, spoke in support of the application. Charu thanked the planning officer for visiting the site and producing a comprehensive report. Charu stated that the applicant had instructed their legal team to work alongside the Council to agree the S106 agreement should approval be granted. Charu added that the proposal would propose a small and unique learning environment for children who had experienced poor educational experiences within mainstream settings. Charu stated that they were committed to make a significant financial investment to deliver a warm, nurturing, unique and high quality learning environment. Over 50 consultations had been received for places at the school, and a waiting list was already in operation for September. This school would be both a private school and an independent school for children who had no other education options or who were in provisions where their needs were not being met. Charu stated that at least thirty percent of student referred to them were of compulsory school age and were not currently within education. Charu noted the points of objection raised by a local Ward Member, and clarified that the school would only be able to being operation once OFSTED were satisfied that the school could be operated safely. Charu added that she would welcome an opportunity to meet with the Ward Member on site, to allay and remaining concerns. Charu asked that the application be approved.

Maria Gee, Ward Member, spoke in objection to the application. Maria stated that there had been a statutory consultee objection from Wokingham Town Council. Maria added that there were issues in relation to pedestrian access and car pollution for those accessing the site by foot. Maria questioned whether the application should have been validated in the first instance by Wokingham Borough Council (WBC), and raised concern as to the lack of detail on dimensions which made it difficult to assess how children would be catered for. Maria queried whether the applicant had considered that should the site have been over one hectare then it would have required a flood risk assessment. Maria felt that this site should have been assessed via a land contamination assessment as it was one of 840 potentially contaminated sites within the Borough. Maria felt that the statement

within the planning application that outlined that there were no users of the site who were particularly vulnerable to contamination was incorrect. Maria added that there was a considerable amount of confusion as to how staff and pupils might access the site, as the access statement had shown that only one pupil lived within a walkable distance. Maria stated that correspondence with the planning consultant had clarified that no pupils would be walking or cycling along this road, suggesting that the site was unsustainable. Maria questioned whether the proposal would enhance and maintain the vitality of the local community and economy, as there were no local facilities. Maria raised concern regarding the transport management proposals, which appeared to rely on temporary measures to control vehicle and pedestrian access to the site. Maria was of the opinion that the site was not safe for pupils to access, and commented that this stretch of London Road was an adopted highway and she had found no evidence that the Council was in discussion with the applicant. Maria asked that the application be refused, due to inaccuracies within the application and a lack of a land contamination assessment.

At this point of the meeting, Stephen Conway proposed that the end time of the meeting be extended by a maximum of 30 minutes until 11pm. This was seconded by Andrew Mickleburgh, and upon being put to the vote the motion was carried.

Rachelle Shepherd-DuBey commented that the Borough needed additional Special Educational Needs (SEN) capacity, and hoped that pupils of the Borough would be accepted.

Rebecca Margetts queried what would happen if the air quality management results came back as unsuitable. Tariq Bailey-Biggs stated that the development could not commence until a mitigation strategy was in place, which was also the case for any instances of contamination.

David Cornish noted the clear need for additional SEN places within the Borough, and sought officer insight as to which of the issues raised by Maria Gee were valid. Tariq Bailey Biggs stated that the Council's SEN officer had not objected to the proposals, whilst the applicant would be required to adhere to planning policies, separate SEN statutory legislation, and OFSTED requirements. Tariq added that many of the issues raised during public speaking were matters for Building Control, and would be dealt with via that separate function.

Stephen Conway stated that there was a real need for additional SEN places within the Borough as a result of under provision, and was confident that issues raised during public speaking would be addresses via conditions, Building Control Regulations, and separate legislation specific to SEN schools and OFSTED requirements.

Stephen Conway proposed that the application be approved in line with the officer recommendation, including the additional condition in relation to a remediation scheme in the event that contamination was found on the site at any time during development, and subject to legal agreement. This was seconded by John Kaiser.

**RESOLVED** That application number 223023 be approved, subject to conditions and informatives as set out in agenda pages 569 to 574, additional condition in relation to a remediation scheme in the event that contamination was found on the site at any time during development, and subject to legal agreement.

**88. EXCLUSION OF THE PUBLIC**

The Committee did not move into a Part 2 session.

# Agenda Item 93.

Application Number	Expiry Date	Parish	Ward
222367	20/03/2023	Woodley	Bulmershe and Whitegates;

<b>Applicant</b>	Mr Hardeep Hans
<b>Site Address</b>	Library Parade, Crockhamwell Road, Woodley, Wokingham, RG5 3LX
<b>Proposal</b>	Full application for the proposed creation of a mixed use building consisting of the retention of the existing 3 no. retail stores at ground floor level and the addition of 16 no. apartments on new first, second and third floor levels, including the erection of three and four storey rear extensions with associated car parking, cycle and bin stores, following partial demolition of the existing building.
<b>Type</b>	Full
<b>Officer</b>	Adriana Gonzalez
<b>Reason for determination by committee</b>	Major application (>10 dwellings)

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 8 March 2023
<b>REPORT PREPARED BY</b>	Assistant Director – Place and Growth
<b>RECOMMENDATION</b>	<p><b>i) APPROVAL subject to conditions and Informatives &amp; completion of S106 legal agreement to secure the following:</b></p> <ul style="list-style-type: none"> <li>- <b>Affordable Housing</b></li> <li>- <b>Employment Skills Plan</b></li> </ul> <p><b>OR</b></p> <p><b>ii) Refuse full planning permission if the legal agreement is not completed within three months of the date of this resolution (unless officers on behalf of the Assistant Director – Place and Growth agree to a later date for completion of the legal agreement)</b></p> <p>The S106 to include the following heads of terms:</p> <p><u>Affordable Housing</u></p> <p>To secure affordable housing consisting of five units (30% provision) on site, to be 5 no. one-bedroom units, all for social rent.</p> <p><u>Employment, Skills and Training</u></p> <p>To secure a construction phase Employment Skills and Training Plan or equivalent financial contribution in accordance with Policy TB12 of the MDD and based on</p>

the value of the Construction Industry Training Board Benchmark.

## SUMMARY

### Preamble

The application relates to the Library Parade building within Woodley Town Centre. The proposal seeks to convert the existing first floor offices and extend the existing building to provide 16 residential units – a mix of 5 x 2-bed and 11 x 1-bed apartments – whilst retaining the existing retail units at ground floor.

The application was considered at the 8 February 2023 Planning Committee whereby it was resolved ***“That the application be deferred to allow a site visit to assess the impact of the proposed development on neighbouring properties.”*** The original Committee Report is contained in Appendix 2.

### Additional Observations

The supplementary agenda prepared for the Planning Committee on 8 February 2023 can be found in Appendix 3 below.

Additionally, amendment is required on para 32 of the original Committee Report, that the correct affordable housing rate for proposals on Previously Developed Land in Major Development Locations is 30%.

Amendment to para 38 of the original Committee Report, that the proposed 2no accessible units (units 2 & 3) are located on the first and second floors, not on the ground floor.

Clarification that the proposed louvred "PLANT" area will serve the 3 ground retail units with the plant moved from the ground floor. A number of the existing plants on the ground floor serve the now vacant first floor offices and will be removed, as the offices will become flats.

Condition 24 (plant noise) has been included and is necessary to protect neighbouring residential amenities from noise.

### Conclusion

As detailed in the original Committee Report (Appendix 2), the principle of development is acceptable because the application site is within a major development location where the proposal for new residential dwellings is supported by policy. The proposal is considered acceptable in all aspects and complies with the development plan as a whole.

Officers are therefore recommending the application for approval, subject to the conditions listed and a S106 legal agreement to secure onsite affordable housing and the employment skills plan.

## APPENDICES

Appendix 1: Conditions and Informatives (as revised since 8 February 2023 Committee)  
Appendix 2: Original Committee Report (8 February 2023) and associated plans  
Appendix 3: Supplementary Agenda (8 February 2023 Committee)

## APPENDIX 1 - Conditions / Informatives

*APPROVAL subject to the following:*

Prior completion of a legal agreement pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) to secure:

- Provision of affordable housing
- Employment Skills Plan.

*Conditions and Informatives:*

### **Conditions:**

1. **Timescale** – The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
*Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*
2. **Approved details** – This permission is in respect of the submitted application plans and drawings numbered PL01 received by the local planning authority on 02/08/2022; PL02 Rev A; PL05 Rev B; PL06 Rev A; PL07 Rev B; PL08 Rev B; PL09 Rev A; PL10 Rev C; PL11 Rev C & PL12 Rev B received by the local planning authority on 23/01/2023. 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. **External Materials** – Before the development hereby permitted is commenced, details of the materials to be used in the construction of the external surfaces of the building shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.  
*Reason: To ensure that the external appearance of the building is satisfactory.*  
*Relevant policy: Core Strategy policies CP1 and CP3.*
4. **Ground and building levels** – No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).  
*Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.*
5. **Landscaping** – Prior to the commencement of the development, details of hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure, signs, lighting and external

services, etc. Soft landscaping details shall include a planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. It shall include planting within the car park. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

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

6. **Contamination** – No development shall take place until a scheme to identify and deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

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

7. **Construction Management** – No development shall take place, including any works of demolition, until a Construction Method Statement and Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors,
- ii. loading and unloading of plant and materials,
- iii. storage of plant and materials used in constructing the development,
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v. wheel washing facilities,
- vi. measures to control the emission of dust and dirt during construction,
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii. no deliveries outside the permitted working hours
- ix. Best practice for use of machinery on site e.g. no idling of engines when equipment not in use etc
- x. lorry routing

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

8. **Lighting** – Prior to commencement of development, details of floodlighting and other externally mounted lighting of the site shall be submitted to and approved in writing by the local planning authority. The floodlighting shall be installed, maintained and



operated in accordance with the approved details unless the local planning authority gives its written consent to the variation.

*Reason: To protect neighbouring residential amenities.*

9. **Electric Vehicle Charging** – Prior to the commencement of the development, an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, installation of charging points and future proofing of the site. The approved details are to be implemented prior to the first occupation of the flats and maintained for the life of the development, unless otherwise agreed with the local planning authority.

*Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy Core Strategy policies CP1, CP3 & CP6.*

10. **Energy Statement** – Prior to the commencement of development, an Energy Statement indicating that an absolute minimum of the 10% of the predicted energy requirement of the development will be obtained from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The Statement shall also investigate the viability of providing electric vehicle charging points at construction. The approved scheme shall be implemented before the flats are first occupied and shall remain operational for the lifetime of the development.

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

11. **Details of boundary walls and fences** – No development shall commence until details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

*Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6.*

12. **Noise** – No development shall take place until a full Noise Impact Assessment to BS 4142 2014 has been submitted to and approved in writing by the local planning authority. The assessment shall cover the current acoustic environment and how predicted noise from the development, including all proposed plant and machinery and vehicle delivery options will affect nearby noise sensitive receptors, including the occupiers of the proposed development and any mitigation measures necessary. Development shall not commence until the measures approved in the report have been implemented.

*Reason: In the interests of residential amenities. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

13. **Noise Insulation** - The residential flats shall be designed and/or insulated so as to provide attenuation against externally generated noise in accordance with a

mitigation scheme to be submitted to and approved in writing by the Local Planning Authority before commencement of development. The scheme shall ensure that all noise implications are mitigated so that internal ambient noise levels for dwellings shall not exceed 35 dB LAeq (16 hour) 07:00-23:00 during the daytime and 30 dB LAeq (8 hour) 23:00-07:00 during the night assuming full road traffic flows at the outset. The design and/or insulation measures identified in the scheme shall ensure that ambient internal noise levels and the noise levels within external spaces for the dwellings meet the BS8233/1999.

*Reason: In the interests of residential amenities. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

14. **Odour** – No development shall take place until a scheme implementing best practice for protecting future occupiers of the residential flats from commercial odour, including all plant and machinery in connection with any commercial kitchen/extraction/ventilation/flues, shall be submitted to and approved in writing by the local planning authority. The mitigation measures shall be retained and maintained thereafter.

*Reason: In the interests of residential amenities.*

15. **Cycle parking** – Prior to the commencement of the development, full and final details of secure and covered bicycle storage facilities for the occupants and visitors shall be submitted to and approved in writing by the local planning authority. The cycle storage and parking shall be implemented in accordance with the approved details before occupation of the development hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

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

16. **Parking and turning** – No unit shall be occupied 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.*

17. **Parking Management Plan** – Prior to the first occupation of the flats, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring and the delivery of additional electric vehicle charging spaces when required.

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

18. **Access surfacing** – No residential unit 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.*

19. **Bin store** – No residential unit shall be occupied until the bin storage areas for the building have been provided in full accordance with the approved details. The bin storage shall be permanently so retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

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

20. **Drainage** – The development hereby approved shall be carried out in accordance with the details identified in the Drainage Statement (Glanville Consultants, dated 14/09/2022) received by the local planning authority on 15/09/2022.

*Reason: To ensure satisfactory drainage of the site and to prevent increased risk of flooding. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC09.*

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

No deliveries relating to the development hereby permitted shall be taken in or dispatched from the site other than between the hours of 8am and 6pm Monday to Friday and 8am and 1pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

22. **Obscure glazing** – The bathroom windows of units 2 & 3 on the west elevation and the bathroom window of unit 1 on the south elevation shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so retained.

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

23. **Window shutter details** – Prior to first occupation of the flats hereby approved, details of the proposed internal window shutters on the north elevation shall be

submitted to and approved in writing by the local planning authority. The window shutters shall be installed in accordance with the approved details and shall be permanently so retained.

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

**24. Plant noise** – All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property.

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

### **Informatives:**

1. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated TBC, the obligations in which relate to this development.
2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details.
3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.
4. 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.
5. 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 coordinated 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.

6. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.
7. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to [developer.contributions@wokingham.gov.uk](mailto:developer.contributions@wokingham.gov.uk).
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.

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Application Number	Expiry Date	Parish	Ward
222367	10/02/2023	Woodley	Bulmershe and Whitegates;

<b>Applicant</b>	Mr Hardeep Hans
<b>Site Address</b>	Library Parade, Crockhamwell Road, Woodley, Wokingham, RG5 3LX
<b>Proposal</b>	Full application for the proposed creation of a mixed use building consisting of the retention of the existing 3 no. retail stores at ground floor level and the addition of 16 no. apartments on new first, second and third floor levels, including the erection of three and four storey rear extensions with associated car parking, cycle and bin stores, following partial demolition of the existing building.
<b>Type</b>	Full
<b>Officer</b>	Adriana Gonzalez
<b>Reason for determination by committee</b>	Major application (>10 dwellings)

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 8 February 2023
<b>REPORT PREPARED BY</b>	Assistant Director – Place and Growth
<b>RECOMMENDATION</b>	<p><b>APPROVAL subject to conditions and Informatives &amp; completion of S106 legal agreement to secure the following:</b></p> <ul style="list-style-type: none"> <li>- <b>Affordable Housing</b></li> <li>- <b>Employment Skills Plan</b></li> </ul>

<b>SUMMARY</b>
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The application relates to the Library Parade building within Woodley Town Centre. The proposal seeks to convert the existing first floor offices and extend the existing building to provide 16 residential units – a mix of 5 x 2-bed and 11 x 1-bed apartments – whilst retaining the existing retail units at ground floor. Parking will be from the rear whilst access to the flats will be from the front and rear of the site.

The proposal involves a satisfactory outcome on traffic and parking grounds because of its town centre location. The proposed changes to the built form are considered in keeping with the street scene in terms of scale, mass and design, whilst improving the public realm and one of the main entrances to the town centre precinct. In the context of a dense town centre location, there is also adequate resident and neighbour amenity. Whilst there is a loss of office floor space in the town centre, this is outweighed by the provision of residential dwellings.

The NPPF is clear that where a development does not result in significant harm and is sustainable, it should be supported. The location of the development is considered to be highly sustainable and would allow easy and safe access to facilities and services. The proposal would provide public benefits by securing a policy compliant provision of onsite affordable housing (5 units) as well as securing an employment skills plan. It is also noted

## Appendix 2: 8 Feb 2023 Committee Report

that securing the delivery of such suitable and sustainable sites, is far more preferable than accepting unsatisfactory, less sustainable sites elsewhere in the borough.

Officers are therefore recommending the application for approval, subject to the conditions listed and a S106 legal agreement to secure onsite affordable housing and the employment skills plan.

<b>RELEVANT PLANNING HISTORY</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
160309	Full application for the proposed change of use of part of first floor from Gymnasium (Use Class D2) to office (Use Class B1)	Approved 17/03/2016
100497	Proposed erection of 3 air conditioning condenser units onto rear wall facing goods yard	Approved 23/09/2010
F/2008/1536	Change of use of first floor from A1 (Offices) to Yoga & Pilates Studio (D2)	Approved 20/08/2008
F/2004/3622	Proposed change of use of unit on first floor from A2 (professional and financial services) to D2 (assembly and leisure) to be used as a fitness centre	Approved 17/02/2005

<b>DEVELOPMENT INFORMATION</b>	
Site Area	771sqm
Proposed units	16 residential units (ground floor retail to be retained)
Proposed density - dwellings/hectare	160 dwellings/ha
Number of affordable units proposed	5
Previous land use	Retail (ground floor) and B1 Office (first floor)
Existing parking spaces	18 spaces
Proposed parking spaces	10 car spaces (5 for residential units & 5 for retail units) + 21 cycle spaces
Retail floor space	331sqm (to be retained)
Office floor space	319sqm
<b>CONSTRAINTS</b>	Major Development Location – Woodley Woodley Town Centre Primary shopping area Potentially contaminated land consultation zone Affordable Housing threshold

<b>CONSULTATION RESPONSES</b>	
Thames Water	No objection
National Grid	No response received
Southern Gas Networks	No objection
SSE Power Distribution	No objection
NHS Wokingham CCG	No response received



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Crime Prevention	No response received
Royal Berkshire Fire & Rescue	No objection
WBC Biodiversity	No objection
WBC Economic Prosperity and Place (Community Infrastructure)	No objection subject to onsite affordable housing being secured
WBC Planning Policy	No objection
WBC Drainage	No objection subject to condition
WBC Education (School Place Planning)	No response received
WBC Environmental Health	No objection subject to conditions
WBC Highways	No objection subject to conditions
WBC Trees & Landscape	Objection (further details below)
WBC Cleaner & Greener (Waste Services)	No response received
WBC Green Infrastructure	No response received
WBC Economic Development (Skills and Employment)	No objection subject to employment skills plan contributions being secured
WBC Property Services	No response received
WBC Sports Development (Places and Neighbourhoods)	No response received
WBC Health and Wellbeing	No response received
WBC Community Safety	No response received

<b>REPRESENTATIONS</b>
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**Town/Parish Council:** Objection on the following grounds:

- Overlooking impact onto Beechwood Primary School (**see para 51**)
- Proposal removes existing car park provision for occupants of the retail units (**see para 60**)
- Unwelcome 'wind tunnel' effect between the development and neighbouring buildings (**see para 25**)

**Local Members:** Cllr Shirley Boyt raised objections on the following grounds:

- Overdevelopment of the site (**see para 25-29**)
- Overbearing impact on neighbouring buildings (**see para 55-56**)
- Inadequate parking (**see para 60-61**)
- Loss of amenity to nearby residences (**see para 45-57**)
- Requests that the application is listed to be heard at Planning Committee should officers are minded to recommend approval (**this is a major application**)

**Neighbours:** 25 letters of objections from local residents on the following grounds:

- Inadequate parking available for those who live and work in the area and for the new flats and ground floor retail (**see para 60-61**)
- Overdevelopment (**see para 25-29**)
- Extra traffic into precinct area when car park charges are due to increase (**see para 71**)
- Potential structural problems for existing building due to increase in floor levels (**not a material consideration in planning terms**)
- Overlooking onto flats above Lidl building (**see para 47**)

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- Overlooking onto Beechwood Primary School (**see para 51**)
- Insufficient space for delivery lorries to existing shops to manoeuvre (**see para 66**)
- Access to car park very dangerous for pedestrians (**see para 70**)
- 'Wind tunnel' effect between the development and neighbouring buildings (**see para 25**)
- Woodley's central road infrastructure is close to breaking point at peak times (**see para 71**)
- Owner does not live in the area and is not affected by such detrimental additions (**not a material planning consideration**)
- Disruption to small businesses (**ground floor retail units are proposed to be retained**)
- Loss of light upon flats above Lidl building (**see para 54**)
- Loss of future value of flats above Lidl building (**not a material planning consideration**)
- Noise nuisance from construction works (**see para 81**)
- Site boundary encroaches onto walkway to Beechwood School and Ambleside Centre (**red line plan submitted shows development entirely within site boundaries**)
- Loss of privacy to rear garden and living room of Beechwood bungalow (**see para 50**)
- Loss of light to patio area of Beechwood bungalow (**see para 53**)

Woodley Town Centre Partnership Fennelly raised concerns about the number of car parking spaces allocated; potential inconvenience to businesses in the vicinity (**see para 60-61**).

### PLANNING POLICY

**National Planning Policy Framework (NPPF)**  
**National Design Guide**  
**National Planning Practice Guidance**

#### **Core Strategy (CS)**

CP1 – Sustainable Development  
CP3 – General Principles for Development  
CP5 – Housing Mix, Density and Affordability  
CP6 – Managing Travel Demand  
CP9 – Scale and Location of Development Proposals  
CP13 – Town Centres and Shopping  
CP15 – Employment Development  
CP17 – Housing Delivery

#### **Management Development Delivery Local Plan (MDD)**

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  
CC10 – Sustainable Drainage

TB05 – Housing Mix  
TB07 – Internal Space Standards  
TB12 – Employment Skills Plan  
TB15 – Major Town, and Small Town/District Centre development  
TB16 – Development for Town Centre Uses  
TB20 – Service Arrangements and Deliveries for Employment and Retail Use  
TB21 – Landscape Character

**Other**

Borough Design Guide Supplementary Planning Document  
CIL Guidance + 123 List  
Affordable Housing Supplementary Planning Document  
Sustainable Design and Construction Supplementary Planning Document  
Woodley Design Statement

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

1. The proposal involves the partial conversion and change of use of an extensions to the existing Library Parade building, to accommodate 16 residential units (5 x 2-bed and 11 x 1-bed apartments). The existing ground floor retail units are to be retained. More specifically, it comprises the following:
  - Retention of the ground floor retail units
  - Change of use of the first floor from Class B1 offices to comprise 5 x 1-bed residential units
  - Demolition of existing roof and addition of two floor levels to the main building to accommodate 4 x 2-bed & 4 x 1-bed residential units
  - Erection of a three storey extension to the rear to accommodate 2 x 1-bed & 1 x 2-bed residential units
  - Erection of a four storey extension to the rear to accommodate lift shaft and staircase
  - Provision of 10 car parking spaces including 2 disabled spaces and six EV charging points, cycle parking store and two separate bin stores within the existing car park at the rear
  - Alterations to the existing car park access and changes to the existing boundary treatments at the rear
  - Internal works to suit

**Site Description and its Surroundings:**

2. The proposal site comprises a 1980's two storey building located within the Woodley Town Centre, which currently hosts 3no retail units at ground floor and offices above. There is an existing access and car parking area to the rear of the building. The building addresses Library Parade and is located in a prominent location at an entranceway into the town centre. It therefore functions as a focal point within the area.
3. The building sits opposite to a three storey mixed use building with a Lidl supermarket on the ground floor, a surgery and residential uses on the first and second floors respectively. A public car park exists to the east of the site and two single storey

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buildings to the south-east of the site, comprising of the public library and Citizen's Advice Woodley. Immediately to the south is a residential bungalow and the Beechwood Primary School further to this. To the west is another three storey mixed use building facing the main shopping precinct. There are no listed buildings on or adjoining the site, it is not located within a Conservation Area, and is not within an area of high flood risk.

### **Principle of Development:**

4. Section 38(6) of The Planning and compulsory purchase Act 2004 requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case the Development Plan comprises the Core Strategy (CS) and the Managing Development Delivery Local Plan (MDD), which are read alongside the NPPF.
5. The MDD Local Plan 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 of the CS sets out that development proposals located within development limits will be acceptable in principle, having regard to service provisions associated with the major, modest and limited categories.
7. The application site is located within a major development location and within a settlement boundary; as such, the principle of the development is acceptable providing it complies with local and national policy and there are no other material considerations which dictate otherwise. CS policy CP3 states that development must be appropriate in terms of its scale of activity, as layout, built form height, materials and character to the area in which it is located and must be of a high quality design without detriment to the amenities of adjoining land uses and occupiers.

### *Loss of office floorspace:*

8. Policy CP13 of the CS requires the protection of retail centres, with paragraph 4.67 aiming to maintain the range of activities so that they are at the heart of sustainable communities. Proposals leading to the loss of town centre uses (including offices) will not be allowed unless it is substantiated that there is no deficiency in the catchment. Policy CP15 of the CS states there should not be any overall net loss of Class B floorspace within the borough.
9. Policy TB15 of the MDD Local Plan indicates that development should be of a scale and form that is compatible with the retail character of the centre and its role in the hierarchy of retail centres; that it retains or increases the provision of A1 (shops) uses in primary shopping frontages; that it contributes to the provision of day and evening/night-time uses and is compatible with other uses; and enhances vitality and viability. It also states the Council will support the provision of self-contained dwellings in vacant or under used units above ground-floor town centre uses where a suitable/appropriate level of amenity for occupants can be provided.
10. The proposal change of use of the first floor to residential would result in a modest loss of 319sqm or 100% of the above ground office floorspace of the building. The

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supporting Planning Statement mentions there have been difficulties with attracting tenants for the offices and consequently the use has become dormant and unviable. The loss of office floorspace requires consideration of whether (a) it would impact the range of activities in the town centre; and (b) it would impact upon the quantum and range of employment floorspace across the borough.

11. In relation to the first question, the proposals would retain the ground floor retail, so there would be no policy conflict in that regard. There would be a modest loss of town centre use in the form of office floor space. However, this would be replaced by 16 residential units in an accessible location, and this is supported by policy TB15 of the MDD Local Plan, where there is an intent to provide day and evening/night-time uses. It would also arguably introduce more people into the town centre to contribute to its vitality and viability.
12. Moving to the second question, the proposal would lead to the modest loss of 319sqm of B1 employment floorspace. This is a relatively modest reduction in the context of policy CP15, and based on the latest monitoring information, unlikely to lead to a net loss of employment B use floorspace across the borough. The Central FEMA (Functional Economic Market Area) Economic Development Needs Assessment (EDNA) report (October 2016) identifies a recommended net office space requirement for 2013-2036 of at least 93,305m<sup>2</sup> based on the labour supply approach (although this study has not factored in the allocated Science Park south of the M4) and this suggests the need to retain existing floorspace, not only in town centres.
13. Nonetheless, the Assessment indicates that the rise in the level of floorspace to meet forecast employment growth in the Borough over the Plan period is not being met through the intensification of use brought about through the redevelopment of existing employment areas and new allocations, as envisaged by paragraph 4.70 of the Core Strategy. The floorspace is also continually eroded by Class O office conversions, thereby undermining the intent of the policy.
14. The site is outside any Core Employment Area, as defined in policy CP15; however, it maintains an alternative site and size of employment land within the borough. While the principle of seeking to maintain a variety of employment floorspace provision is an important consideration, it is noted that the site is located close to the Core Employment Areas of Headley Road East and Winnersh Triangle, both of which provide higher quality and more appropriately located office development.
15. The WBC Planning Policy Officer has raised no objections to the proposed development or modest loss of town centre use. On the basis of the above and on balance, the small loss of office floorspace is not objected to in principle.

### *Retail frontage:*

16. Policy TB15 of the MDD Local Plan states that Class A1 uses should be retained in the primary frontage and A3 uses in secondary shopping frontages. The site is within a primary retail frontage. The proposal would retain the existing retail units at ground floor, so that it would not alter the provision of A1 (shops) along this primary shopping frontage. No objection is therefore raised.

### *Density and Dwelling Mix:*

17. The NPPF seeks to 'boost significantly the supply of housing' and deliver a wide range of homes, of different types and tenures. Achieving an efficient use of the land within the context of any central and sustainably located site is a key priority both at a national and local level. Paragraph 69 of the NPPF recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly.
18. Policy CP5 of the Core Strategy and policy TB05 of the MDD Local Plan require an appropriate mix of dwelling types, tenures and sizes so that the housing needs of the community are met. They also require an appropriate dwelling density and R10 of the Borough Design Guide SPD seeks to ensure that the development achieves an appropriate density in relation to local character. A density of around 160 dwellings/hectare is appropriate for this town centre location, with other examples of similar or greater density in the nearby vicinity. No objection is raised in this regard.
19. With regard to dwelling mix, there is a clear departure from the policy requirements with the proposal having a high concentration of 1 and 2 bed units. However, the intent of the Council's policies is to provide a mix of accommodation to cater for the varied needs of the community and to ensure that it is provided where is needed. It is also recognised that this is a town centre site in which a smaller unit scheme such as flats is considered to be appropriate. On this aspect, the proposed mix is supported because of the affordable housing contribution and the town centre location (with reduced parking provision and ready access to facilities and services within an 18-hour economy).

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

20. Section 12 of the NPPF 'Achieving well-designed places', reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high-quality places. Paragraph 130 of the NPPF includes the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
21. The Government's National Design Guide 2019 (NDG) is clear that well-designed places contribute to local distinctiveness. This may include introducing built form and appearance that adds new character and difference to places.
22. Policy CP3 of the CS 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. R9 and NR5 of the Borough Design Guide SPD note that height, bulk and massing should respond to the local context and the prevailing heights in the area.
23. The site is located within the heart of Woodley Town Centre and therefore is surrounded by extensive 20th century buildings with varying roof forms ranging from flat roofs, elongated hips to large crown roofs. The majority of the buildings that line both sides of Crockhamwell Road and Library Parade are at least 3-4 storeys in height. Overall, there is little architectural uniformity to the Town Centre, nor any prevailing vernacular which must be replicated.

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24. Library Parade to the front of the site is on the main pedestrian route through to the Woodley commercial centre pedestrian area from Lidl and one of the main town centre car parks. There is also a pedestrian access to Beechwood Primary School to the south of the site. Therefore, the site is in a prominent location within Woodley centre and the current building is passed by significant numbers of pedestrians every day.
25. In terms of layout, the proposed development is considered to build on and respect the existing layout of surrounding development, providing continuity and enclosure through appropriate relationships between the building and spaces in front of it. At ground and first floor levels, the building frontage and footprint of the existing building would remain unchanged, whilst the new second and third levels have been designed to be set back from the main building line, thus reducing the visual dominance of these extensions. This is the same design approach followed for the Lidl building opposite, where the top floor flats are also stepped back from the building façade.
26. It is also noted that the proposed retail/commercial units to the frontage at ground floor would continue to provide welcome activity to the public realm within the Library Parade, and the proposed development now provides welcome natural surveillance of the adjacent parking areas and pedestrian areas between buildings with the addition of active street frontages given by the addition of windows and balconies on all its elevations.
27. To the rear, the revised plans show the proposed rear extension considerably set back from the southern boundary, whilst to the east, the main façade is also stepped back with balconies at first floor. This allows for significant space between the extensions and adjoining buildings to maintain the existing sense of openness, so that the proposal does not appear visually dominant against the street scene and the Woodley Library building itself. In this regard, the proposal is considered to achieve a positive relationship with all surrounding buildings.
28. In terms of scale, the application site occupies a prominent position within the Parade, adjoining varying scales of built form. These consist of large plain 3-4 storey rectangular buildings to the north and west, whilst single storey rectangular buildings are located to the south-east, including the Woodley Library and Beechwood Primary School. The proposal would see a 4 storey element to north with the addition of two levels over the existing building, whilst stepping down to a three storey extension to the rear which would be about the same height (9.5m) as the ridge of the existing building, and considerably set back from the south and eastern boundaries to alleviate any sense of visual dominance against the single storey buildings on that side.
29. Furthermore, the overall height of the existing building as extended would be circa 12.4m, comparable to the height of the Lidl building at 11.9m. When considering the general scale and proportions of this proposal, the building will be primarily read from Library Parade and the public car park to the east of the site. In responding to this context, the scheme is considered to maintain a respective scale to those buildings surrounding it, visually reducing the mass as seen from the street and approach and so is considered acceptable.
30. Turning to the detailed design of the building, the local area benefits from a contrast between more traditional buildings (Shopping Precinct) and modern styles of the Lidl building. Overall there is a mix of design palette and materials, with little architectural

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uniformity to the Town Centre. The proposal has deeply recessed balconies, which are considered to add depth to the façade whilst enabling the building to front the public realm. The stacking of windows and balconies add welcome rhythm and verticality to the facades. The proposal also retains the ground floor retail units which feature large areas of glazing, an element that already adds interest to the public realm and create a visual focus within the Parade. The appearance of the extensions and proposed materials would reflect the style and materials of the existing building and traditionally used within the local area (brickwork), as well as flat roofs which are predominant within the town centre precinct. Notwithstanding, in order to ensure that final features are acceptable, it is considered necessary to impose condition 3 requiring materials to be submitted for approval.

31. Overall, the scheme is viewed as improving the character and appearance of the building in the streetscape and is supported. The proposal is considered acceptable in terms of scale, height, massing and design, without any detriment to visual amenity or local character.

### **Housing Affordability:**

32. Policy CP5 of the Core Strategy, Policy TB05 of the MDD Local Plan and the Affordable Housing SPD specify an affordable housing rate of 40% for any development involving five dwellings or more or land with a total area of 0.16 hectares or more. The application site exceeds this threshold and therefore there is a requirement for the provision of affordable housing.
33. The WBC Affordable Housing Team has indicated that for this site, there would be a requirement to provide affordable housing in the form of 5 x 1-bed units onsite for social rent. The applicant is agreeable to this desired provision. A policy compliance quantum of affordable housing on site therefore constitutes a significant and tangible public benefit of the proposal and provides a welcome contribution to local affordable housing needs in the borough. The provision and delivery of the affordable housing element of the scheme would be secured through the associated S106 legal agreement.

### **Accessibility (including The Public Sector Equability Duty (Equality Act 2010))**

34. In determining this application, the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion, or belief.
35. 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, children and the disabled. 10–20% of all dwellings should be to Lifetime Homes standards in accordance with Policy CP5 of the Core Strategy and Policy TB05 of the MDD Local Plan. In this case, it equates to 2-3 units.
36. Although the Lifetime Homes standards has been replaced by the new National Technical Housing standards, the need to design and build accessible and adaptable accommodation remains integral to future neighbourhood planning.



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37. The proposed passenger lift, foyer and hallway circulations are acceptable and 2 accessible car spaces are shown in the revised car park plan which accords with the minimum parking standards. This allows for a level of access within the development.
38. The revised proposed ground floor plan shows 2 accessible units (units 2 & 3) which is 13% of the development and within the scope of policy CP2. The two disabled car spaces represent 20% of the total parking spaces, which corresponds with the proportion of accessible units and when accounting for some of the units will be car free. They would be located next to the proposed bin store areas at a distance of between 10-14m from the main vehicular entrance which is acceptable.
39. On the basis of the above, 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 in relation to this planning application and there would be no significant adverse impacts because of the development.

### Amenity Space for Future Occupiers:

#### *Internal Amenity:*

40. Policy TB07 of the MDD Local Plan and R17 of the Borough Design Guide SPD require adequate internal space to ensure the layout and size achieves good internal amenity. In accordance with the Technical housing standards – nationally described space standard, a minimum standard of 39-79sqm applies depending upon the number of bedrooms and the occupancy. Additionally, double bedrooms should have a minimum area of 11.5sqm with width of 2.55m-2.75m, single bedrooms should have an area of 7.5sqm and a width of 2.15m, living spaces should have a minimum area of 23-27sqm and there should be provision for storage.
41. With the proposal, minimum unit sizes are satisfied in all cases. Bedroom widths and sizes are also compliant and the number of units with deficient combined living space sizes are minimal and where there are shortfalls, the extent is minor (i.e. 20-24sqm instead of 23-27sqm). It is also noted that those units with deficient combined living space are those benefiting from external balconies which improves the quality of accommodation. Therefore, in terms of internal unit sizes allowing a functional internal environment, no objection is raised.
42. R18 of the Borough Design Guide SPD requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable dual outlook and southern aspect. Section 12 of the NPPF seeks to promote development that has good architecture and layout with a high standard of amenity for existing and future users and Section 15 states that new development should take account of layout, orientation, and massing to minimise energy consumption. In this regard, all units are dual aspect with habitable rooms having access to window openings and some with external balconies, so that the level of natural light and ventilation to the units is considered acceptable. No objection is therefore raised.

#### *External Amenity:*

43. R16 of the Borough Design Guide SPD stipulates that each unit should have access to some form of amenity space and it should retain and protect privacy, benefit from sunlight where possible and be able to accommodate 2–4 chairs and a small table.

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Nine of the proposed 16 units would have access to a private balcony of varying size, all capable of accommodating a table and chairs.

44. It is acknowledged that 7 units would not benefit from private amenity space; however, there is generally less expectation to outdoor amenity space within town centre locations, and there are opportunities for recreation and outdoor space in close proximity to the site, with the Woodford Park and facilities circa 200m walk providing high-quality amenity space for the enjoyment of future occupiers. On this basis, it is considered that the scheme affords adequate amenity for occupiers.

### Neighbouring Residential Amenities:

#### *Overlooking:*

45. R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with separation of 22m to the rear or 30m on the second floor and 10m to the street or 15m from the second floor. The note on page 47 clarifies that schemes in more urban settings or with a more intimate character will often require a tighter, more compact layout.
46. The site is within a densely built up area with a mixture of large flatted development adjoining it. This is reflective of the site's location directly adjoining a district parade of shops, the large Lidl supermarket and other commercial premises. There is an existing level of overlooking within the existing development from the first floor office windows, mostly concentrated along the front and rear elevations. The extent of overlooking will increase with its conversion to residential use and the installation of new windows within the proposed second and third floors and addition of balconies to both sides of the building. Nonetheless, this degree of overlooking is not uncharacteristic given the high density town centre location of the site and surrounding areas.
47. To the north (front) of the building, there is a mixed use building comprising the Lidl supermarket at ground floor, the Woodley Centre Surgery at first floor and residential flats on the second floor. There would be no negative impact from proposed windows/balconies for the new flats on the first and second levels of the subject development, as these would face the non-residential surgery. With regard to the residential flats above the surgery, it is noted that windows of proposed units 14 & 15 on the front elevation would be at a distance of 11m from the windows of neighbouring flats. It is recognised that the separation distance is below the minimum requirement set out in the Borough Design Guide; however, as mentioned above this is expected to be the case in a more compact layout within a town centre location and they are also reflective of prevailing front/front separation distances within Library Parade and Crockhamwell Road shopping precinct. Furthermore, due to the nature of the rooms served by these windows (bedrooms), this is not considered to give rise to any serious privacy concerns, and proposed plans show these windows will have internal window shutters which will further mitigate any privacy concerns upon neighbouring amenities. The angle of sight of front windows of units 13 and 16 will be rather obtuse so that no issues are raised.
48. For these reasons, it is accepted that there will be a degree of overlooking, but this is not considered excessive or exacerbated beyond the existing levels, and the levels of separation between buildings are considered adequate in the circumstances.

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49. To the east is the public car park of Headley Road, with the rear gardens of properties facing Ambleside Close at a distance of 46m from the subject building, so that no overlooking impact will occur upon these neighbouring amenities. To the west there are rear windows on first and second floors of properties 130-162 Crockhamwell Road but again these are at a separation of circa 26m from the side elevation of the main body of the subject building and 43m from the side elevation of the rear extension, which would be well in excess of the Borough Design Guide recommendations.
50. To the south there is a single residential property (the Beechwood Primary School's caretaker dwelling) and beyond this the school premises. Concerns have been raised by third parties over overlooking impact upon this dwelling and school. With regard to the dwelling, it is noted there is already a degree of overlooking from the existing first floor office windows on the rear elevation. Nonetheless, the nearest window on the southern side elevation of the proposed rear extension would be that of unit 1 serving a bathroom, which can be conditioned to remain obscure glazed. New windows on the second and third floor levels over the main building would be at a distance of 29.3m from the side elevation of the dwelling, slightly under the minimum 30m minimum required by the Borough Design Guide, however still considered acceptable to maintain adequate levels of privacy upon this neighbouring dwelling.
51. With regard to the school premises, it is noted that rear habitable room windows of the proposed development would be circa 59m away from the school facilities, so that no detrimental impact is expected to occur.
52. Where non habitable spaces can be ameliorated, condition 22 requires obscure glazing.

### *Loss of light:*

53. R18 of the Borough Design Guide SPD aims to protect sunlight and daylight to existing properties, with no material impact on levels of daylight in the habitable rooms of adjoining properties. The proposal has been revised to retain a minimum 12m separation distance from the side elevation of the single residential caretaker's dwelling, and due to its southern location, this neighbouring property would have no detrimental loss of light impact from the proposed development.
54. With regard to the residential flats above the Lidl building, a minimum 11m front-to-front separation distance would be retained which would ensure that the 45 degree line of sight is unobstructed, and the applicant has submitted a section plan to illustrate that the 25 degree line of sight upon the front windows of these flats would not be infringed by the proposal. In addition, the proposed development would provide all proposed flats with sufficient daylight/sunlight. The proposal is therefore acceptable in this regard as it complies with BRE guidance in terms of daylight and sunlight impacts.

### *Overbearing:*

55. R16 of the Borough Design Guide SPD requires separation distances of 1m to the side boundary, 10-15m front to front and 12-15m back to flank. The proposal would maintain acceptable separation distances from neighbouring properties to the sides. To the front, a minimum 11m front-to-front separation distance is achieved and it is noted the proposed second and third floor levels over the existing building are set back from the main building line to alleviate any sense of enclosure, and given the overall proposed

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building height is comparable with the height of the Lidl building, there are no concerns with overbearing impact upon the residential flats above the Lidl building.

56. Likewise, the proposal has been revised to retain a minimum 12m separation distance from the side elevation of the single residential caretaker's dwelling, so that no overbearing impact is expected to occur upon this neighbouring amenities.

### *Noise disturbance (to surrounding residents)*

57. Policy CC06 and Appendix 1 of the MDD Local Plan require that development protect noise sensitive receptors from noise impact. The existing retail units at ground floor are to remain unchanged as part of the proposal. The density of the residential element of the development and the location and size of the balconies is appropriate for the town centre location specially against the background noise level of the town centre. As such, there are no adverse noise concerns for existing residents within the surrounding properties.

### **Highways Access and Parking Provision:**

#### *Car parking:*

58. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street car parking standards, including provision for charging facilities. The existing carpark area at the rear comprises circa 18 car spaces and is used on an informal basis. The existing uses (retail and office) generate a requirement for 45 spaces. With 18 spaces, this is a departure of at least 27 spaces at present.
59. The subject application proposes to redevelop the existing carpark area, with a total of 10 car spaces, additional pedestrian access, cycle parking, 2 disabled car spaces and 6 electric vehicle charging points. The unit mix of 5 x 2-bed and 11 x 1-bed flats represents a parking generation rate of 18 spaces between allocated/unallocated. When assuming an unchanged retail allocation of 5 spaces, the provision of 10 spaces represents a departure of up to 13 spaces.
60. Third party representations have been received from local residents and the ward Councillor over the level of parking proposed not being adequate. Following initial recommendation from the WBC Highways Officer, the applicant has submitted a revised plan showing the 2 accessible units (1-bed) would have an allocated parking space, so as 3 of the proposed 2-bed flats, whereas the remainder 11 units would be car free. The remaining 5 no car spaces would be allocated for the existing ground floor retail units. Whilst there is a departure with the required standards and up to eleven of the units will be car free, this is not an unreasonable outcome, particularly noting this is a town centre location where there is a high level of sustainability and less car dependence, with easy access to town centre facilities and public transport.
61. It is also noted that the 13 apartments on the top floor of the Lidl building were permitted as 'car free' under reference F/2009/0097, so as nine units at 43-47 Peach Street in Wokingham town (ref. 214184), which demonstrates this is not an unreasonable outcome within town centre locations. There is also an expected reduction in parking demand because of the change of use of the building from offices to residential. In addition, the development would be well supplemented by other modes of parking including compliant provision of cycle parking and disabled parking, which is

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supported. Visitor parking can be adequately accommodated within surrounding public car parks. The WBC Highways Officer is supportive of the scheme based on the above assessment and has raised no objections to the proposal.

### *Other parking:*

62. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates a minimum of 16 cycle spaces for the new residential units. P2 and P3 of the Borough Design Guide SPD ensure that it is conveniently located, secure and undercover and provided where it is compatible in the street scene.
63. The redevelopment of the carpark would result in 16 cycle spaces for the residents which would be in line with the above requirement. The cycle storage would be at the rear of the site and conveniently located via the rear exit and with secured access gate. In addition, a further vertical rack is provided for visitors and 4 vertical racks are also shown for users of the retail units to be located on the rear wall of these units. This is considered acceptable and further details relating to design and security measures will be secured by condition 15.
64. Six EV charging points are shown in the submitted plans, in accordance with Appendix E of the Highway Design Guide. It is not clear whether these will be active or passive points, however details of the EV strategy can be secured via condition 9.
65. Disabled parking is provided in the form of two car spaces next to the proposed bin stores, which correlates with the provision of 2 accessible residential units.
66. Day to day deliveries for the flats will be from the street which is accepted by the WBC Highways Officer. As for the retained ground floor retail units, service access for deliveries will remain as existing via the service yard and through the rear doors.

### *Access and manoeuvring:*

67. Due to the limited space on site and the need to have a safe manoeuvring area, the parking spaces have been shown to be at 2.4m x 4.8m, however WBC Highways Officer is content to accept the proposed dimensions. Aisle width is 6m which will allow for safe manoeuvring and this is acceptable.
68. Access to the car park is via the existing service yard off Library Parade, which is unchanged. Refuse collection will be kerbside from the existing service yard and turning circles within the site will not be required. The new rear access width would be 4m which would allow access for a fire engine through the gate. There is a requirement for a fire engine to get within 45m of any point of the building and this can be achieved with the proposal.
69. The WBC Highways Officer has indicated that access to the site through the existing service yard would not provide an attractive pedestrian access for future occupiers. However, it is noted that the building would still have their main entrance fronting Library Parade with a secondary access to the rear, and this is a typical arrangement for blocks of flats, so that is considered acceptable.
70. Likewise, concerns have been raised by local residents that the access to car park is very dangerous for pedestrians, however this would not be different to the existing

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situation where the existing car park is used informally by local users, so that it would not substantiate a reason for refusal on this ground.

### *Traffic generation:*

71. A Transport Statement has been submitted in support of the application, detailing the accessibility of the site and plans for parking. The Library Parade site is sustainably located within Woodley Town/Retail centre, close to a range of facilities and to public transport links. The WBC Highways Officer is satisfied with the information provided and advises that traffic from this development would not have an adverse impact on the highway network. Moreover, with a reduction in the number of car parking spaces and its town centre location, it is expected to be a significant reduction in traffic generation from the proposed residential use compared to the existing office use.

### *Construction Management:*

72. Because of the town centre location, limitations within the rear of the site and road network within residential areas, a construction method statement is a pre-commencement requirement at condition 7.

### **Flooding and Drainage:**

73. The site and access thereto is in Flood Zone 1 and at low risk from surface water flooding according to the Environment Agency mapping. There will be no increase in impermeable areas since the proposed extensions to the existing building will be over existing hardstanding.
74. A Drainage Statement (Glanville Consultants, dated 14/09/2022) has been submitted in support of the application. The development has established existing foul and surface water sewers in the vicinity where it proposes to connect into, with surface water attenuated with discharges limited to 5.5l/s for the entire development, for events up to and including the 1 in 100 year flood event with a 40% allowance for climate change. This is reduction, when compared to the existing 14.9l/s. The development proposes subbase attenuation within the car parking area, as represented by the proposed drainage strategy drawing in Appendix K of the drainage statement report. It also proposes maintenance of the SuDS features by a management company, in accordance with Table 3 of the drainage statement document.
75. Based on the above information, the WBC Drainage Officer has raised no objections to the proposal, provided it is implemented as represented in the accompanying Drainage Statement. This will be secured by condition 20.

### **Landscape and Trees:**

76. Given its location within the Woodley Town Centre and existing site conditions which currently consists of hardstanding or existing building structure, there is no existing landscaping nor trees within the site, so that there are no tree or landscape objections. The WBC Trees and Landscape Officer has raised concerns over the appearance of the proposal and its impact on the character of the area, and this has been already addressed in detail above. Landscaping details for the external spaces will be required to be submitted through condition 5 in accordance with R14 of the Borough Design

Guide SPD, which requires well-designed hard and soft landscaping that complements housing.

### **Environmental Health:**

#### *Contaminated land:*

77. The site may have potential contamination issues and the WBC Environmental Health Officer has recommended that condition 6 be added in order to secure a scheme of potential contamination mitigation prior to commencement of development.

#### *Noise:*

78. Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact. Due to its town centre location, there are potential noise sources including the commercial units on the ground floor, the Lidl supermarket opposite the building, as well as from movement in the nearby car parks. Whilst impacts are to be expected in a dense location such as this, the WBC Environmental Health Officer has indicated that a noise impact assessment is carried out as a pre-commencement condition 12, covering the current acoustic environment and how predicted external noise will affect noise sensitive receptors including future occupiers of the flats, and any noise mitigation measures necessary to protect noise sensitive receptors.
79. Whilst it is a matter ordinarily left to buildings regulations, the reuse of part of the existing fabric of the building poses the potential for noise transmission, particularly to and from the ground floor retail units. As such, the WBC Environmental Health Officer has indicated that condition 13 is required to secure details of noise insulation for the new dwellings, to ensure that internal noise levels do not exceed 35 dB LAeq during the daytime and 30 dB LAeq during the night.
80. The proposed layout would require a significant amount of mechanical ventilation to bathrooms, however a riser has been provided such that concern is not raised.
81. In order to ensure that the existing residential amenities of nearby occupiers are protected during demolition and construction, condition 21 relates to permitted hours of work during construction, and condition 7 requires the submission of a construction method statement.

#### *Odour:*

82. The site is in the vicinity of several food premises including a café on the ground floor of the building, and there is a potential for cooking odour to have a negative impact on amenity of future occupiers of the flats. Therefore, an odour assessment implementing best practice for protecting future occupants will be required as part of condition 14.

#### *Lighting:*

83. The layout of the site means that any external lighting would be largely contained within the rear car park area. Condition 8 is however recommended to ensure that any proposed external lighting does not harmfully impact the amenity of surrounding residents.

### Waste Storage:

84. Policy CC04 of the MDD Local Plan requires adequate internal and external storage for the segregation of waste and recycling as well as provision for green waste and composting and an appropriate area for ease of collection. The revised drawings show bin storage to be located within the existing rear car parking area. The 3 x 1100L bin store is for the retail units. It has a combined floor area of 30sqm, which is considered sufficient for the waste generation of 16 units as well as the retail units. It has direct access from the existing service yard allowing for ease of storage for residents/occupiers of the retail units and for collection. On this basis, no objection is raised.

### Building Sustainability:

85. Policy CC04 of the MDD Local Plan and the Sustainable Design and Construction SPD require sustainable design and conservation and R21 of the Borough Design Guide SPD requires that new development contribute to environmental sustainability and the mitigation of climate change. Policy CC05 of the MDD Local Plan encourages renewable energy and decentralised energy networks, with encouragement of decentralised energy systems and a minimum 10% reduction in carbon emissions for developments of 10+ dwellings or in excess of 1000m<sup>2</sup>. This would be secured via condition 10.
86. It should also be noted that the scheme promotes sustainable development through the provision of electric vehicle charging points and bicycle storage, and is in a highly sustainable location, where walking and use of public transport are good alternatives to the private car.

### Employment Skills Plan:

87. Policy TB12 of the MDD Local Plan requires an employment skills plan (ESP) for this development. ESP uses the Construction Industry Training Board (CITB) benchmark based on the value of construction. This is calculated by multiplying the total floor space by £1025, which is the cost of construction per square metre as set out by Building Cost Information Service of RICS and the methodology as set out in the Council's Employment and Skills Guidance. In this case, it totals £1,401,175.
88. The ESP would require a total of three community skills support jobs and the creation of one job. If for any reason the applicant is unable to deliver the plan or elects to pay the contribution, the employment outcomes of the plan will be borne by the Council at a contribution of £3,750. The requirements of the ESP will form part of the S106 legal agreement.

### Community Infrastructure Levy:

89. The application is liable for CIL payments because it involves 16 new residential units on site. It is payable at £365/m<sup>2</sup> index linked.



**CONCLUSION:**

90. The principle of development is acceptable because the application site is within a major development location where the proposal for new residential dwellings is supported by policy. Whilst there is a loss of office floor space in the town centre, this is outweighed by the provision of residential dwellings.
91. The location of the development is considered to be highly sustainable and would allow easy and safe access to facilities and services. The design, mass and scale of the building and the layout of the development is considered appropriate for the proposed use and its location within the Woodley Town Centre. The proposal involves a satisfactory outcome on traffic and parking grounds because of its town centre location. In the context of a dense town centre location, there is also adequate resident and neighbour amenity.
92. Overall, the proposal is considered acceptable in all aspects and complies with the development plan as a whole. Officers are therefore recommending the application for approval, subject to the conditions listed and a S106 legal agreement to secure onsite affordable housing and the employment skills plan.

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

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

## APPENDIX 1 - Conditions / Informatives

*APPROVAL subject to the following:*

Prior completion of a legal agreement pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) to secure:

- Provision of affordable housing
- Employment Skills Plan.

*Conditions and Informatives:*

### **Conditions:**

1. **Timescale** – The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
*Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*
2. **Approved details** – This permission is in respect of the submitted application plans and drawings numbered PL01 received by the local planning authority on 02/08/2022; PL02 Rev A; PL05 Rev B; PL06 Rev A; PL07 Rev B; PL08 Rev B; PL09 Rev A; PL10 Rev C; PL11 Rev C & PL12 Rev B received by the local planning authority on 23/01/2023. 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. **External Materials** – Before the development hereby permitted is commenced, details of the materials to be used in the construction of the external surfaces of the building shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.  
*Reason: To ensure that the external appearance of the building is satisfactory.*  
*Relevant policy: Core Strategy policies CP1 and CP3.*
4. **Ground and building levels** – No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).  
*Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.*
5. **Landscaping** – Prior to the commencement of the development, details of hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure, signs, lighting and external

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services, etc. Soft landscaping details shall include a planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. It shall include planting within the car park. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

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

6. **Contamination** – No development shall take place until a scheme to identify and deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

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

7. **Construction Management** – No development shall take place, including any works of demolition, until a Construction Method Statement and Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors,
- ii. loading and unloading of plant and materials,
- iii. storage of plant and materials used in constructing the development,
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v. wheel washing facilities,
- vi. measures to control the emission of dust and dirt during construction,
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii. no deliveries outside the permitted working hours
- ix. Best practice for use of machinery on site e.g. no idling of engines when equipment not in use etc
- x. lorry routing

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

8. **Lighting** – Prior to commencement of development, details of floodlighting and other externally mounted lighting of the site shall be submitted to and approved in writing by the local planning authority. The floodlighting shall be installed, maintained and

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operated in accordance with the approved details unless the local planning authority gives its written consent to the variation.

*Reason: To protect neighbouring residential amenities.*

9. **Electric Vehicle Charging** – Prior to the commencement of the development, an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, installation of charging points and future proofing of the site. The approved details are to be implemented prior to the first occupation of the flats and maintained for the life of the development, unless otherwise agreed with the local planning authority.

*Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy Core Strategy policies CP1, CP3 & CP6.*

10. **Energy Statement** – Prior to the commencement of development, an Energy Statement indicating that an absolute minimum of the 10% of the predicted energy requirement of the development will be obtained from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The Statement shall also investigate the viability of providing electric vehicle charging points at construction. The approved scheme shall be implemented before the flats are first occupied and shall remain operational for the lifetime of the development.

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

11. **Details of boundary walls and fences** – No development shall commence until details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

*Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6.*

12. **Noise** – No development shall take place until a full Noise Impact Assessment to BS 4142 2014 has been submitted to and approved in writing by the local planning authority. The assessment shall cover the current acoustic environment and how predicted noise from the development, including all proposed plant and machinery and vehicle delivery options will affect nearby noise sensitive receptors, including the occupiers of the proposed development and any mitigation measures necessary. Development shall not commence until the measures approved in the report have been implemented.

*Reason: In the interests of residential amenities. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

13. **Noise Insulation** - The residential flats shall be designed and/or insulated so as to provide attenuation against externally generated noise in accordance with a

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mitigation scheme to be submitted to and approved in writing by the Local Planning Authority before commencement of development. The scheme shall ensure that all noise implications are mitigated so that internal ambient noise levels for dwellings shall not exceed 35 dB LAeq (16 hour) 07:00-23:00 during the daytime and 30 dB LAeq (8 hour) 23:00-07:00 during the night assuming full road traffic flows at the outset. The design and/or insulation measures identified in the scheme shall ensure that ambient internal noise levels and the noise levels within external spaces for the dwellings meet the BS8233/1999.

*Reason: In the interests of residential amenities. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

14. **Odour** – No development shall take place until a scheme implementing best practice for protecting future occupiers of the residential flats from commercial odour, including all plant and machinery in connection with any commercial kitchen/extraction/ventilation/flues, shall be submitted to and approved in writing by the local planning authority. The mitigation measures shall be retained and maintained thereafter.

*Reason: In the interests of residential amenities.*

15. **Cycle parking** – Prior to the commencement of the development, full and final details of secure and covered bicycle storage facilities for the occupants and visitors shall be submitted to and approved in writing by the local planning authority. The cycle storage and parking shall be implemented in accordance with the approved details before occupation of the development hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

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

16. **Parking and turning** – No unit shall be occupied 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.*

17. **Parking Management Plan** – Prior to the first occupation of the flats, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring and the delivery of additional electric vehicle charging spaces when required.

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

18. **Access surfacing** – No residential unit 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.*

19. **Bin store** – No residential unit shall be occupied until the bin storage areas for the building have been provided in full accordance with the approved details. The bin storage shall be permanently so retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

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

20. **Drainage** – The development hereby approved shall be carried out in accordance with the details identified in the Drainage Statement (Glanville Consultants, dated 14/09/2022) received by the local planning authority on 15/09/2022.

*Reason: To ensure satisfactory drainage of the site and to prevent increased risk of flooding. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC09.*

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

No deliveries relating to the development hereby permitted shall be taken in or dispatched from the site other than between the hours of 8am and 6pm Monday to Friday and 8am and 1pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

22. **Obscure glazing** – The bathroom windows of units 2 & 3 on the west elevation and the bathroom window of unit 1 on the south elevation 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.*

### Informatives:

1. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated TBC, the obligations in which relate to this development.
2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details.
3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.
4. 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.
5. 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 coordinated 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.
6. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.
7. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to [developer.contributions@wokingham.gov.uk](mailto:developer.contributions@wokingham.gov.uk).

## **Appendix 2: 8 Feb 2023 Committee Report**

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.



**APPENDIX 2 - Parish Council Comments (Where relevant)**

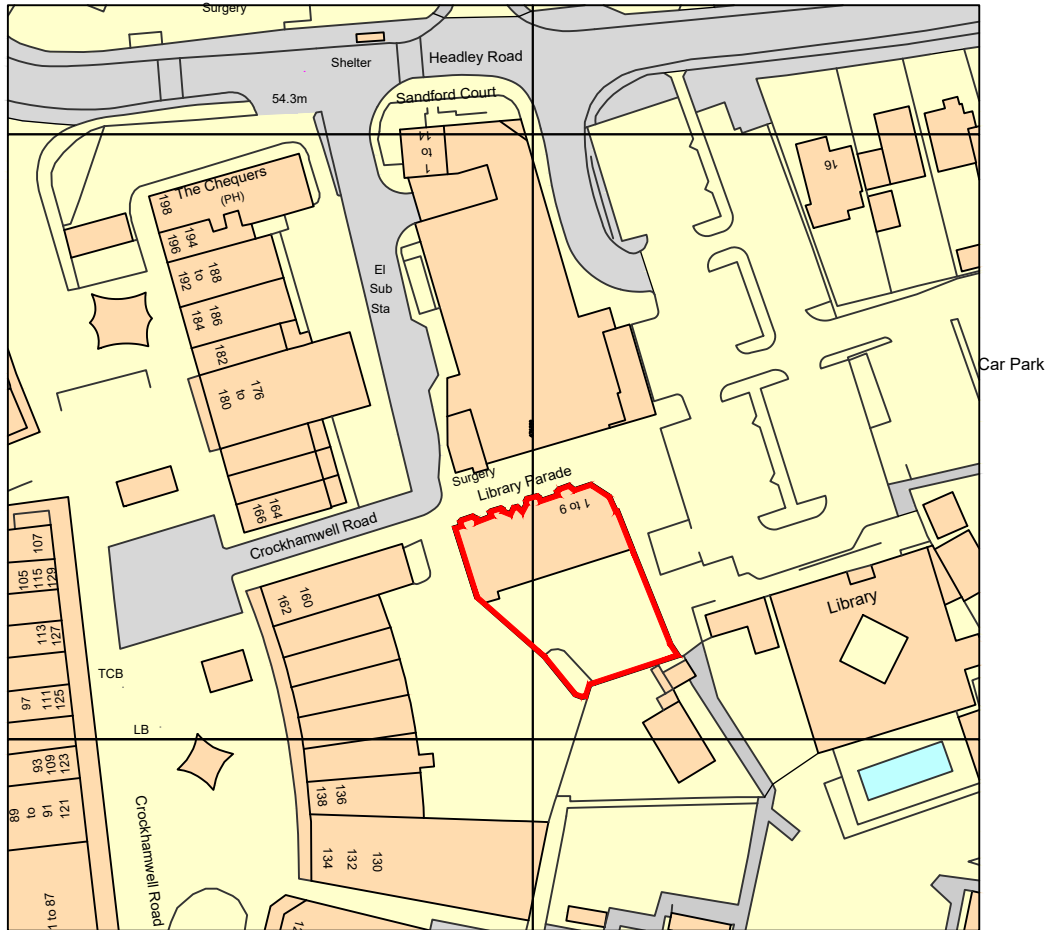
PLANNING REF : 222367  
PROPERTY ADDRESS : The Oakwood Centre  
: Headley Road, Woodley, Wokingham  
: RG5 4JZ  
SUBMITTED BY : Woodley Town Council  
DATE SUBMITTED : 04/01/2023

COMMENTS:

Members of the Planning & Community Committee have considered this amended application and recommended it be refused on the same basis as previously stated, which is:

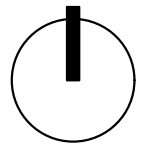
- It is believed the current design would lead to overlooking onto Beechwood Primary School
- The proposal removes existing parking provision for occupants of the retail units; Members recommend that allocated parking be introduced for retail unit staff
- Concern was raised about the design creating an unwelcome 'wind tunnel' effect between the development and neighbouring buildings

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## location plan



Scale 1:1250 @ A4



# Hanslink Ltd

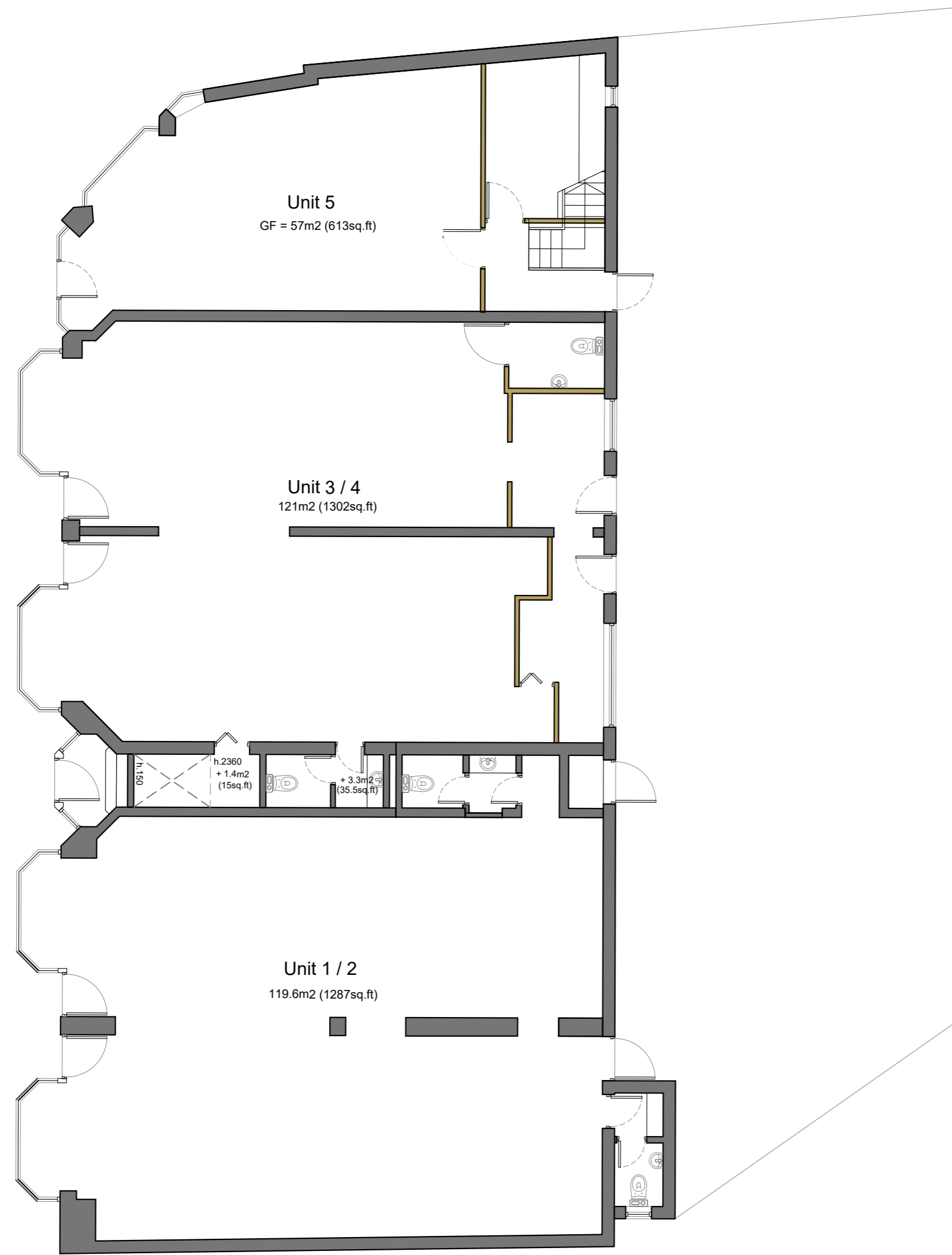
E-mail: [c.franklin@hanslink.co.uk](mailto:c.franklin@hanslink.co.uk)

m.07908 941251

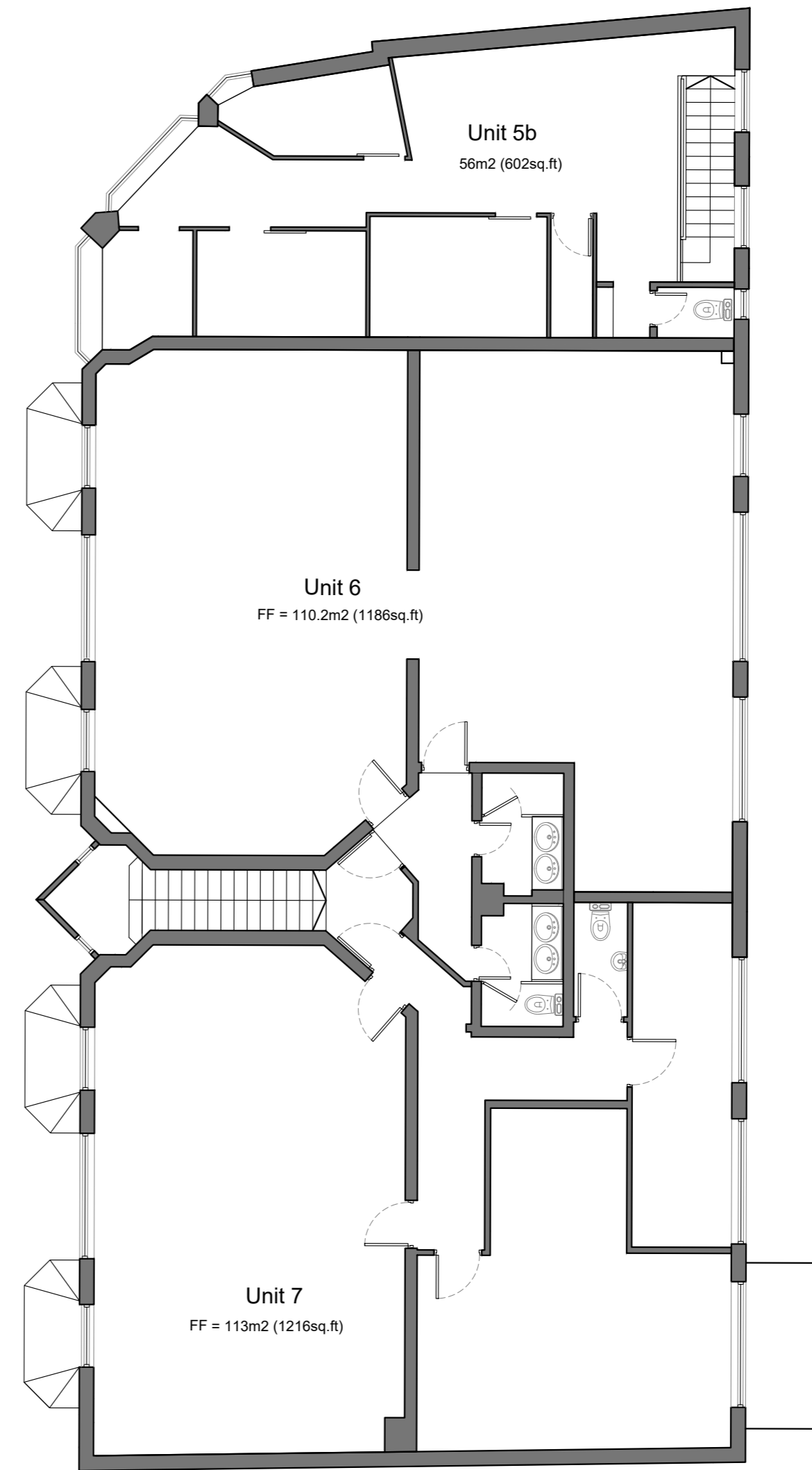
project Library Parade, Crockhamwell Road Woodley RG5 3LX	drawing title Location Plan	scale 1:1250@A4	date 08.04.2022	drawn by cbf	checked by
client Hanslink Ltd	drawing status PLANNING 59	job no. H16	drawing no. PL01	revision —	

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LIBRARY PARADE

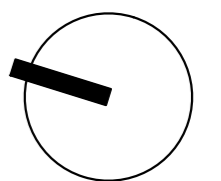
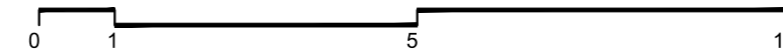


existing ground floor plan



existing first floor plan

Scale 1:100 @ A2



**Hanslink Ltd**

E-mail: c.franklin@hanslink.co.uk  
m.07908 941251

RevA Existing window shown at rear of Unit 3/4 12/08/2022

project  
Library Parade, Crockhamwell Road  
Woodley RG5 3LX

client  
Hanslink Ltd

drawing title  
Existing Floor Plans

drawing status  
PLANNING

scale  
1:100@A2

date  
15.04.2022

drawn by  
CbF

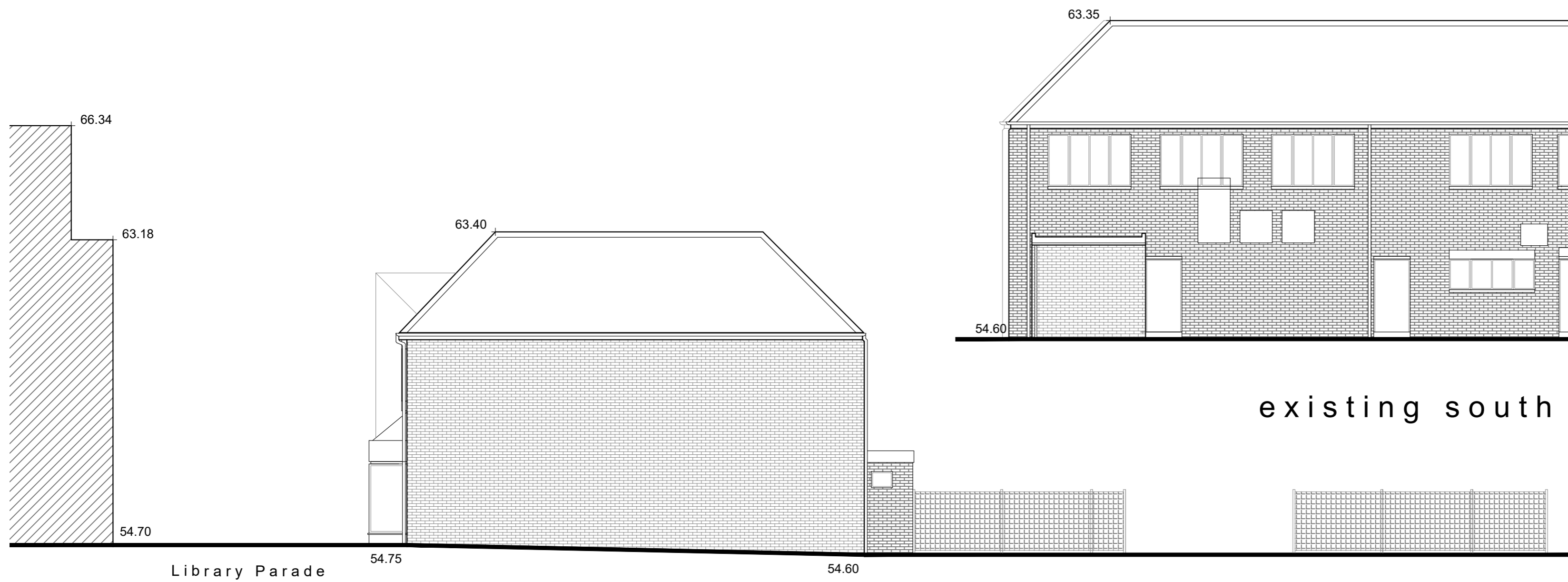
job no.  
H16

drawing no.  
PL03

checked by

revision  
**A**

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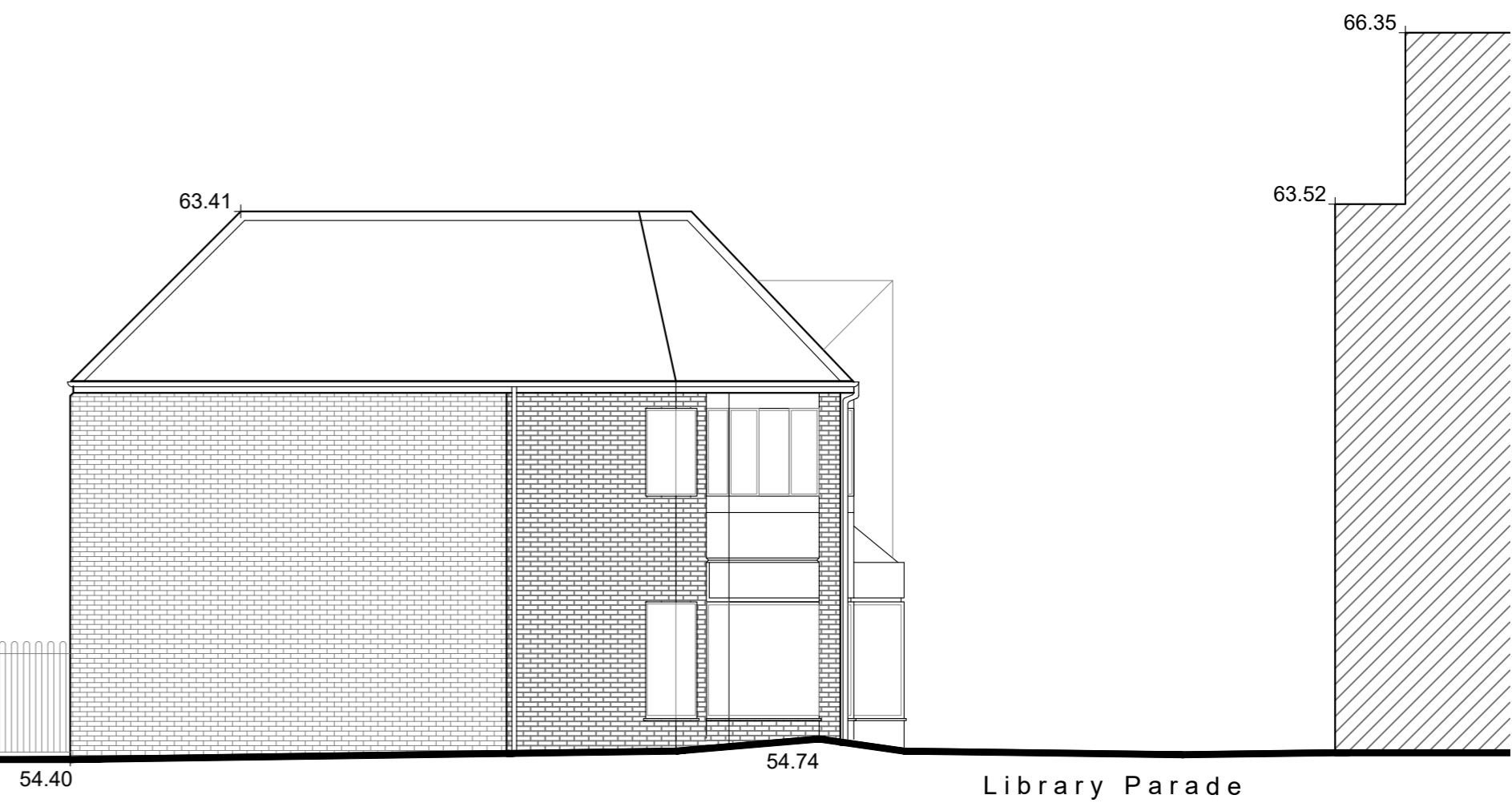
existing west elevation

existing south elevation

03

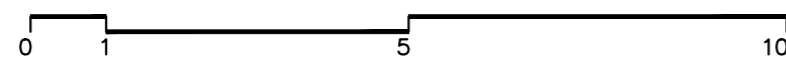


existing north elevation



existing east elevation

Scale 1:100 @ A2



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project  
Library Parade, Crockhamwell Road  
Woodley RG5 3LX

client  
Hanslink Ltd

drawing title  
Existing Elevations

drawing status  
PLANNING

scale  
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job no.  
H16

date  
15.04.2022

drawn by  
CbF

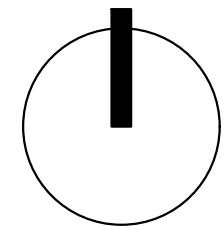
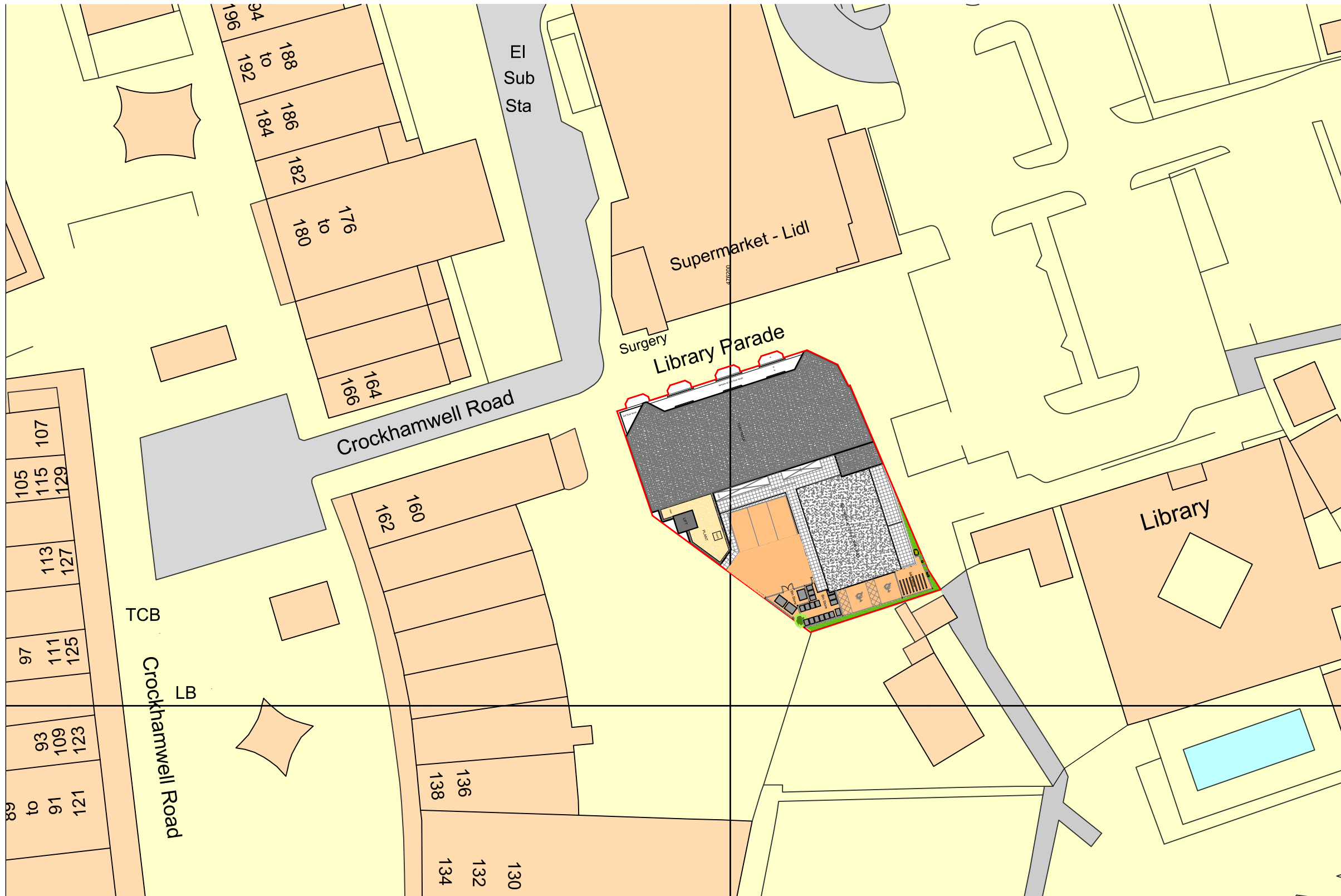
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drawing no.  
PL04

revision  
-

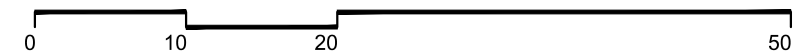
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block plan - proposed scheme

Scale 1:500 @ A3



**Hanslink Ltd**

E-mail: [c.franklin@hanslink.co.uk](mailto:c.franklin@hanslink.co.uk)  
m.07908 941251

RevA Length of rear extension reduced, bin store area inc.  
2no. disabled parking spaces shown 20/01/2023

project  
Library Parade, Crockhamwell Road  
Woodley RG5 3LX

client  
Hanslink Ltd

drawing title  
Block Plan - Proposed Scheme

drawing status  
PLANNING

scale  
1:500@A3

date  
10.07.2022

drawn by  
CbF

job no.  
H16

drawing no.  
PL02

revision  
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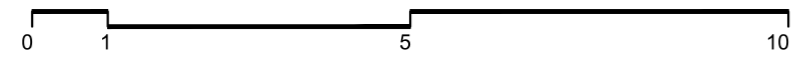


67

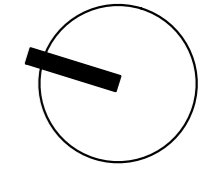
A LIBRARY PARADE

A

Scale 1:100 @ A2



proposed ground floor plan



**Hanslink Ltd**

E-mail: c.franklin@hanslink.co.uk  
m.07908 941251

RevB Length of rear extension reduced, bin store area inc.  
5no. vertical bike racks added 20/01/2023  
RevA Existing window shown at rear of Unit 3/4 12/08/2022

project  
Library Parade, Crockhamwell Road  
Woodley RG5 3LX  
client  
Hanslink Ltd

drawing title  
Proposed Ground Floor Plan  
drawing status  
PLANNING

scale  
1:100@A2  
date  
01.07.2022  
job no.  
H16  
drawing no.  
PL05

drawn by  
CbF  
checked by  
revision  
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ACCOMMODATION SCHEDULE

Level	Type of Unit	Quantity	GIA m2
1st floor	1 bed	1	53
	1 bed	3	54
	1 bed	1	55
	1 bed	1	58
	2 bed	1	82
7 Units			

proposed first floor plan

Scale 1:100 @ A2

**Hanslink Ltd**

E-mail: c.franklin@hanslink.co.uk  
m.07908 941251

ReVA Length of rear extension reduced 20/01/2023

project  
Library Parade, Crockhamwell Road  
Woodley RG5 3LX

client  
Hanslink Ltd

drawing title  
Proposed First Floor Plan

drawing status  
PLANNING

scale  
1:100@A2

job no.  
H16

date  
18.01.2023

drawing no.  
PL06

drawn by  
CbF

checked by  
revision  
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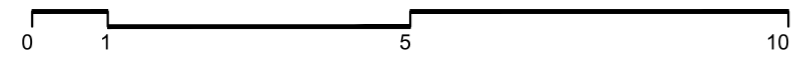


ACCOMMODATION SCHEDULE

Level	Type of Unit	Quantity	GIA m2
2nd floor	1 bed	1	50
	1 bed	1	54
	1 bed	1	58
	2 bed	1	75
	2 bed	1	81
		5 Units	

proposed second floor plan

Scale 1:100 @ A2



**Hanslink Ltd**

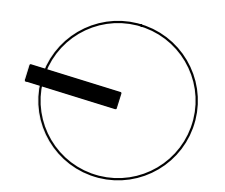
E-mail: c.franklin@hanslink.co.uk  
m.07908 941251

RevB Length of rear extension reduced 20/01/2023  
RevA Bathroom window shown on south elevation of apartment unit 1 12/08/2022

project  
Library Parade, Crockhamwell Road  
Woodley RG5 3LX  
client  
Hanslink Ltd

drawing title  
Proposed Second Floor Plan  
drawing status  
**PLANNING**

scale 1:100@A2	date 27.04.2022	drawn by CbF	checked by
job no. H16	drawing no. PL07	revision <b>B</b>	



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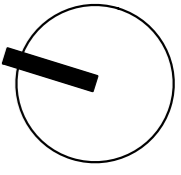


ACCOMMODATION SCHEDULE

Level	Type of Unit	Quantity	GIA m2
3rd floor	1 bed	1	50
	1 bed	1	54
	2 bed	1	77
	2 bed	1	78
			4 Units

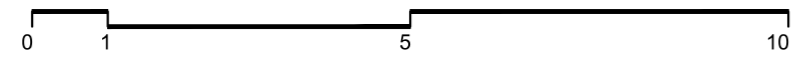


Shutter options for Units 14 & 15 bedrooms facing Library Parade



proposed third floor plan

Scale 1:100 @ A2



**Hanslink Ltd**

E-mail: c.franklin@hanslink.co.uk  
m.07908 941251

RevB Length of rear extension reduced  
RevA Units 14 & 15 amended to show bedrooms facing Library Parade

20/01/2023  
19/12/2022

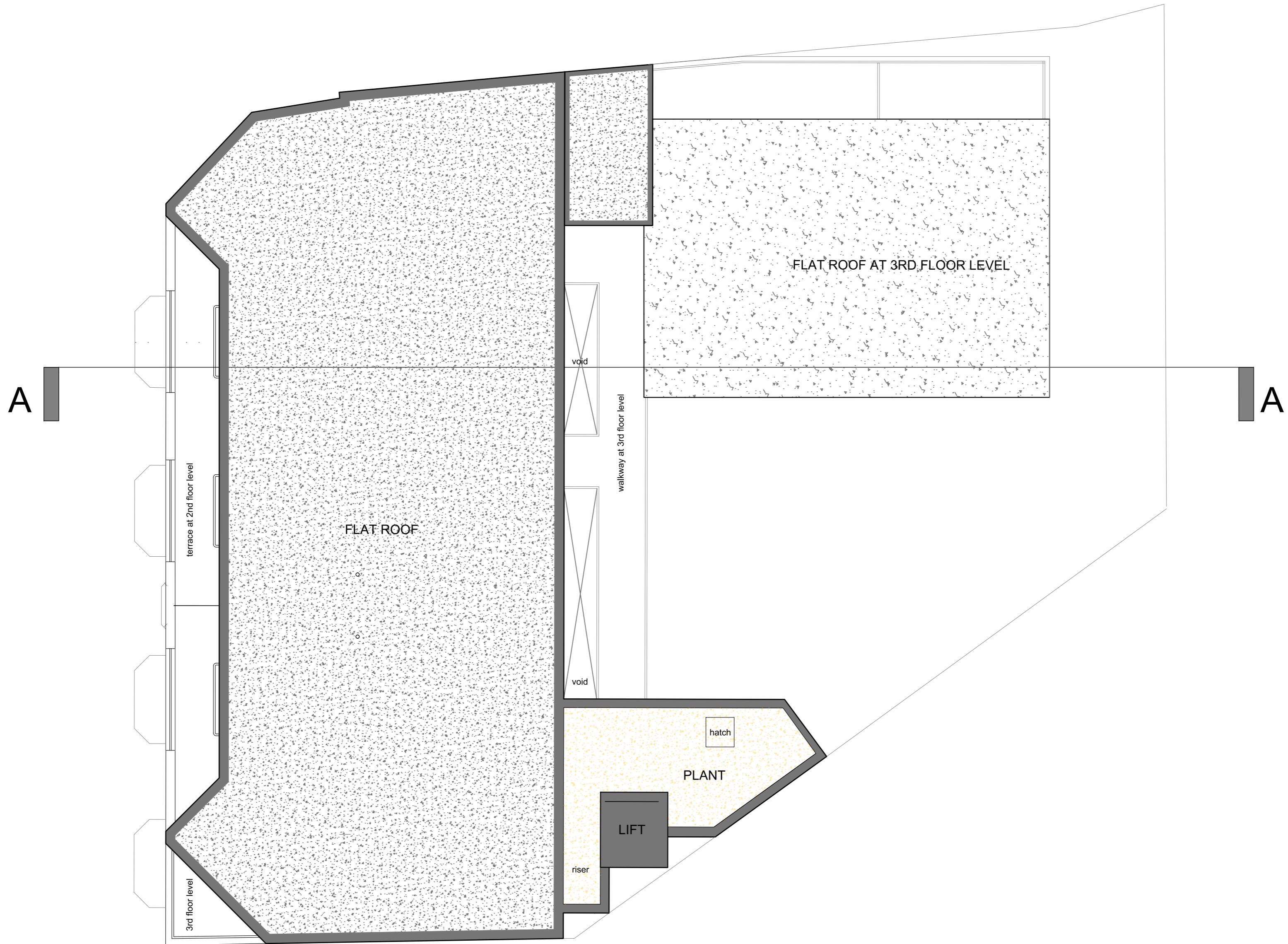
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Library Parade, Crockhamwell Road  
Woodley RG5 3LX  
client  
Hanslink Ltd

drawing title  
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drawing status  
PLANNING

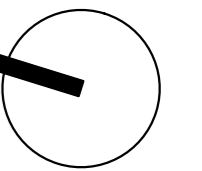
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19.12.2022  
job no.  
H16  
drawing no.  
PL08

drawn by  
CbF  
checked by  
revision  
B

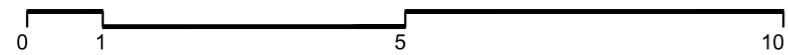
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proposed roof plan



Scale 1:100 @ A2



**Hanslink Ltd**

E-mail: c.franklin@hanslink.co.uk  
m.07908 941251

RevA Length of rear extension reduced

20/01/2023

project  
Library Parade, Crockhamwell Road  
Woodley RG5 3LX

client  
Hanslink Ltd

drawing title  
Proposed Roof Plan

drawing status  
PLANNING

scale  
1:100@A2

date  
01.07.2022

drawn by  
CbF

checked by

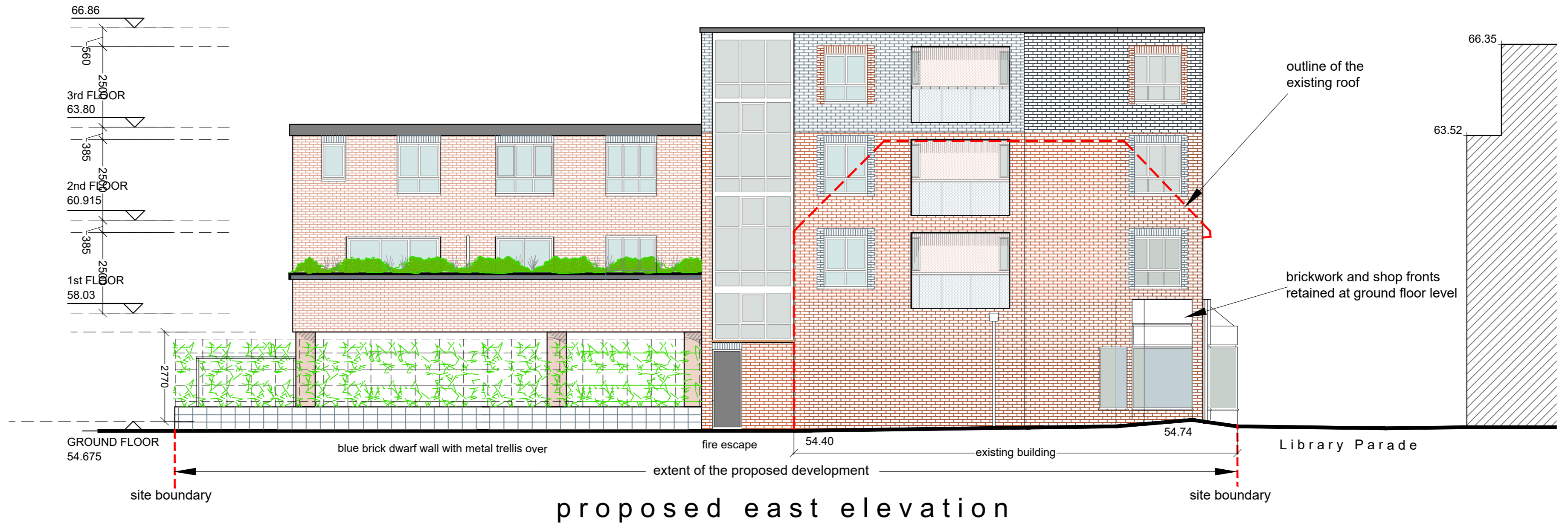
job no.  
H16

drawing no.  
PL09

revision

**A**

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77



Scale 1:100 @ A2

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E-mail: c.franklin@hanslink.co.uk  
m.07908 941251

RevC Length of rear extension reduced  
RevB 3rd floor windows amended  
RevA Remaining 2nd floor walls on north and east elevations amended to blue brick 05/09/22

20/01/23  
19/12/22  
05/09/22

project  
Library Parade , Crockhamwell Road  
Woodley RG5 3LX

client  
Hanslink Ltd

drawing title  
Proposed Library Parade and East Elevations

drawing status  
PLANNING

scale	date	drawn by	checked by
1:100@A2	19.12.2022	CbF	
job no.	drawing no.	revision	
H16	PL10	C	

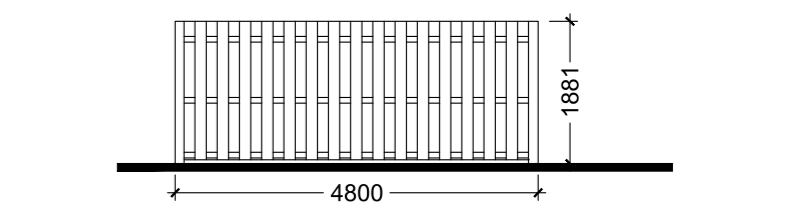
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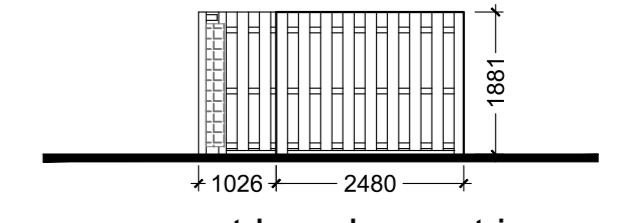
proposed south elevation



bin store north elevation

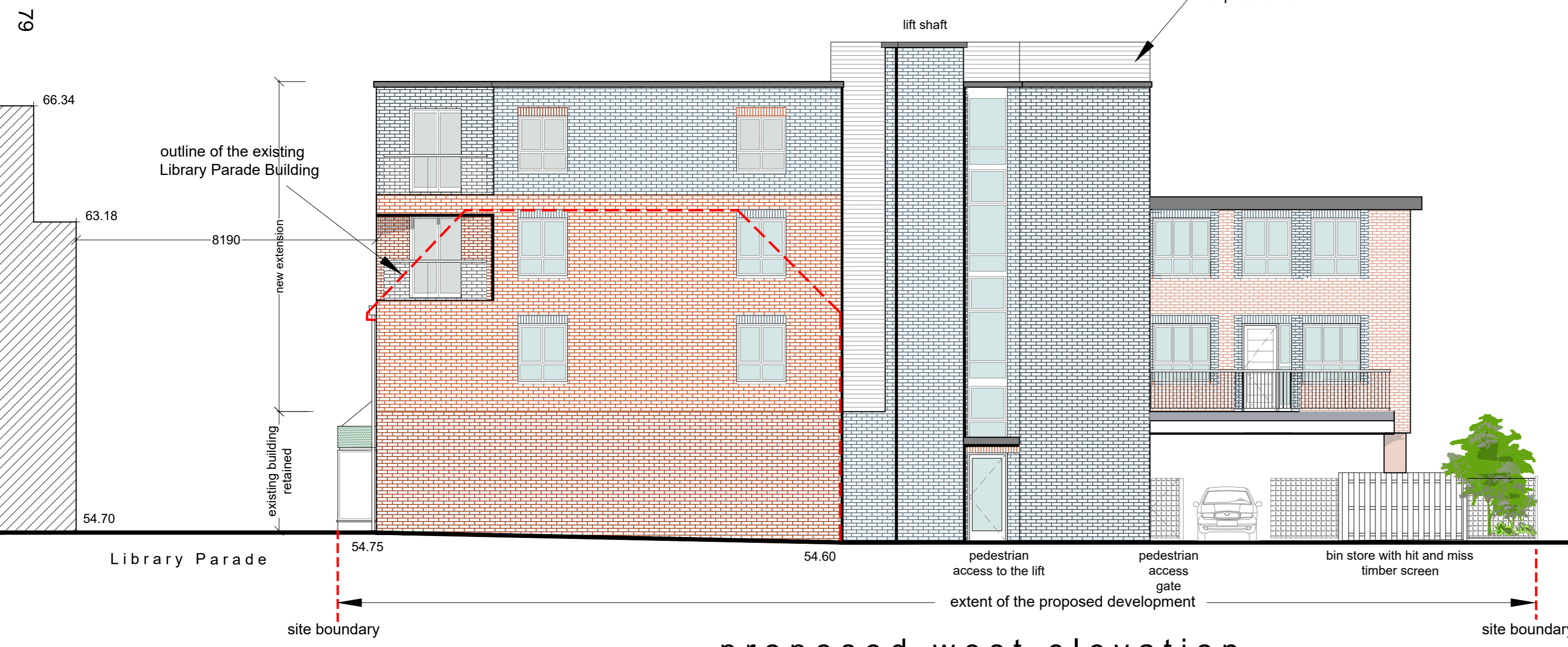


east - car park elevation



south elevation

- BIN STORE - FENCE AND GATE
- 100 x 100mm precast concrete posts with concrete foundations
  - 150 x 25mm hit and miss vertical fencing from treated softwood boarding. The boards may overlap to give an equal spacing.
  - 75 x 50mm horizontal rails - 3no. req. to each panel



proposed west elevation

Scale 1:100 @ A2

**Hanslink Ltd**  
 E-mail: c.franklin@hanslink.co.uk  
 m.07908 941251

RevC	Length of rear extension reduced	20/01/23
RevB	Escape stair, 2nd floor wall on south elevation amended to blue brick	05/09/22
RevA	Proposed door shown at rear of Unit 1/2 Bin store elevations added	12/08/2022

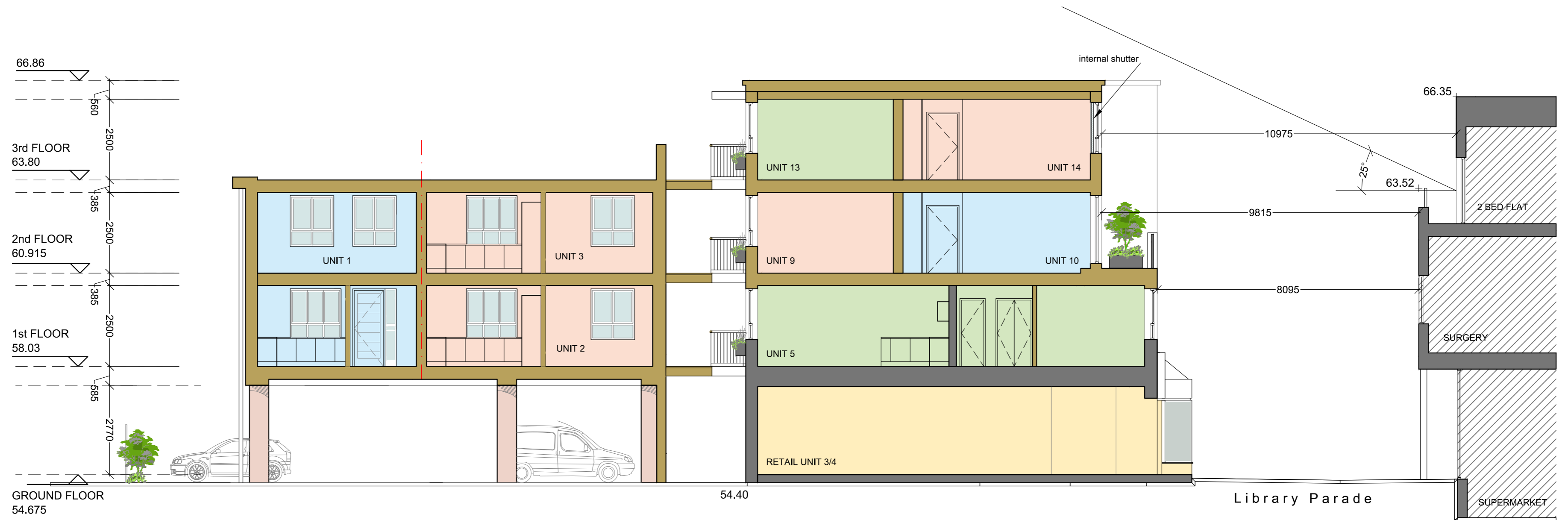
project  
 Library Parade , Crockhamwell Road  
 Woodley RG5 3LX  
 client  
 Hanslink Ltd

drawing title  
 Proposed South and West Elevations  
 drawing status  
 PLANNING

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job no.	drawing no.	revision	
H16	PL11	C	

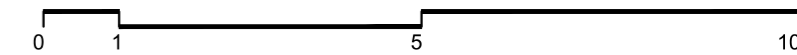
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proposed section

Scale 1:100 @ A2



**Hanslink Ltd**

E-mail: c.franklin@hanslink.co.uk  
m.07908 941251

RevB Length of rear extension reduced  
RevA Units 14 amended to show bedroom facing Library Parade  
and glazed doors/juliette balcony replaced with a window

20/01/23  
19/12/2022

project  
Library Parade , Crockhamwell Road  
Woodley RG5 3LX

client  
Hanslink Ltd

drawing title  
Proposed Section

drawing status  
PLANNING

scale  
1:100@A2

date  
19.12.2022

drawn by  
CbF

job no.  
H16

drawing no.  
PL12

checked by

revision  
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**Extract from Draft Minutes of a Meeting of the Planning Committee – 8**  
**February 2023**

**83. APPLICATION NO.222367 - LIBRARY PARADE, CROCKHAMWELL ROAD, WOODLEY**

**Proposal:** Full application for the proposed creation of a mixed use building consisting of the retention of the existing 3 no. retail stores at ground floor level and the addition of 16 no. apartments on new first, second and third floor levels, including the erection of three and four storey rear extensions with associated car parking, cycle and bin stores, following partial demolition of the existing building.

**Applicant:** Mr Hardeep Hans

The Committee considered a report about this application, set out in agenda pages 419 to 470.

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

- Clarification to paragraph 64 to note that all 10 car parking spaces would have facilities for electric vehicle charging;
- Clarification that the applicant's energy consultants had indicated that the development could achieve CO<sub>2</sub> savings of approximately 65 percent over the Building Regulations Part L (2021) baseline, exceeding Council policy requirements;
- Comment that re-commencement conditions 3, 5 and 11 would cover materials, landscaping and boundary treatments, and would include CGI images;
- Clarification regarding the 'wind tunnel' effect referred to by third parties;
- Additional condition 23 in relation to window shutter details.

Bill Soane, Woodley Town Council, spoke in objection to the application. Bill stated that the four storey building would overlook the neighbouring Beechwood Primary School, whilst all but five of the dedicated car parking spaces would be removed. At present, there was space for 18 car parking spaces for five retail units. Bill added that only having five spaces for the retail units could result in staff of the retail units having to pay for public parking, at a considerable cost per day. Bill felt that this proposal would therefore have a negative impact on local businesses, and noted that a 'wind tunnel' effect was still possible to increase as a result of this application. Bill asked that the application be approved, as it was not in the best interests of local businesses or residents.

Bruce Chappell, resident, spoke in objection to the application. Bruce stated that he lived in one of the flats above the Lidl building with his daughter, directly opposite Library Parade. Bruce added that one of reasons he purchased his property was due to the amenity space and privacy offered due to the building's height, in addition to a quiet balcony. Bruce stated that he was shocked to see the addition of an extra floor at the proposed development, with windows directly opposite both his and his daughter's bedroom, which would result in a total invasion of their privacy. Bruce added that whilst the distance between two dwellings was within planning guidelines,

in his opinion the separation between the existing building and the proposed development was inadequate. Bruce commented that he would have been happy for a planning officer to visit his property and assess the impact of the potential development, however this had not happened. Bruce noted the potential detrimental impact on the value of his property in the future as a direct result of the proposed development, whilst he would also be subject to loss of light and additional noise pollution. Bruce stated that as a shift worker, peace and quiet were very important to him and this development would be harmful in that regard. Bruce concluded that he was not opposed to development however this application represented overdevelopment in his view.

Paul Butt, agent, spoke in support of the application. Paul stated that he had been impressed by the town centre offering in Woodley, and was of the opinion that the height of the proposed development was not out of keeping with the surrounding area. Paul added that there had been recent investment into the existing retail units which would be retained as part of this development, whilst the height of the development would be comparable to the height of the building opposite as that building and the flats above it were commercial in height. Paul stated that there were two flats set back on top of the Lidl building, and the internal relationship between those and the proposed development had been carefully considered. Paul thanked planning officers for their engagement on this matter following a site meeting and internal viewing, which resulted in the amended plans being considered this evening. Paul added that benefits of the development included delivery of 16 flats on a brownfield site including 5 affordable units, including two wheelchair accessible flats each with a disabled car parking space. Paul commented that all 10 of the car parking spaces for residential use would include facilities for electric vehicle charging, whilst the 5 retail units were as a result of the lease with the applicant. Paul stated that the energy consultant for the application had commented that CO<sub>2</sub> savings of sixty-five percent over and above building regulations could be achieved, which was in excess of Council policy.

Shirley Boyt, Ward Member, spoke in objection to the application. Shirley stated that it was vital for dwellings to provide generous living space, especially where private amenity space was in short supply. Shirley added that only 9 of the 16 proposed apartments had a balcony, which was not in accordance with R16 of the Borough Design Guide. Shirley felt that the quality of life for future residents would be greatly improved if there were fewer apartments, each having access to a balcony. Shirley stated that the proposed lift was to be located at the opposite end of the building to the accessible apartments, meaning wheelchair users would need to navigate the entire length of the building in an area mostly exposed to the elements. Shirley hoped that the inclusion of bathrooms on the plans for the accessible units was a mistake, as these should be fitted with level access wet rooms. Shirley was of the opinion that car parking provision was inadequate, with 16 apartments only attracting 10 resident car parking spaces, two of which were to be allocated to the accessible units. Shirley felt that the remaining units would not be car free, and residents would be forced to park in adjacent streets to the detriment of existing residents. Shirley added that retail staff would also be forced to find alternative parking, possibly in residential streets, and questioned where large delivery vehicles would park to unload for the shops on Library Parade. Shirley queried why the extraction, heating and cooling units servicing businesses at Library Parade were not shown on the

plans as there would be required to relocate as part of this development. Shirley asked that the application be deferred to allow the aforementioned issues to be addressed.

Andrew Mickleburgh queried whether there would be an offsite contribution to affordable housing as forty-percent of the proposed 16 dwellings should result in 6.4 units rather than the proposed 5, queried whether the affordable units should reflect the housing mix of one and two bedroom units, queried the parking requirements for the three retail units, and queried when would be a sound case for moving against car parking standards for residential units. Adriana Gonzalez, case officer, stated that Wokingham Borough Council's (WBC's) affordable housing team had assessed the proposals for the amount and mix of units and had found them to be acceptable, whilst the details of affordable housing contribution would be contained within the S106 agreement. Adriana stated that the car parking was informally used by retail staff and the public, whilst there was already a departure of 27 spaces currently for the existing use of the building. Adriana added that car park free units were not uncommon in very sustainable locations, and noted that all of the flats above the Lidl building were car free. Kamran Akhter, Principal Highways Development Control Officer, stated that this was a very sustainable location with public car parking available in the locality, whilst a car parking management plan would be conditioned.

Stephen Conway commented that the WBC housing team would most likely have considered the two accessible units as part of the applicant's affordable housing contribution. Stephen felt that a site visit may prove informative to Members to assess the context of the site in relation to its surroundings.

Stephen Conway proposed that the application be deferred to allow a site visit to assess the impact of the proposed development on neighbouring properties. This was seconded by Andrew Mickleburgh.

**RESOLVED** That the application be deferred to allow a site visit to assess the impact of the proposed development on neighbouring properties.

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## Supplementary Planning Agenda Planning Committee – 8<sup>th</sup> February 2022

### Planning Applications

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#### **83. Library Parade, Crockhamwell Road, Woodley, Wokingham, RG5 3LX Application No: 222367, Pages 419-469**

Clarification on para 64 that all 10 proposed car parking spaces will have facilities for charging electric vehicles. EVC strategy to be secured by condition 9.

Clarification that in relation to the energy efficiency of the proposed flats and condition 10, the applicant's energy consultants have advised that the development could achieve CO2 savings of approx. 65% over the Building Regulations, Part L (2021) baseline and which would exceed the Council's policy requirement.

CGIs/visual street scenes have been submitted by the applicant. These are visualisations which seek to assist in the consideration of the application, but materials, landscaping and boundary treatments are all to be agreed as pre-commencement by conditions 3, 5 & 11. CGIs will be included within the presentation.

Clarification that the “wind tunnel” effect refer to by third parties is commonly associated to tall buildings in a city (over 20 storeys) that are in close proximity to one another. This creates a low pressure region, causing winds at ground level to move faster. In the case of this application, the existing relationship and separation distance between the subject building and the Lidl building opposite remains unchanged. Moreover, the Lidl building is 3 storey and the proposed development will result in a 4 storey building, which are not considered tall enough buildings to create a wind tunnel effect nor an adverse impact over and above the existing situation.

Add condition 23 – Window shutter details: Prior to first occupation of the flats hereby approved, details of the proposed internal window shutters on the north elevation shall be submitted to and approved in writing by the local planning authority. The window shutters shall be installed in accordance with the approved details and shall be permanently so retained.

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

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# Agenda Item 94.

Application Number	Expiry Date	Parish	Ward
223604	10/03/2023	Wokingham	Emmbrook

<b>Applicant</b>	Mr T Searle (Wokingham Borough Council)
<b>Site Address</b>	"The Emmbrook School", Emmbrook Road, Wokingham, RG41 1JP
<b>Proposal</b>	Full application for the proposed erection of a two-storey 6th form centre with external stairway and disability ramp and a single storey office/admin extension with external disability stairway and disability ramp along with landscaping works following demolition of the existing admin block.
<b>Type</b>	Full
<b>Officer</b>	Adriana Gonzalez
<b>Reason for determination by committee</b>	Applicant is WBC There will be an increase in the number of staff/pupils.

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 8 March 2023
<b>REPORT PREPARED BY</b>	Assistant Director – Place and Growth
<b>RECOMMENDATION</b>	<b>APPROVAL subject to conditions and informatives</b>

<b>SUMMARY</b>
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The proposed development relates to the provision of a new sixth form building, reception/admin extension following demolition of the existing admin block and other landscaping works, on the site of The Emmbrook School which is a state funded secondary and sixth form school.

The Council has a statutory duty to provide education and to ensure there are school places for every child within the Borough. This is an important material planning consideration. The proposal is essential to accommodate the increased need for pupils within Wokingham. This will result in a total increase of 210 pupils and 22 teaching staff.

The scale and design of the proposed development would be compatible with its immediate surroundings in the context of the school setting, without any detriment to visual amenity or local character. Subject to appropriate conditions, it would also not give rise to concerns relating to flood risk and drainage, parking or traffic impacts, or to the protection of existing residential amenities of the nearest properties. Paragraphs 1-66 provide further details to these material considerations, and subject to conditions 1-20 the application is recommended for approval.

<b>RELEVANT PLANNING HISTORY</b>		
Application Number	Proposal	Decision
220501	Full application for the erection of a single storey flat roof modular building of 300m2 to provide accommodation for common room and study area and associated administration offices for a temporary period of five years.	Approved 12/05/2022

190421	Application to vary condition 3 and 5 of planning consent 181565 for an artificial grass pitch with flood lights.	Approved 14/03/2019
160777	Full planning application for proposed erection of new two storey building to replace existing single storey temporary accommodation unit.	Approved 25/05/2016
140531	Proposed erection of a 3 storey building with link bridge to first floor to replace existing modular classroom accommodation.	Approved 24/07/2014

<b>DEVELOPMENT INFORMATION</b>	
Existing total number of pupils	1,198
Proposed increase in number of pupils	+210 (1408 total)
Existing total number of teaching staff	126
Proposed increase in number of teaching staff	+22 (148 total)
Existing parking spaces	126 vehicle spaces / 70 cycle spaces
Proposed parking spaces	+2 car spaces / +76 cycle spaces
Proposed additional floor space	521sqm approximately
<b>CONSTRAINTS</b>	Major Development Location – Wokingham Flood Zone 3 Potentially Contaminated Land Consultation Zone Bat Roost Habitat Suitability Great Crested Newt Consultation Zone Local Centre - Clifton Road Nuclear Consultation Zone – AWE 12Km Thames Basin Heaths SPA – 7Km Emmbrook Riverside Footpath Historic Flooding Electricity substation

<b>CONSULTATION RESPONSES</b>	
Environment Agency	No response received
Royal Berkshire Fire & Rescue	No objection
WBC Property Services	No response received
WBC Environmental Health	No objection
WBC Drainage	No objection
WBC Highways	No objection
WBC Education (School Place Planning)	No response received
WBC Trees & Landscape	No objection
WBC Biodiversity	No objection
WBC Health and Wellbeing	No response received
WBC Cleaner & Greener (Waste Services)	No response received

## REPRESENTATIONS

**Town/Parish Council:** No comments received

**Local Members:** No comments received

**Neighbours:** 4 letters of objection from local residents on the following grounds:

- Overbearing impact upon neighbouring gardens (**see paras 26-30**)
- Loss of privacy upon neighbouring properties (**see paras 20-25**)
- Flooding impact upon neighbouring gardens (**see para 38-49**)
- Encroachment upon boundaries of the neighbourhood (**red line plan submitted shows development entirely within the school site boundaries**)
- Loss of light upon neighbouring properties (**see paras 26-30**)

## PLANNING POLICY

**National Planning Policy Framework (NPPF)**

**National Design Guide**

**National Planning Practice Guidance**

**Core Strategy (CS)**

CP1 – Sustainable Development

CP2 – Inclusive Communities

CP3 – General Principles for Development

CP4 – Infrastructure Requirements

CP6 – Managing Travel Demand

CP7 – Biodiversity

CP8 – Thames Basin Heaths Special Protection Area

CP9 – Scale and Location of Development Proposals

**Management Development Delivery Local Plan (MDD)**

CC01 – Presumption in Favour of Sustainable Development

CC02 – Development Limits

CC03 – Green Infrastructure, Trees and Landscaping

CC04 – Sustainable Design and Construction

CC05 – Renewable Energy and Decentralised Energy Networks

CC06 – Noise

CC07 – Parking

CC09 – Development and Flood Risk

CC10 – Sustainable Drainage

TB12 – Employment Skills Plan

TB21 – Landscape Character

TB23 – Biodiversity and Development

**Other**

Borough Design Guide Supplementary Planning Document

CIL Guidance + 123 List

Sustainable Design and Construction Supplementary Planning Document

## PLANNING ISSUES

### Description of Development:

1. Planning permission is sought for the proposed erection of a two-storey sixth form block, comprising a social space, study centre, classrooms, toilets and administration area. The existing reception/admin building at the entrance of the school is proposed to be demolished, and a new extension to the existing staff/admin block is proposed to provide a new welcoming entrance to the school with associated admin spaces. There would also be some proposed changes to layout elsewhere on the site to improve circulation through the school, as well as landscaping proposals.
2. The proposed development would allow for the school to expand from a 7FE to an 8FE, with an increase of 210 pupils, inclusive of 60 additional sixth form places (30 year 12 pupils and 30 year 13 pupils). Based on the existing level of staff, it is considered that the proposals would also result in 22 additional members of staff (16 full-time and 6 part-time).
3. The new sixth form building would be rectangular in shape and would measure approximately 21.6m in length, 11.2m in width and 9.9m in height. It would have stairs and access ramp on its south and east elevations. The new reception/admin extension would also be rectangular in shape measuring circa 16.2m in length, 10m in width and 4.8m in height, with an access ramp on its northern elevation.
4. The supporting Design and Access Statement clarifies that the proposed works are to be carried out as a phased development over several years as follows:
  - Phase 2a – extension to the existing staff/admin building
  - Phase 2b – sixth form block
  - Phase 2c – demolition of the existing reception/admin building and new hard landscaping/car parking
  - Phase 3 – minor modification to existing buildings, remodelling of connections, routes and other landscaping proposals.

### Site Description and its Surroundings:

5. The Emmbrook School is a mid-century secondary school located to the south of Emmbrook Road, approximately 1.7Km north-west of Wokingham Town Centre, which consists of a number of buildings that are typical of schools of this age, being minimalist and institutional in terms of design and layout. The school is tightly constrained, being hemmed in by a railway line and the Emmbrook river, which presents a significant flood risk and much of the site is within Flood Zone 3.
6. Within the site, the school buildings are situated to the north of the site, nearest the access point, and further away from the railway line which runs to the south of the site. The school playing fields are located south of the school buildings.
7. The surrounding area is characterised by residential development.

## **Principle of Development:**

8. 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.
9. Paragraph 95 of the NPPF states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. It also states that local planning authorities should take a proactive, positive, and collaborative approach to meeting this requirement, and to development that will widen choice in education. It continues to state that great weight should be given to the need to create, expand or alter schools through the preparation of plans and decisions on applications.
10. This view is in line with the Government Policy Statement “Planning for schools development” issued in 2011, which is designed to facilitate the delivery and expansion of state-funded schools through the planning system. It is the Government’s intention that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools, and that there should be a presumption in favour of development of state-funded schools. This includes enabling schools to adapt and improve their facilities in response to growing demand. As this outcome is strongly in the national interest, planning decision-makers should support that objective in a manner consistent with their statutory obligations.
11. The site is located within a major development location and as such the principle of development is acceptable, providing that it complies with the principles stated in the Core Strategy. Policy CP2 of the Core Strategy aims to ensure that new development contributes to the formation of sustainable and inclusive communities through the provision of community facilities (including development for education), and that the requirements of children are addressed.
12. Given the national and local policy context, the proposal would be acceptable in principle, subject to other material considerations. These include no adverse impact on the character of the area, the retention of suitable play space, and no adverse impact on flood risk, traffic, highways safety, neighbouring amenity, biodiversity or sustainability.

## **Character of the Area:**

13. Section 12 of the NPPF ‘Achieving well-designed places’, reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high-quality places. Paragraph 130 of the NPPF includes the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
14. The Government’s National Design Guide 2019 (NDG) is clear that well-designed places contribute to local distinctiveness. This may include introducing built form and appearance that adds new character and difference to places.

15. Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals that 'maintain or enhance the high quality of the environment'. Policy CP3 of the Core Strategy states that planning permission will be granted if development is 'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life'. R1 and RD1 of the Borough Design Guide requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.
16. The Emmbrook School consists of a number of buildings, which are minimalist and institutional in design and appearance reflective of their function. The proposal forms three parts:
  - Demolition of existing reception/admin block and new reception/admin extension
  - New sixth form centre
  - Other works
17. The demolition of the existing reception/admin building and its replacement with a grasscrete parking area and landscaping would not harm the character and appearance of the area, with the result being a simple extension of the existing parking area and additional landscaping which would be an improvement in visual terms.
18. The proposed extension to the existing admin block to create a new welcoming entrance and new sixth form building would be distinctly contemporary in appearance with its simple architectural forms and design features. The Borough Design Guide indicates that non-residential development will be heavily influenced by the type of business the development is designed to accommodate. In this case, this is a school which is characterised by large institutional buildings. The proposed new building and extension would be clearly of forms and materials reflective of their intended educational purpose. It is not considered that the proposed building and extension are inappropriate in this location and therefore are acceptable and in accordance with CP3 of the Core Strategy and the Borough Design Guide.
19. Other works proposed to improve connectivity and accessible routes through the school, including landscaping proposals would result in positive improvements to the school in terms of appearance as well as providing more functional usable spaces. As these works are mainly at ground level, they would not result in any detriment to visual amenity or local character.

### **Neighbouring Residential Amenities:**

#### *Overlooking:*

20. R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with separation of 22m to the rear or 30m on the second floor and 10m to the street or 15m from the second floor.
21. The proposed extension to the existing admin block to provide a new reception/additional admin space would be single-storey and would sit behind (to the

south of) the proposed new sixth form building, so that it would not give rise to any overlooking impact upon the nearest residential amenities.

22. The proposed sixth form centre would be two-storey in height and would have windows on its north and west elevations facing the rear amenities of neighbouring properties facing Emmbrook Road and Emmbrook Gate. The Borough Design Guide SPD does not contain specific advice on separation distances relating to institutional buildings, and therefore it is considered the recommended distance between residential buildings is appropriate guidance.
23. The maximum recommended back-to-back distance for a 3 storey building (used as a worst case comparison) is 30m. In the case of this proposal, the distance between the proposed sixth form building and the rear elevations of nos. 113 and 115 Emmbrook Road would be in excess of 30m (i.e. 33m). With regard to no. 93 Emmbrook Gate, the distance between the development and the rear elevation of this property would be circa 19m, however it is noted that due to its positioning, any views towards no. 93 would be rather oblique.
24. Furthermore, the proposed plans show all proposed first floor windows on the north and west elevations of the new building would be obscure glazed, so that there would not be any detrimental impact upon these neighbouring private amenities in terms of loss of privacy. Condition 17 will ensure the windows remain obscure-glazed.
25. All other neighbouring properties would be sufficiently distanced from the new buildings.

*Loss of light and Overbearing:*

26. R16 of the Borough Design Guide SPD requires appropriate separation distances to maintain privacy and limit sense of enclosure. R18 of the Borough Design Guide SPD aims to protect sunlight and daylight to existing properties, with no material impact on levels of daylight in the habitable rooms of adjoining properties.
27. The demolition of the existing reception building and other proposed works to the school including landscaping are unlikely to result in any harmful loss of light or overbearing impacts to neighbouring residential properties.
28. The proposed extension to the existing admin block to provide a new reception/additional admin space would be single storey and would sit behind (to the south of) the proposed new sixth form building, so that it would not give rise to any loss of light or overbearing impacts upon the nearest residential amenities.
29. The proposed sixth form centre would be two-storey of maximum height 9.9m. Whilst there would be significant views of the building from adjacent residential properties, given the separation distances involved (33m to the rear of nos. 113 and 115 Emmbrook Road and 19m to rear of no. 93 Emmbrook Gate), it is unlikely the proposal would result in significant harm to these neighbouring amenities in terms of loss of light or overbearing impacts.
30. All other neighbouring properties would be sufficiently distanced from the new buildings.

### **Impact on Playground / Provision of Playing Field Space:**

31. The proposal would not result in the loss of, or reduction of playing fields within the site and therefore no objection is raised in this regard.

### **Highways Access and Parking Provision:**

32. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards, including provision for charging facilities. P3 of the Borough Design Guide SPD notes that parking spaces should be safe and convenient and sited to minimise impact upon safety.
33. There would be no change to the existing access arrangements for vehicles and pedestrians accessing the site. There would be an 18% increase in traffic over the existing operations on site, however the WBC Highways Officer is satisfied this would not have an adverse impact over the wider highway network.
34. A total of 126 car parking spaces are currently provided for the school and it is proposed that there will be 2 additional accessible parking bays (128 spaces total) and 5 spaces will be relocated to the area where the current reception building sits. Two Electric Vehicle Charging points are proposed to be installed as part of the wider landscaping works.
35. There are currently 70 cycle parking spaces on site to serve the school. It is proposed that there would be 76 additional cycle parking spaces and this is considered acceptable. Details of these additional cycle spaces will be secured by condition 12.
36. A Travel Plan has been submitted as part of the proposal. This has been reviewed by the WBC Highways Officer who advises that the document lacks a concrete commitment to the actions it proposes. There is also limited information on how some of the proposed actions will be achieved (i.e monitoring of cycle parking provision and increase marketing and promotion of the Travel Plan). More details will be needed in the final document as to what such actions will entail. On this basis, a revised Travel Plan is required, and this along with its implementation will be secured by condition 13.
37. Because of the location of the proposal within the school grounds, a framework construction method statement is a pre-commencement requirement at condition 4.

### **Flood Risk and Drainage:**

38. The application site and access thereto is located within Flood Zone 3.
39. Policy CC09 of the MDD Local Plan indicates that all sources of flood risk should be taken into consideration and that inappropriate development in areas at risk of flooding should be avoided. Development proposals in flood zones 2 or 3 should take into account the vulnerability of the proposed development. Policy CC10 of the MDD Local Plan requires sustainable drainage methods and the minimisation of surface water flow.
40. The NPPF indicates that development should be located sequentially and that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. If this



is not possible, the exception test will need to be applied. When determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a flood risk assessment. Development should only be allowed in areas at risk of flooding where it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

41. The application is accompanied by a Flood Risk Assessment (Elliott Wood Partnership Ltd, dated 16/11/2022) and plans to factor in the potential for flood risk. It includes a sequential and exception text under section 6.3 of the report. The FRA notes that the sequential test is concerned specifically with the availability of sites that can accommodate buildings of this scale, including parking and amenity space. In the case of The Emmbrook School, it is noted that the Council has considered detailed school requirements for the future and concludes that the proposed works must be located on the existing Emmbrook School site, and therefore it is impractical to consider other site within the borough in lower flood risk areas.
42. In terms of locating the proposed sixth form building and new reception/admin extension in Flood Zone 1 to the west of the site, it was deemed practical and necessary to locate both where they are proposed due to the following reasons:
  - The new reception/admin extension has to be located at the front of the site to welcome staff, students and visitors
  - The area available in Flood Zone 1 is the only area of hardstanding within the site that is remote from the main vehicle routes and parking where outdoors play/exercise can be supervised
  - This hardstanding area is an essential resource that is used daily for PE purposes, and any construction on this area would have a significant impact on the day-to-day operations of the school
  - Construction of a multi-storey building in this area would have a significant adverse impact on neighbouring properties.
43. The proposed new building and extension are proposed to be located on existing hardstanding areas. In the case of the extension to form the new reception/admin block, this has been designed to replicate the footprint of the existing admin block to be demolished, so as not to have a detrimental effect on the flood plain. With regard to the new sixth form building, it is noted this has been raised to be approximately 1.12m above existing ground site level, and it is proposed to include several flood voids beneath the building to mitigate for an increase in built footprint. The finished floor levels and access will be above anticipated flooding levels (even taking into account 20% worsening of flooding due to potential climate change).
44. Improvements will also be made to the existing flood wall defence to the west of the site where there is currently a gap in the wall, to prevent flood water from entering the

buildings. Removable flood barriers/bollards will also be constructed at the entrance of the new reception/admin extension, as well as permeable block paving, grasscrete parking and soft landscaping are also proposed throughout the site as flood compensation measures.

45. It is also proposed to restrict the peak surface water runoff rate from the development site to 0/6l/s for 100 year + 40% CC return period. The use of blue roofs will be implemented within design for surface water network.
46. The WBC Flood Risk and Drainage Officer is satisfied with the information provided and has raised no objections to the proposals. Notwithstanding, conditions 6 and 18 are recommended to secure details of maintenance plan for the floodable voids and that development is carried out in full accordance with the FRA and mitigation measures detailed therein.
47. It is noted that the Environment Agency were consulted on this application on 13/12/2022 due to the proposals being within Flood Zone 3. No response was received during the statutory consultation period. Several attempts were made by the Council to engage with the EA to obtain comments on the proposals. The EA confirmed via email dated 17/02/2023 that their planning team are currently experiencing a high volume of applications and enquiries, alongside some temporary resource pressures and this is impacting upon their usual statutory consultation response timeframes. They are implementing measures to improve this position, through prioritising statutory applications and active recruitment, but they anticipate it will be between a few weeks to a month before they are able to commit adequate resource to begin to process this application (which will likely take a number of weeks to conclude, depending on complexity of review required).
48. The Council has a statutory duty to provide education and to ensure there are school places for every child within the Borough. This is an important material planning consideration. The proposal is essential to accommodate the increased need for pupils within Wokingham. School applications should not be delayed, especially where there is a demonstrable need to provide school places to cater for the increased need for pupils and where the Council has fulfilled its statutory duty to consult with relevant body, in this case the Environment Agency, and no comments on the proposals have been received to date.
49. On the basis of the above, it is considered that the proposed development has adequately considered and mitigated for flood risk. Therefore, withholding planning permission on this basis without adequate technical justification is not considered reasonable.

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

50. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.
51. There are no protected trees on the site nor unacceptable loss of landscape features since the proposed buildings are to be located within existing areas of hardstanding. The application is supported by a Tree Survey (Arbtech, October 2022), which

identifies the trees within and adjacent to the site. The WBC Trees and Landscape Officer has reviewed the information and has raised no objections subject to a condition requiring an Arboricultural Method Statement to provide details of tree protection during construction. Condition 5 will secure this.

52. Landscape general arrangement plans have been provided showing details of new planting treatments in areas affected by the proposals. No objections are raised by the WBC Trees and Landscape Officer subject to detailed hard and soft landscape proposals being secured by condition 7.

#### **Environmental Health:**

53. The proposal would be for a sixth form centre and reception/admin extension located within the school grounds, therefore there are no concerns in terms of land contamination.
54. The WBC Environmental Health Officer has evaluated the proposal and whilst raising no objection, has advised that a full noise impact assessment is carried out to cover both the development and operational phases of the proposal. In this case, the proposal would be confined within the school premises and would not introduce new development in terms of land use and as such, day-to-day operations on site will remain the same as present. Furthermore, the use of the site will remain unchanged, and although the new buildings would facilitate an increase in the number of staff and pupils attending the school, this is not considered significant in terms of concerns relating to noise and disturbance arising from the proposal, particularly noting the substantial separation distances to the nearest noise sensitive receptors. Any noise impact caused by demolition and construction phases in consideration of adjacent residential properties and mitigation measures can be assessed through a Construction Environmental Management Plan, to be secured by condition 4. Likewise, condition 20 will restrict permitted hours of work during construction.
55. The Officer has also indicated that the design of any external lighting will have to consider the nearby properties amenities. Details of external lighting will be secured by condition 16.

#### **Ecology:**

56. Policy CP7 of the Core Strategy requires the conservation of sites for nature conservation in accordance with national, regional, county, and local biodiversity action plans. 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.
57. The existing admin building comprises a flat-roofed structure surrounded by hardstanding and amenity grassland. The proposed sixth form building will be constructed on hardstanding which is of low ecological importance. The preliminary bat roost assessment submitted with the application considered the buildings on site proposed to be altered of negligible bat potential. As such, the proposals are very unlikely to affect protected species or priority habitats. The WBC Ecology Officer has raised no objections to the proposed development.

58. The site is within an amber risk zone for Great Crested Newts as modelled in the Borough's wide district licence. Considering the description of the site given in the ecological appraisal, the WBC Ecology Officer concludes it is unlikely that the proposals will lead to adverse effects on this species.
59. Paragraph 180 of the NPPF requires that opportunities to incorporate biodiversity in and around development should be encouraged and integrated as part of the design. The recommendations made by the applicant's Ecologist do not specify the type and location of biodiversity enhancements proposed, therefore condition 14 is recommended requiring the precise details of the ecological enhancements and their implementation to be submitted for approval and installed prior to the occupation of the development.

### **Sustainable Design and Construction:**

60. Core Strategy Policy CP1 requires development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. This is amplified by MDD Local Plan policies CC04: Sustainable design and construction and CC05: Renewable energy and decentralised energy networks and the Sustainable Design and Construction Supplementary Planning Document (May 2010). R21 of the Borough Design Guide SPD requires that new development contribute to environmental sustainability and the mitigation of climate change.
61. Policy CC04 specifically requires that all new non-residential proposals of more than 100m<sup>2</sup> gross non-residential floorspace shall at least achieve the necessary BREEAM requirements or national equivalent. The interpretation to this policy, in light of the changes to Building Regulations, has been clarified in the WBC's Climate Change Interim Policy Statement (December 2022).
62. The Interim Future Buildings Standard, which came into force on 15 June 2022, requires that new non-residential buildings achieve a 27% reduction in carbon emissions to secure compliance with Building Regulations. The appropriate BREEAM rating required under Policy CC04 of MDD Local Plan is one that reflects the levels of reduction in carbon emissions stipulated in the Interim Future Buildings Standard (i.e. the 27% reduction). The corresponding BREEAM rating, which requires this minimum level of reduction in carbon emissions, is BREEAM 'Excellent' rating.
63. A Sustainability Statement (RCDC, Ref. EME-RCDC-03-XX-RP-SU-0001, dated November 2022) has been submitted in support of the application. It outlines key features of the sustainability strategies for the project, and how the development will endeavour to meet the requirements outlined in policies CC04 and CC05 of the MDD Local Plan. Nonetheless, the proposal needs to demonstrate that it will achieve the BREEAM rating 'Excellent' or higher. This is further supported by the Council's Climate Change Interim Policy Statement adopted by the Council in December 2022. It is proposed that the submission of the design and post-construction certificates demonstrating that the BREEAM rating 'Excellent' or equivalent is achieved by the scheme is secured by condition 9.

## CONCLUSION:

64. The proposed development is considered to be acceptable in principle and would succeed in providing a new sixth form building of adequate size and dimensions to accommodate a much needed new educational unit and meet the growing pupil intake. Both the new sixth form centre and new reception/admin extension along with landscaping proposals would be appropriate in terms of its setting, scale and design, and would elevate the profile of the school, improving its visual appearance. Subject to appropriate conditions, no harmful impact would occur with regard to neighbouring amenity, highways, flood risk and drainage, biodiversity or trees and landscape.
65. The NPPF places an emphasis upon delivering sustainable development incorporating objectives for social, economic and environmental protection. These objectives are also referenced within Policy CP1 of the Core Strategy and Policy CC01 of the MDD Local Plan. The proposals will provide notable and tangible benefits, fulfilling many aspects which contribute to achieving the three dimensions of sustainable development, including the provision of much needed educational facilities that will accommodate the increased number of pupils within Wokingham whilst lifting the profile of The Emmbrook School through additional remodelling and landscaping works. It is also considered that sufficient measures have been taken into account in the design of the proposals to mitigate potential flood risk on the site.
66. Therefore, when applying an overall critical planning balance of all material considerations presented, this planning 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>

## APPENDIX 1 - Conditions / Informatives

APPROVAL 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 numbered:

EMM-HLM-ZZ-00-DR-A-00001 Rev P02  
EMM-HLM-ZZ-00-DR-A-00002 Rev P01  
EMM-HLM-ZZ-00-DR-L-15001 Rev P03  
EMM-HLM-ZZ-00-DR-L-15002 Rev P03  
EMM-HLM-ZZ-00-DR-L-15101 Rev P03  
EMM-HLM-P2-00-DR-A-00152 Rev P04  
EMM-HLM-P2-00-DR-A-00162 Rev P04  
EMM-HLM-P2-00-DR-A-00172 Rev P04  
EMM-HLM-P2-RF-DR-A-00132 Rev P04  
EMM-HLM-P2-XX-DR-A-00202 Rev P04  
EMM-HLM-P2-XX-DR-A-00301 Rev P04  
EMM-HLM-P2-XX-DR-A-00302 Rev P04  
EMM-HLM-P3-00-DR-A-00153 Rev P04  
EMM-HLM-P3-00-DR-A-00173 Rev P04  
EMM-HLM-P3-RF-DR-A-00133 Rev P04  
EMM-HLM-P3-XX-DR-A-00203 Rev P04  
EMM-HLM-P3-XX-DR-A-00303 Rev P04  
EMM-HLM-ZZ-00-DR-A-00100 Rev P04  
EMM-HLM-ZZ-00-DR-A-00101 Rev P04  
SuDS Statement (Elliott Wood Partnership Ltd, Rev P1, dated 16/10/2022)  
Flood Risk Assessment (Elliott Wood Partnership Ltd, Rev P1, dated 16/11/2022)

received by the local planning authority on 01/12/2022; and

EMM-HLM-ZZ-00-DR-L-15200 Rev P02

received by the local planning authority on 23/02/2023. 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. **Phasing** – No development shall take place until a Phasing Strategy to include:
  - i) the development to be delivered in each phase;
  - ii) the sequence of development; and

- iii) where a phase consists of only demolition how the relevant part of the site will be secured until such time as works of construction are commenced; and
- iv) how earlier phases of the development will be able to operate satisfactorily while later phases are still under construction

has been submitted to and approved in writing by the Local Planning Authority and development shall be carried out in accordance with the approved Phasing Strategy.

*Reason: To ensure comprehensive planning and delivery of the development and to safeguard the safety of pupils and school staff. Relevant policy: Core Strategy Policies CP1, CP3 and CP6.*

4. **Construction Environmental Management Plan** – No development shall take place within each Phase, including any works of demolition, until a Construction Environmental Method Statement and Management Plan in respect of that Phase has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors,
- ii. loading and unloading of plant and materials,
- iii. storage of plant and materials used in constructing the development,
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v. wheel washing facilities,
- vi. measures to control the emission of dust and dirt during construction,
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii. the control of noise (including noise from any piling)
- ix. the control of lighting

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

5. **Protection of Trees** – a) No development or other operation shall commence within each Phase until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).
- b) No operations shall commence on site within each Phase 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 each Phase 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 within that Phase have been completed and all equipment, machinery and

surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

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

6. **Flood Voids details** – Prior to the commencement of the development within each Phase, details of the maintenance plan for the floodable voids shall be submitted for written approval to the local planning authority. The voids proposed as part of the development shall be permanently kept free of obstruction and shall be regularly maintained in accordance with the agreed maintenance plan.

*Reason: To prevent any loss of flood water storage and to reduce the risk of flooding to the proposed development and future occupants. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10 .*

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

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

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

8. **External Materials** – Before any Phase of the development hereby permitted is commenced above slab levels, samples and details of the materials to be used in the construction of the external surfaces of the building(s) within that phase shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.



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

9. **Sustainable Design and Construction** – (a) Prior to construction work proceeding above slab level, a Design Stage Certificate for each building comprised in the development, shall be submitted to and approved in writing by the Local Planning Authority. The Design Stage Certificate shall be prepared by a suitably qualified assessor and shall demonstrate that that the building(s) will achieve a minimum BREEAM (or equivalent) rating of 'Excellent'.
- (b) Within three months of the occupation of each of the building comprised in the development, a Post-Construction Certificate in respect of that building shall be submitted to and approved in writing by the Local Planning Authority. The Post-Development Certificate shall be prepared by a suitably qualified assessor and shall demonstrate that the building achieved compliance with BREEAM (or equivalent) rating of 'Excellent' as a minimum.

*Reason: To ensure developments contribute to sustainable development. Relevant Policies: Chapter 14 of the NPPF (Meeting the challenge of climate change, flooding and coastal change), Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policies CC04 and CC05, and the Sustainable Design and Construction Supplementary Planning Document (2010).*

10. **Electric Vehicle Charging** – No building/extension hereby permitted shall be brought into use until details for EVC points serving the development have been submitted to and approved in writing by the Local Planning Authority. The EVC points shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the charging of electric vehicles and used for no other purpose.

*Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

11. **Parking** – No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with drawing EMM-HLM-ZZ-00-DR-L-15200 Rev P02. 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.*

12. **Cycle storage** - No building/extension hereby permitted shall be brought into use until details of secure and covered bicycle storage/ parking facilities for the occupants of and visitors to the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in

accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

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

13. **Travel Plan** – No part of the buildings/extensions hereby permitted shall be brought into use until a revised Travel Plan has been submitted to and approved in writing by the local planning authority. The Travel Plan shall be in general accordance with the principles of the Draft School Travel Plan SM/AH/MM/17360 dated December 2022 prepared by DHA Planning, and shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so approved.

*Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policy CP6.*

14. **Biodiversity Enhancements** – Prior to works proceeding beyond the slab level within a Phase that contains the new buildings/extensions, detailed plans for biodiversity enhancements in line with the recommendations given in the submitted Preliminary Ecological Appraisal and Preliminary Roost Assessment report (Arbtech, October 2022) and indicatively shown on the Landscape GA plans (Drawing Nos. EMM-HLM-ZZ-00-DR-L-15001 to 15002) shall be provided to the local authority for its approval. The approved plans shall thereafter be implemented in full.

*Reason: to ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments*

15. **Drainage** – No building hereby permitted shall be brought into use until the sustainable drainage scheme for the site has been completed in accordance with the approved SuDS Statement (Elliott Wood Partnership Ltd, Rev P1, dated 16/10/2022). The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

*Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF 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 .*

16. **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 floodlighting or other forms of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority.

Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting, which is so installed, shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance that does not change its details.

*Reason: to protect residential amenity. Relevant policy: Core Strategy policy CP3.*

17. **Obscure glazing** – The first floor windows on the north and west elevations of the sixth form building hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The windows 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. **Flood Risk** - The development shall be carried out in accordance with the submitted Flood Risk Assessment (Elliott Wood Partnership Ltd, Rev P1, dated 16/11/2022) and mitigation measures it details. The mitigation measures set out within the FRA shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

*Reason: To reduce risk of flooding to the proposed development and future occupants. Relevant policy: NPPF 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 .*

19. **Plant noise** – All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property.

*Reason: To 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.*

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

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

## **Informatives:**

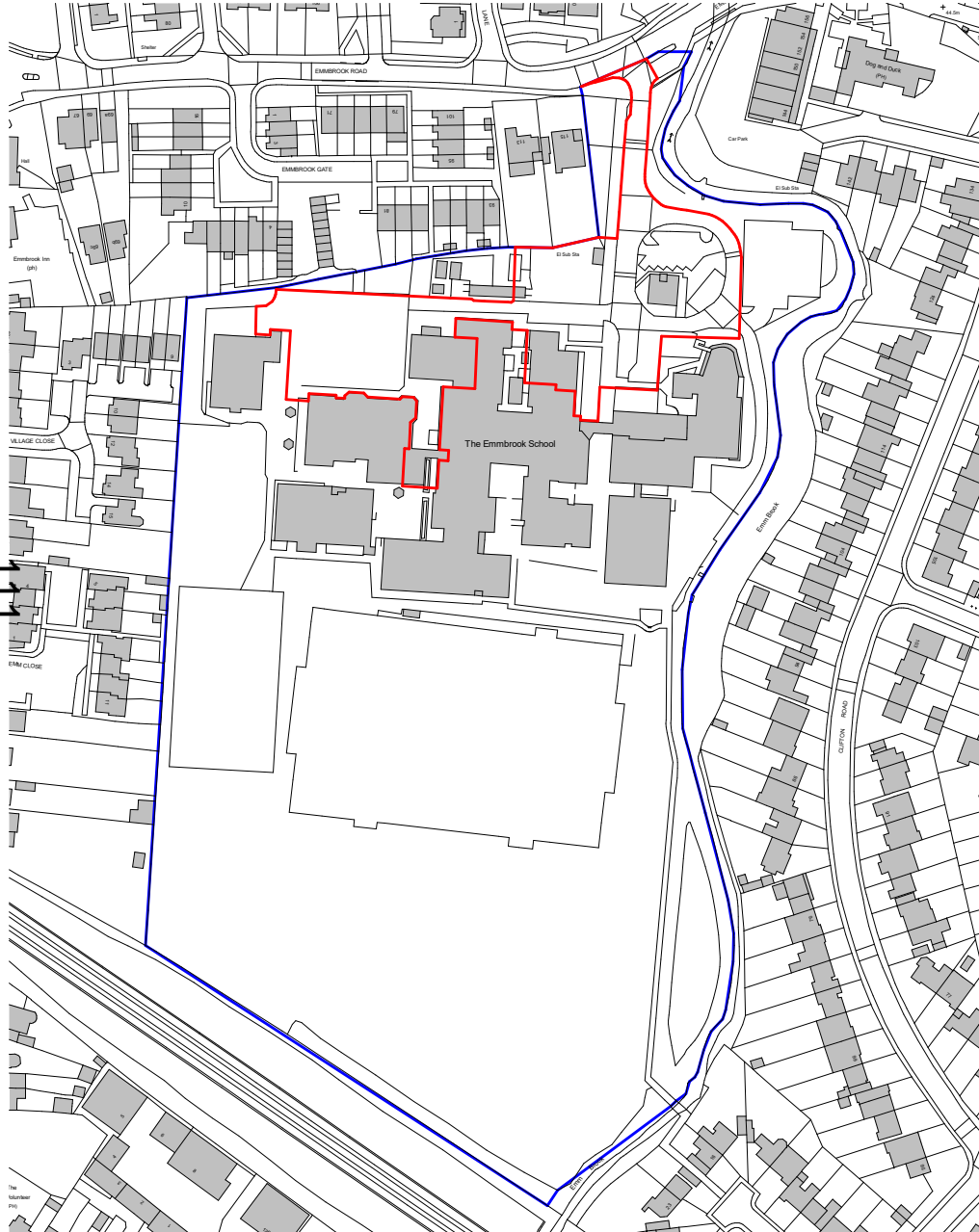
1. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details.
2. 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. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.
4. The applicant is reminded that this development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. An environmental permit is in addition to and a separate process from Date: 29 June 2020 Head of Planning, Development RE & Regulatory Services obtaining planning permission. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.
5. The applicant is advised that the fitting of a sprinkler system should be considered at the premises prior to the operation of the building(s)/extension(s) as approved.
6. 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.
7. Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). This site is partially within an amber risk zone according to modelling undertaken to inform a Borough wide licence issued by Natural England. Amber zones contain suitable habitat and Great Crested Newts are likely to be present. The permission granted does not provide authorisation for development to proceed under the Wokingham Borough Council District Licence for Great Crested Newts. Should any Great Crested Newts or evidence of Great Crested Newts be found prior to or during the development, all works must stop immediately and an ecological consultant 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.

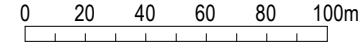
8. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission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

**APPENDIX 2 - Parish Council Comments (Where relevant)**

No comments received.



— Boundary (School Site)  
— Boundary (Planning Application)



Notes

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P02	PLANNING APPLICATION ISSUE	11/11/2022	AL
P01	ISSUED FOR PRE-APPLICATION CONSULTATION	25/07/2022	WH

Rev	Description	Date	By
Revisions			Suitability

Project

## 12-1514-03 The Emmbrook School

Client



**WOKINGHAM**  
BOROUGH COUNCIL

Title

## LOCATION PLAN

Drawing No.	Revision
EMM-HLM-ZZ-00-DR-A-00001	P02

Scale	Drawn
1 : 2500 @A4	AL

Date	Checked
11/11/22	KP



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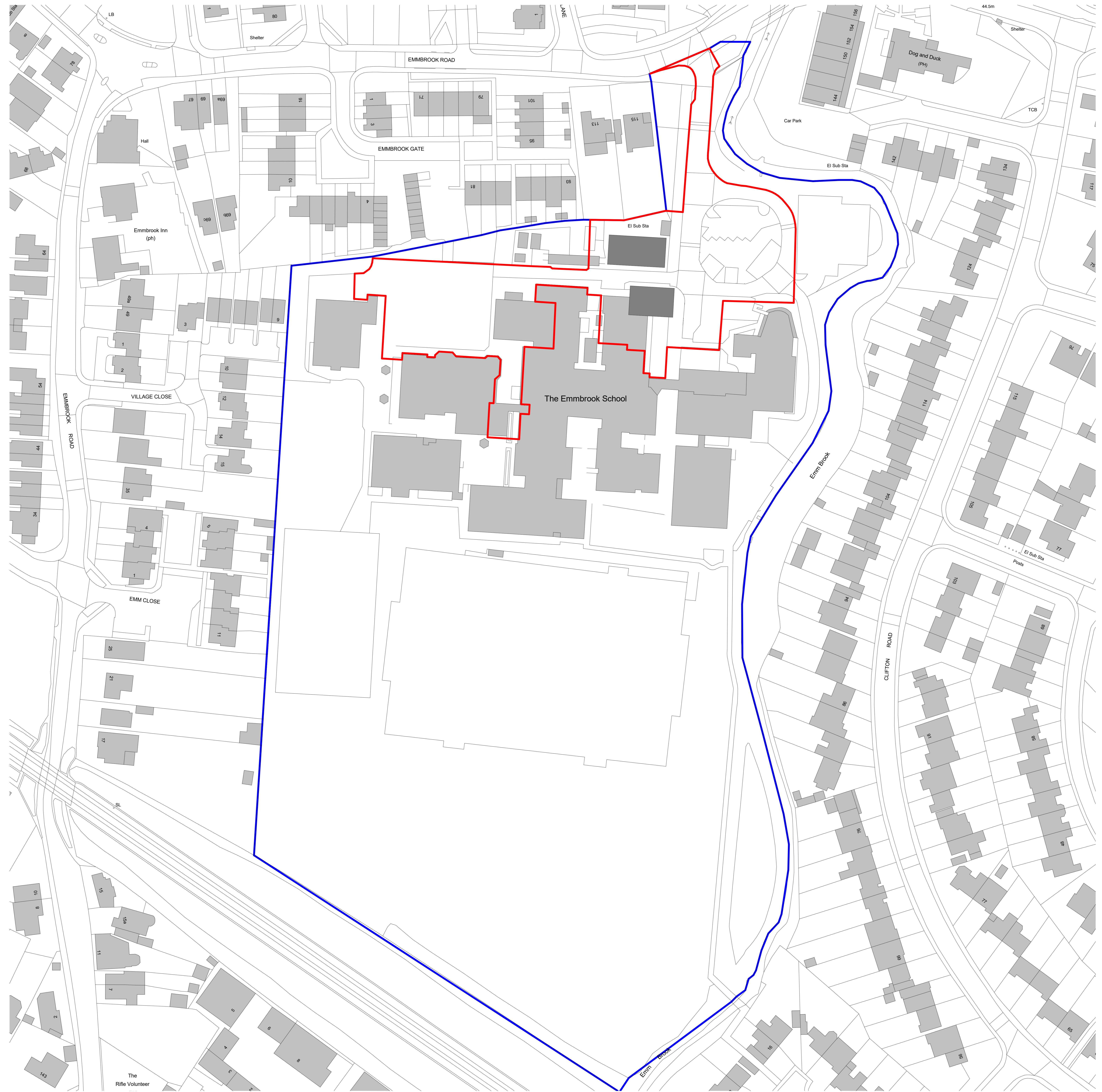
**CONSTRUCTION PHASE**  
**HAZARD IDENTIFICATION**  
 In accordance with the Construction (Design & Management) Regulations 2015

**CDM**  
 The design team is a collaboration of other designers and coordination of foreseeable construction risks resulting from the design solution agreed and by HLM Architects Ltd, which are required from immediately reported to the client for a complete picture as defined in the Construction (Design & Management) Regulations 2015 - Regulation 8 & 9 and Safety Guidance for Designers (Edition 2) published by the CDM (2015)

**DRAWING REVIEWED**  
 (and if not)

**EXCEPTIONAL RISKS / RISK CONTROL MEASURES**  
 see warning triangle icons or see warning triangle

113



— Boundary (School Site)  
— Boundary (Planning Application)

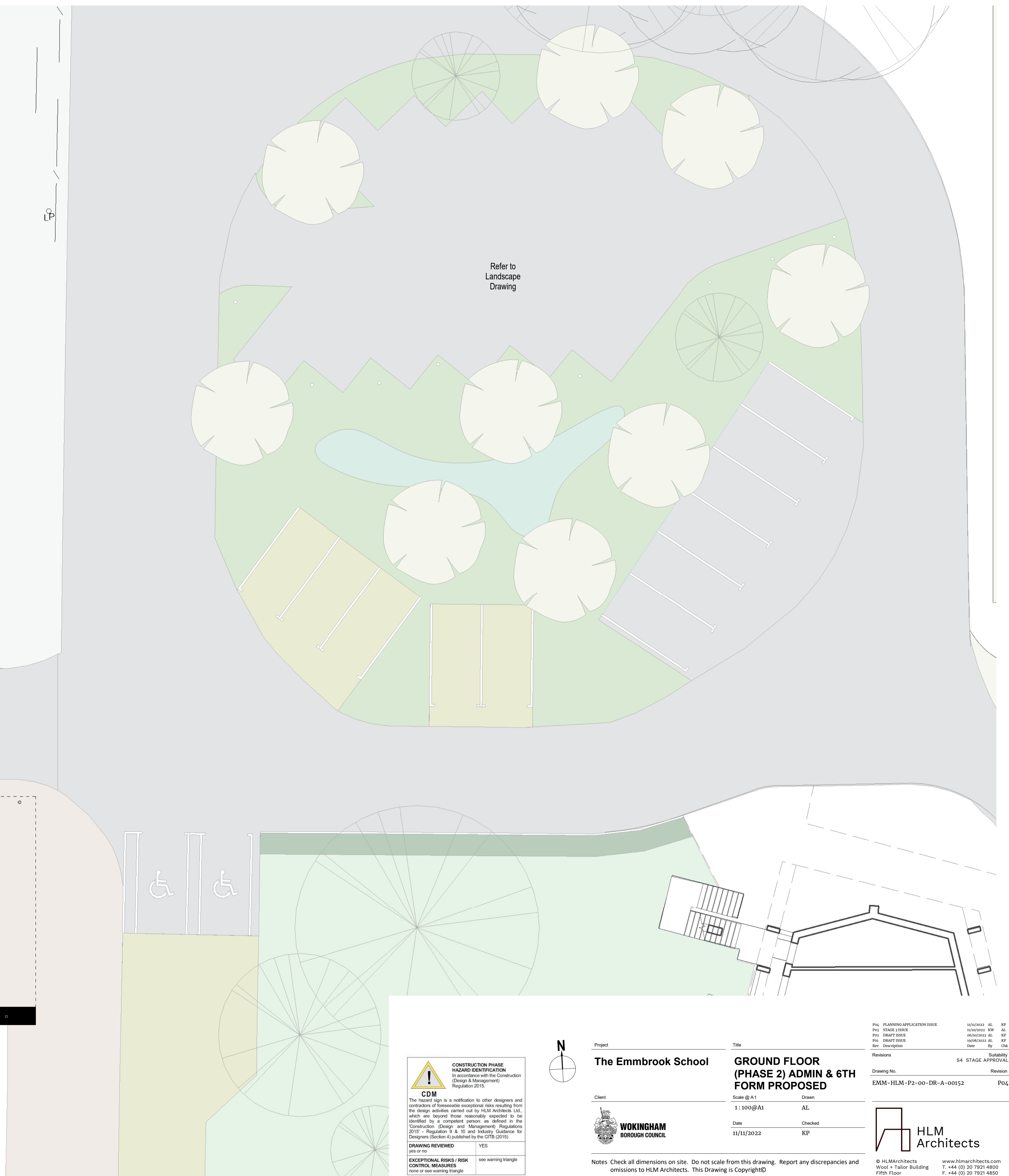
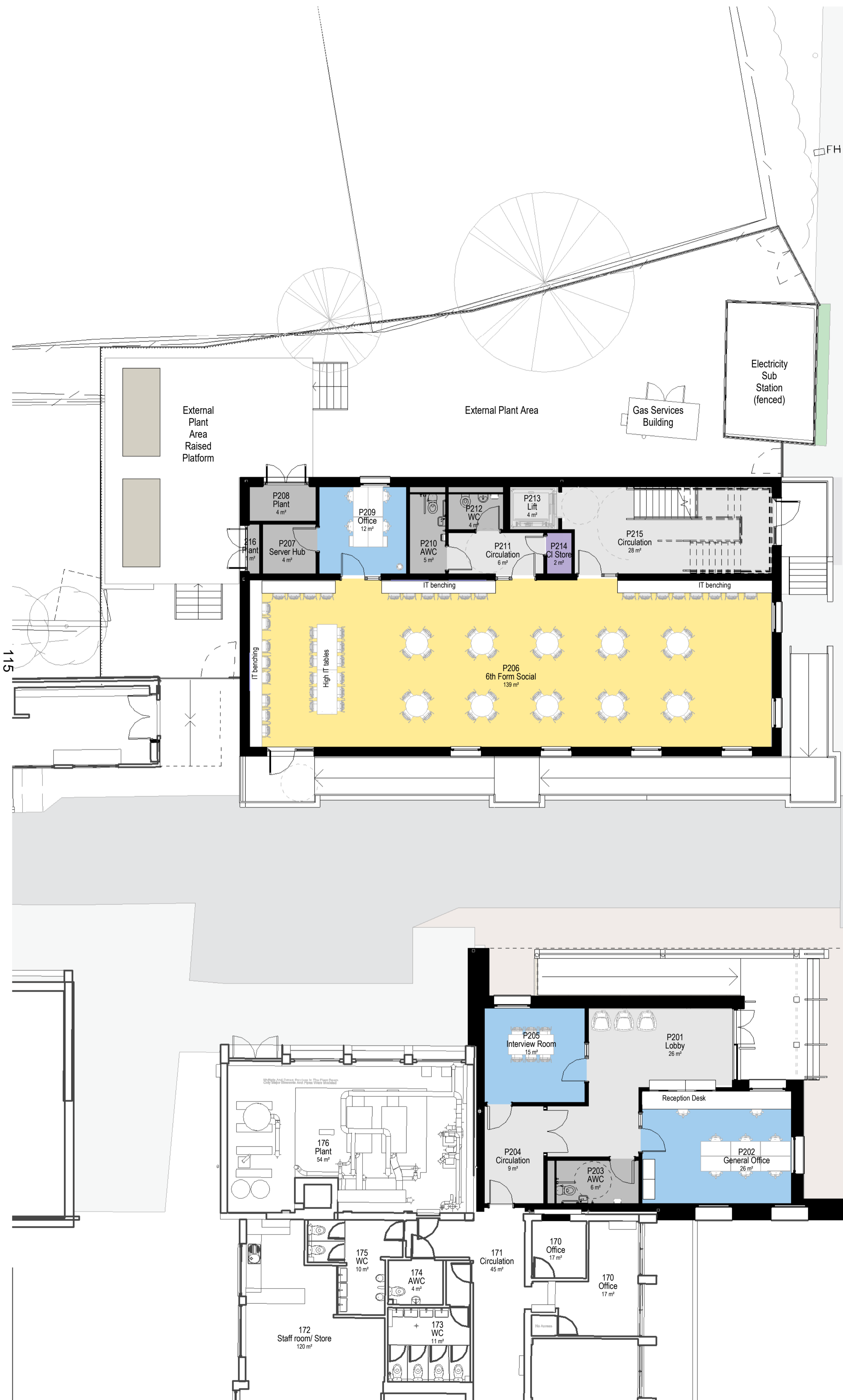
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Project	The Emmbrook School	Title	SITE BLOCK PLAN PROPOSED	Project No.	EMM-181M-ZZ-00-DR-A-00002	Revision	01
Client	Wokingham Borough Council	Scale	A3	Date	11/11/2022	Drawn	AL
Drawn	AL	Checked	RP	Revision	01	Project	EMM-181M-ZZ-00-DR-A-00002

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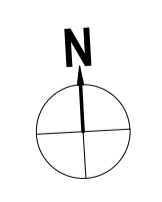
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**CDM**

The hazard sign is a notification to other designers and contractors of foreseeable exceptional risks resulting from the design activities carried out by HLM Architects Ltd, which are beyond those reasonably expected to be identified by a competent person, as defined in the Construction (Design and Management) Regulations 2015 - Regulation 9 & 10 and Industry Guidance for Designers (Section 4) published by the CITS (2015)

DRAWING REVIEWED	YES
EXCEPTIONAL RISKS / RISK CONTROL MEASURES	see warning triangle
none or see warning triangle	



Project	The Emmbrook School		Title	GROUND FLOOR (PHASE 2) ADMIN & 6TH FORM PROPOSED	
Client	WOKINGHAM BOROUGH COUNCIL		Scale @ A1	1:100@A1	
Drawn	AL		Date	11/11/2022	
Checked	KP		Subsidiary	S4 STAGE APPROVAL	
Revision	Revision		Drawing No.	EMM-HLM-P2-00-DR-A-00152	
Author	AL		Revision	P04	

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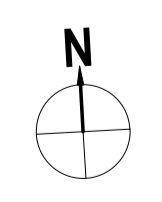
**CONSTRUCTION PHASE HAZARD IDENTIFICATION**  
In accordance with the Construction (Design & Management) Regulations 2015.

**CDM**  
The hazard sign is a notification to other designers and contractors of foreseeable exceptional risks resulting from the design activities carried out by HLM Architects Ltd, which are beyond those reasonably expected to be identified by a competent person as defined in the Construction (Design and Management) Regulations 2015 - Regulation 9 & 10 and Industry Guidance for Designers (Section 4) published by the CITB (2015)

<b>DRAWING REVIEWED</b> yes or no	YES
<b>EXCEPTIONAL RISKS / RISK CONTROL MEASURES</b> none or see warning triangle	see warning triangle



116

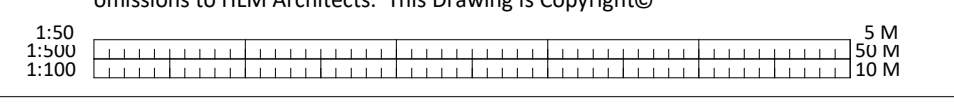


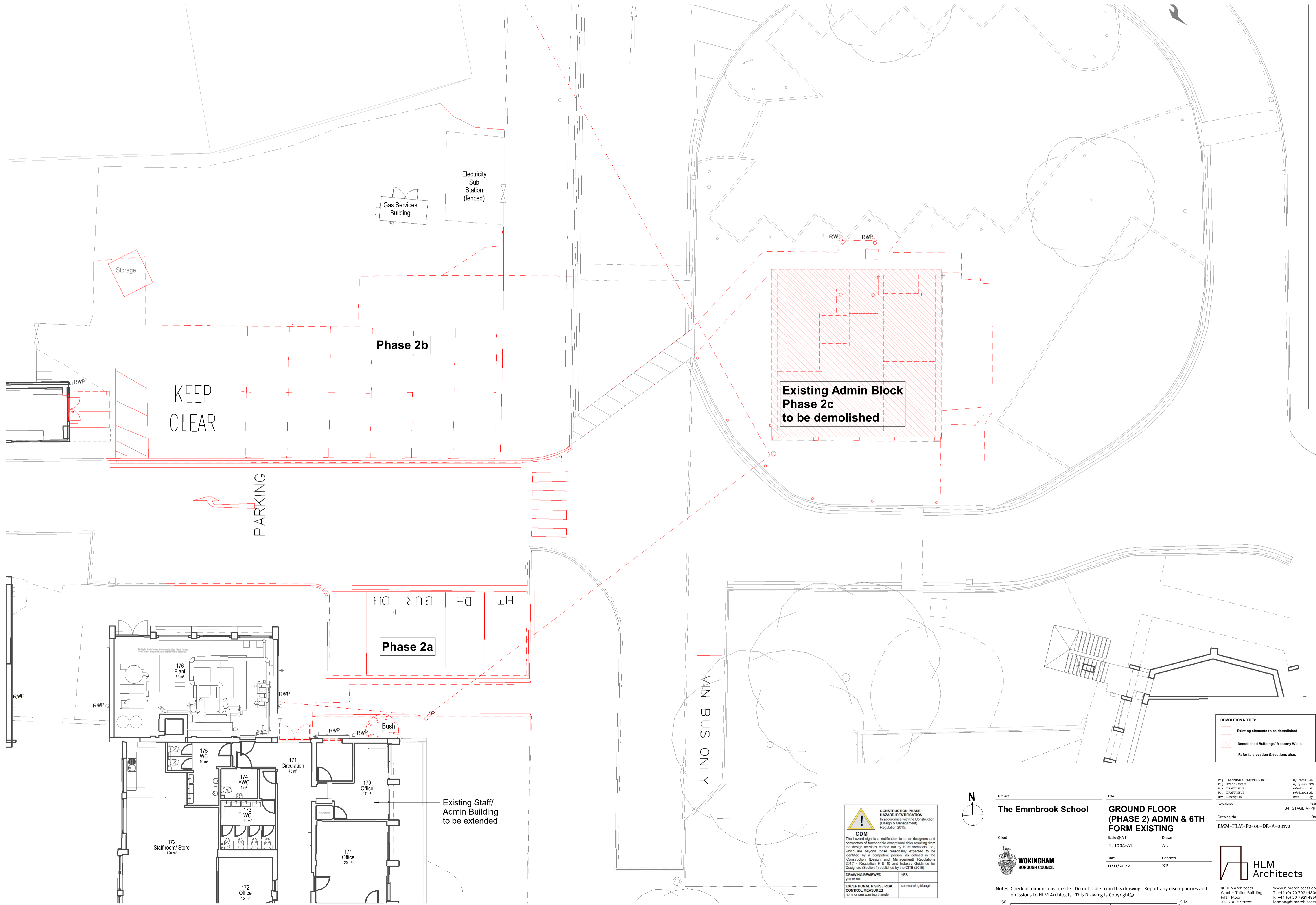
<b>Project</b>	The Emmbrook School	<b>Title</b>	FIRST FLOOR (PHASE 2) 6TH FORM PROPOSED
<b>Client</b>	WOKINGHAM BOROUGH COUNCIL	<b>Scale @ A1</b>	1:100@A1
<b>Date</b>	11/11/2022	<b>Drawn</b>	AL
<b>Checked</b>	KP	<b>Revisions</b>	S4 STAGE APPROVAL
<b>Drawing No.</b>	EMM-HLM-P2-00-DR-A-00162	<b>Revision</b>	P04

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**DEMOLITION NOTES:**

- Existing elements to be demolished.
- Demolished Buildings/ Masonry Walls

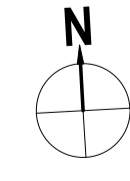
Refer to elevation & sections also.

**CDM**

The hazard sign is a notification to other designers and contractors of foreseeable exceptional risks resulting from the design activities carried out by HLM Architects Ltd, which are beyond those reasonably expected to be identified by a competent person as defined in the 'Construction (Design and Management) Regulations 2015 - Regulation 9 & 10 and Industry Guidance for Designers (Section 4) published by the CIB (2015)

**DRAWING REVIEWED** YES or NO YES

**EXCEPTIONAL RISKS / RISK CONTROL MEASURES** none or see warning triangle see warning triangle

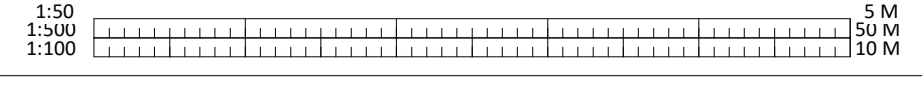


Project	The Emmbrook School		Title	GROUND FLOOR (PHASE 2) ADMIN & 6TH FORM EXISTING	
Client	WOKINGHAM BOROUGH COUNCIL		Scale @ A1	1:100@A1	
Drawn	AL		Checked	KP	
Date	11/11/2022		Revision	S4 STAGE APPROVAL	
Drawing No.	EMM-HLM-P2-00-DR-A-00172		Revision	P04	

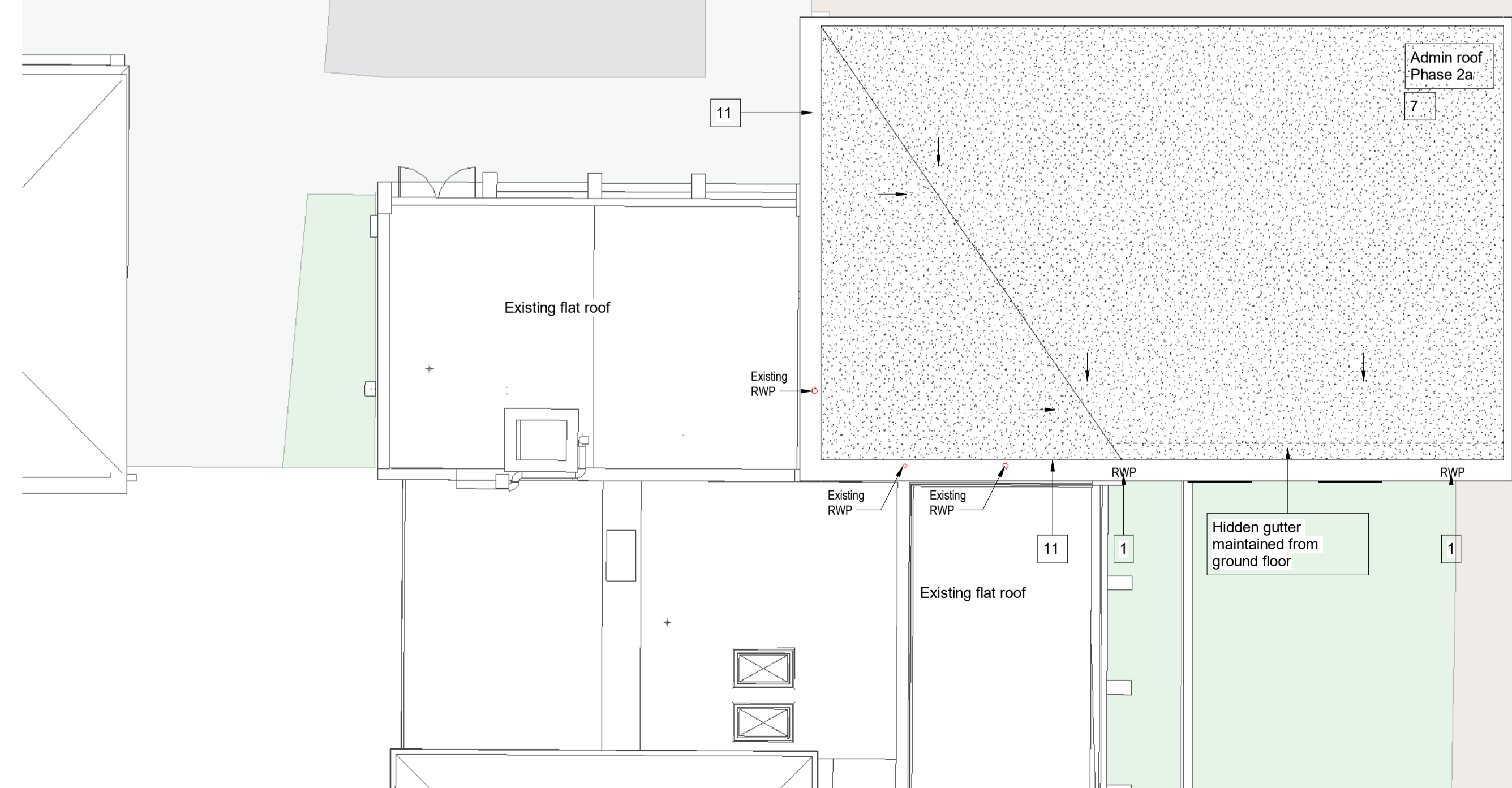
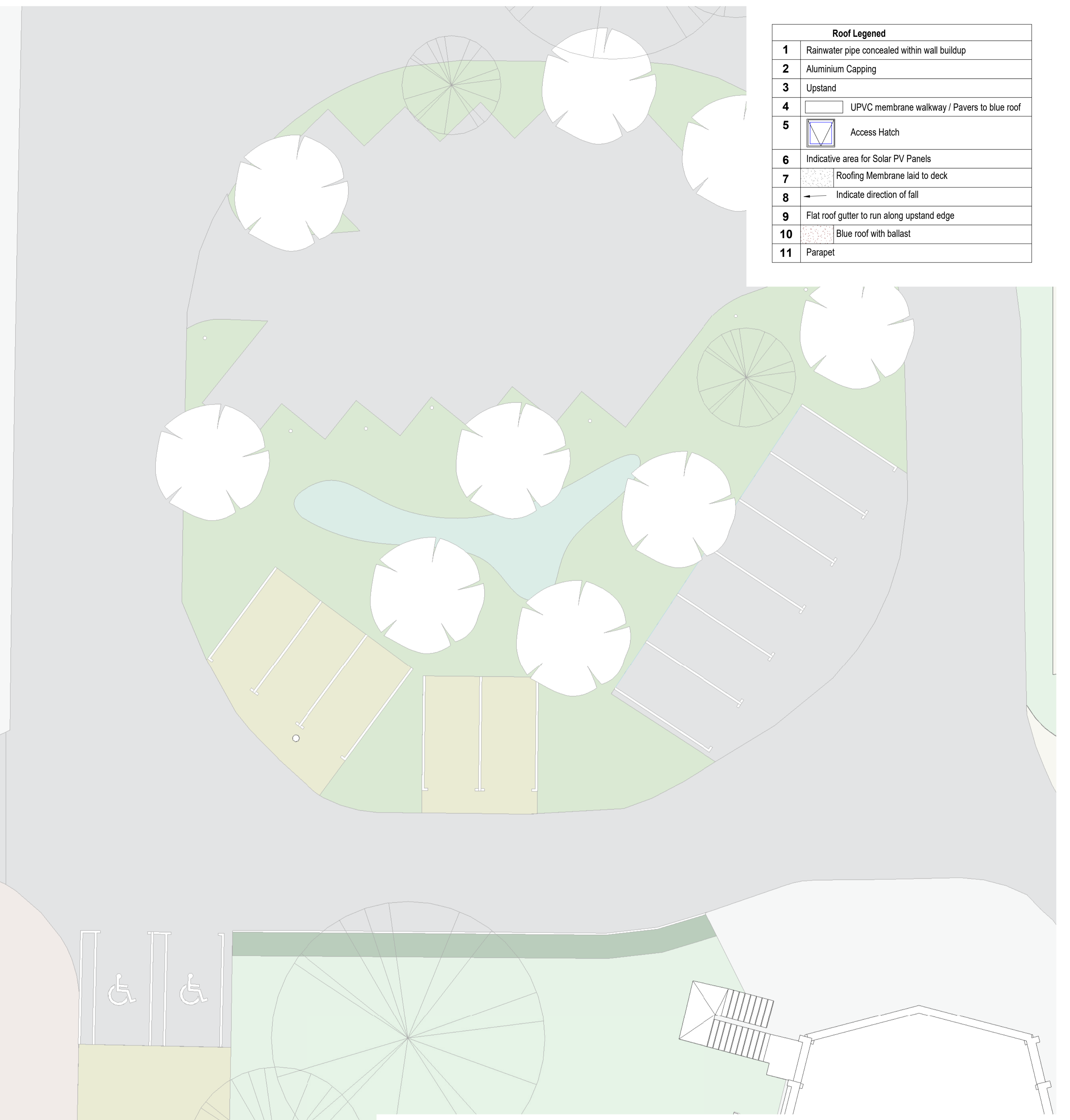
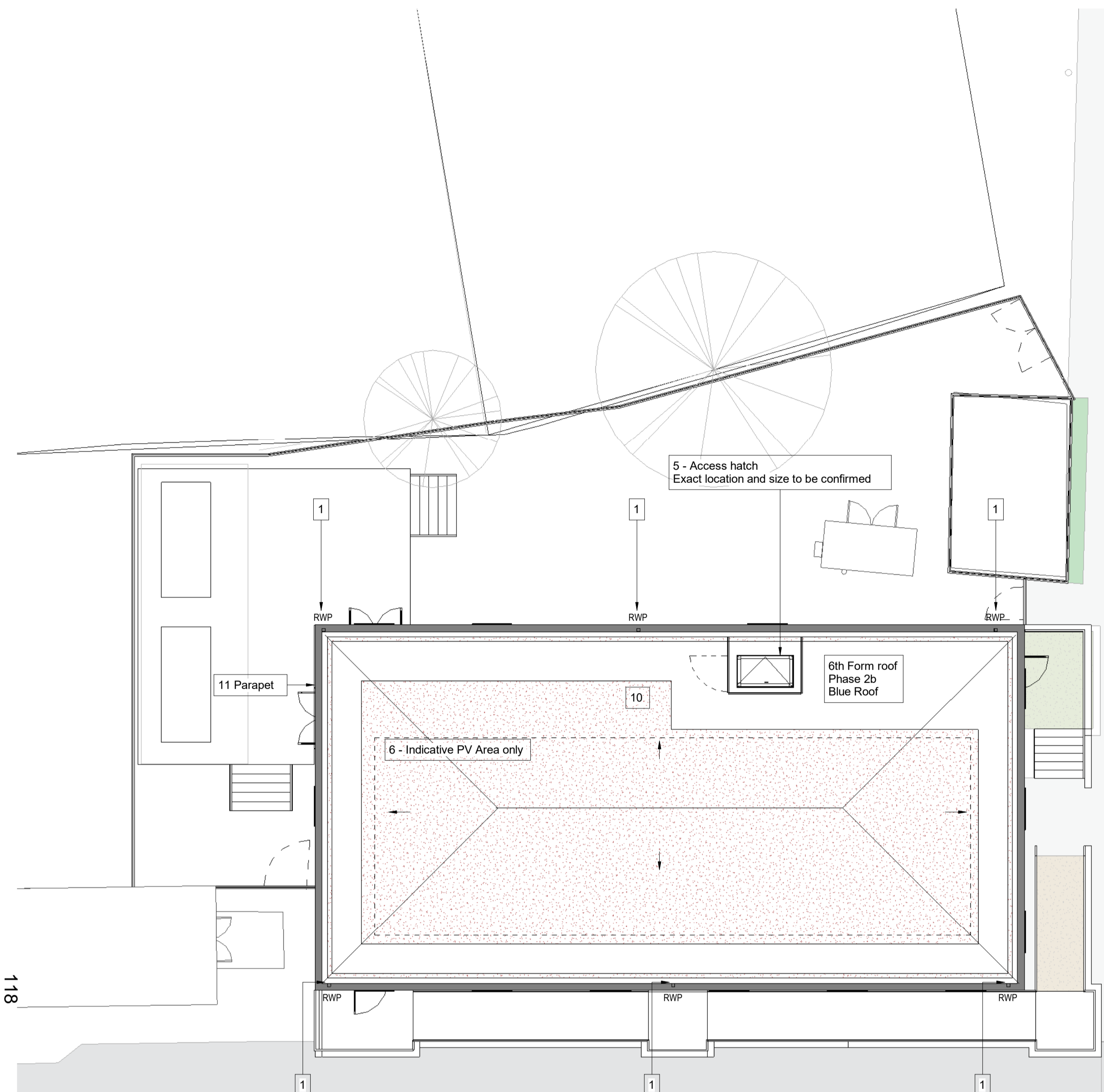
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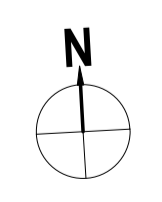
Roof Legened	
1	Rainwater pipe concealed within wall buildup
2	Aluminium Capping
3	Upstand
4	UPVC membrane walkway / Pavers to blue roof
5	Access Hatch
6	Indicative area for Solar PV Panels
7	Roofing Membrane laid to deck
8	Indicate direction of fall
9	Flat roof gutter to run along upstand edge
10	Blue roof with ballast
11	Parapet



**CDM**  
CONSTRUCTION PHASE  
HAZARD IDENTIFICATION  
in accordance with the Construction  
(Design & Management)  
Regulation 2015.

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DRAWING REVIEWED	YES
EXCEPTIONAL RISKS / RISK CONTROL MEASURES	see warning triangle
none or see warning triangle	



Project: **The Emmbrook School**

Title: **ROOF PLAN (PHASE 2) ADMIN & 6TH FORM PROPOSED**

Client: **WOKINGHAM BOROUGH COUNCIL**

Scale @ A1: 1:100@A1

Date: 11/11/2022

Drawn: AL

Checked: KP

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1:500  
1:100

50 M  
10 M

Rev	By	Date	Description
1	AL	11/11/2022	PLANNING APPLICATION ISSUE
2	KP	11/11/2022	STAGE ISSUE
3	KP	11/11/2022	DRAFT ISSUE
4	KP	11/11/2022	DRAFT ISSUE
5	CKS	11/11/2022	DESCRIPTION

Revisions: S4 STAGE APPROVAL

Drawing No: EMM-HLM-P2-DR-A-00132

Revision: P04

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**CONSTRUCTION PHASE HAZARD IDENTIFICATION**  
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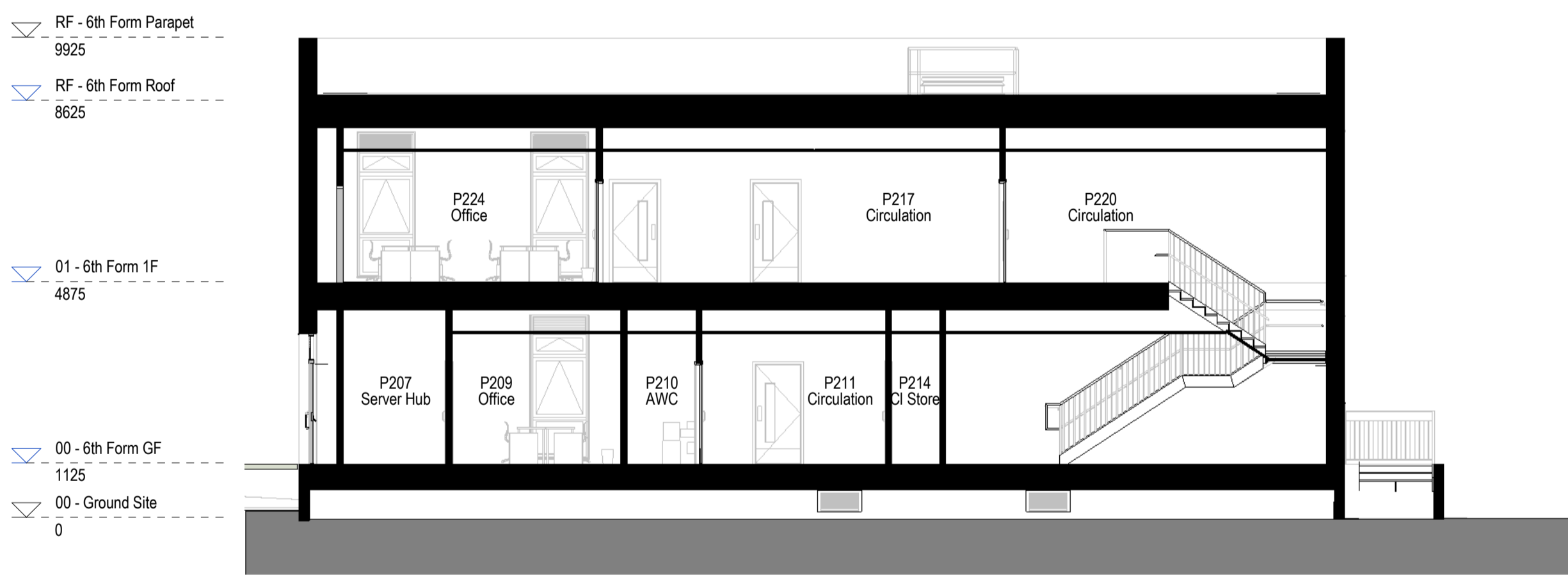
DRAWING REVIEWED yes or no	YES
EXCEPTIONAL RISKS / RISK CONTROL MEASURES none or see warning triangle	see warning triangle



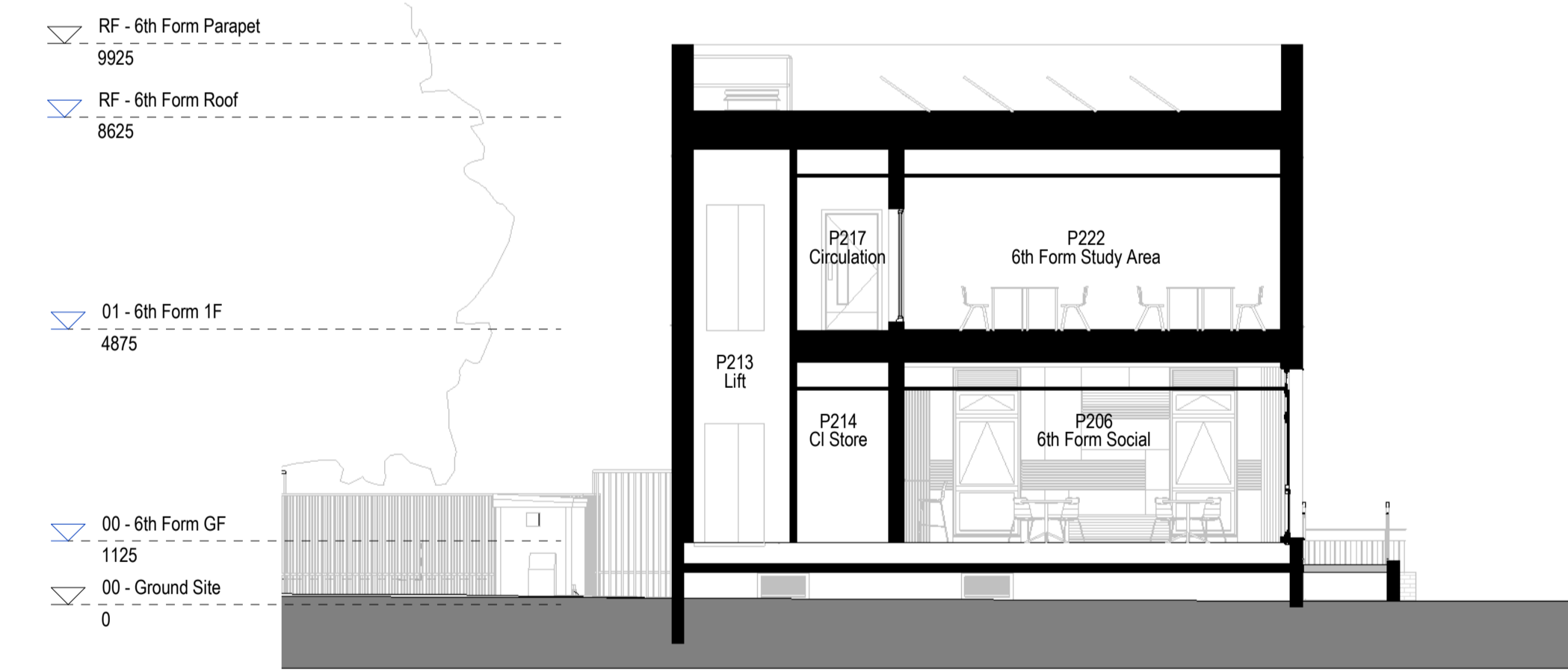
Phase 2a Section A-A Admin  
Scale: 1 : 100



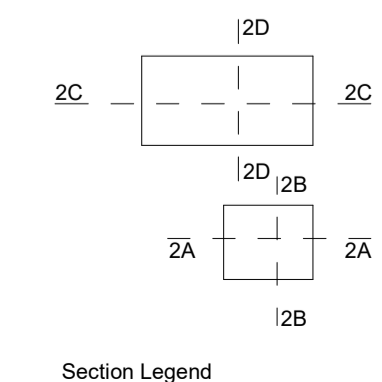
Phase 2a Section B-B Admin  
Scale: 1 : 100



Phase 2b Section C-C 6th Form  
Scale: 1 : 100



Phase 2b Section D-D 6th Form  
Scale: 1 : 100



Project	The Emmbrook School	
Client	WOKINGHAM BOROUGH COUNCIL	
Scale @ A1	1:100@A1	Drawn AL
Date	11/11/2022	Checked KP
Revisions	S4 STAGE APPROVAL	
Drawing No.	EMM-HLM-P2-XX-DR-A-00202	Revision P04

**GA SECTIONS (PHASE 2) ADMIN & 6TH FORM**

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1:500  
1:100

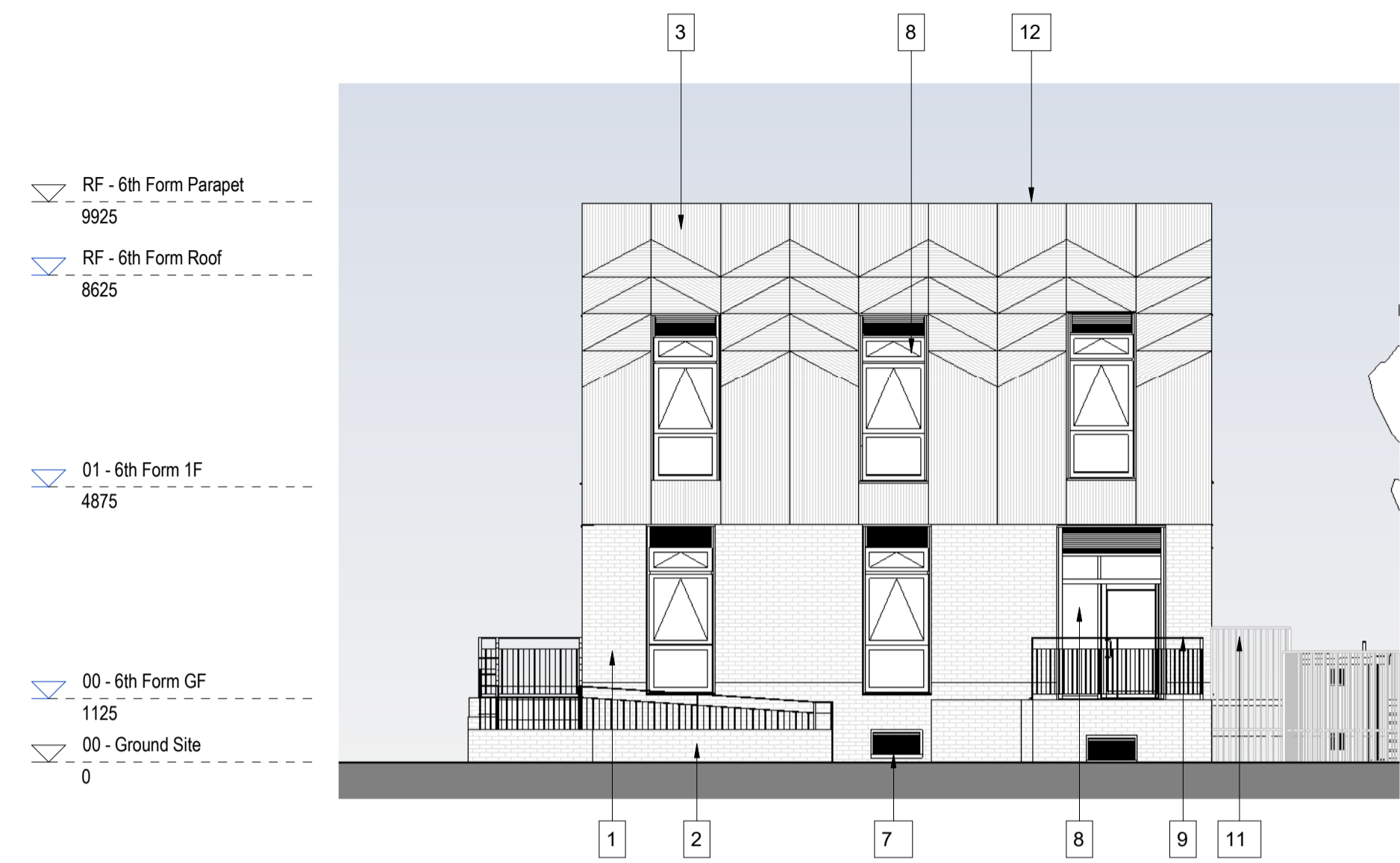
50 M  
10 M

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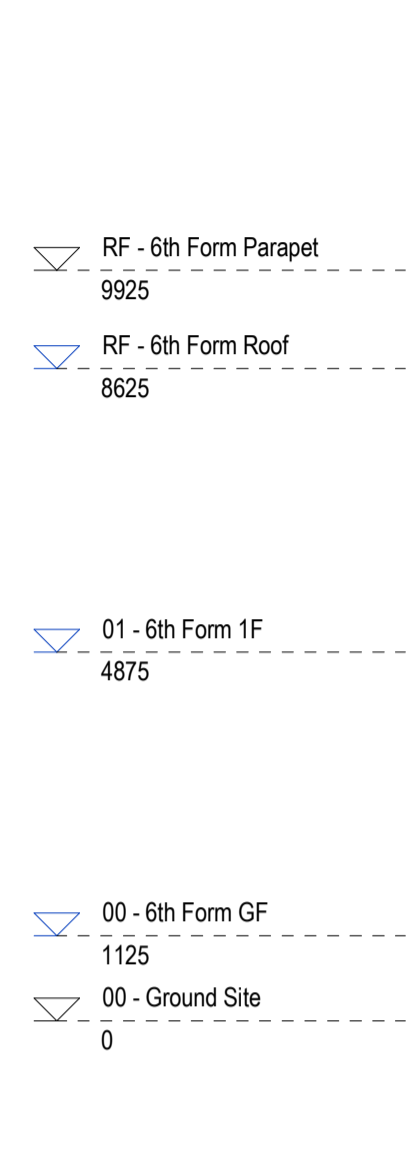
**CONSTRUCTION PHASE HAZARD IDENTIFICATION**  
In accordance with the Construction (Design & Management) Regulations 2015.

**CDM**  
The hazard sign is a notification to other designers and contractors of foreseeable exceptional risks resulting from the design activities carried out by HLM Architects Ltd, which are beyond those reasonably expected to be identified by a competent person as defined in the Construction (Design and Management) Regulations 2015 - Regulation 9 & 10 and Industry Guidance for Designers (Section 4) published by the CITB (2015)

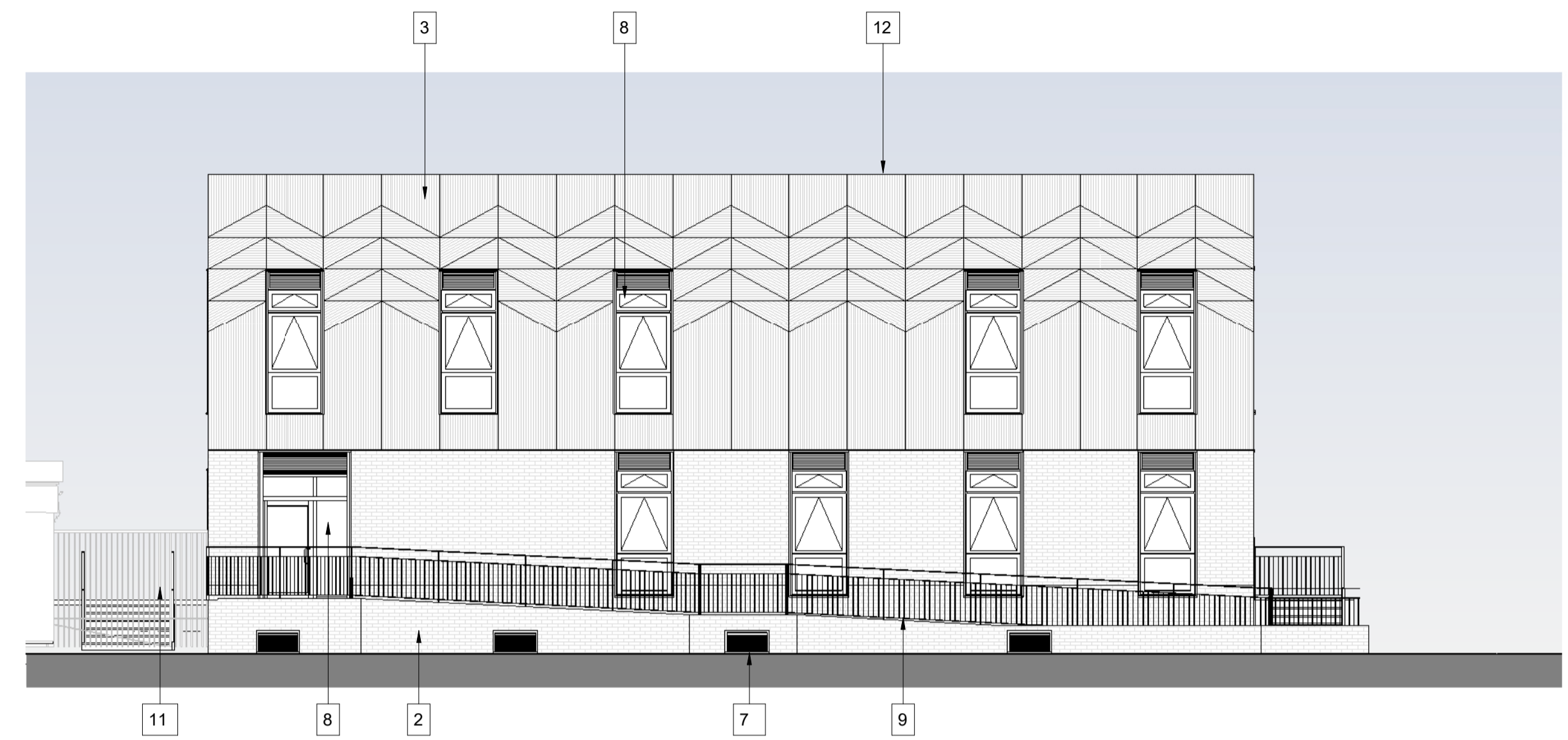
DRAWING REVIEWED	YES
EXCEPTIONAL RISKS / RISK CONTROL MEASURES	see warning triangle none or see warning triangle



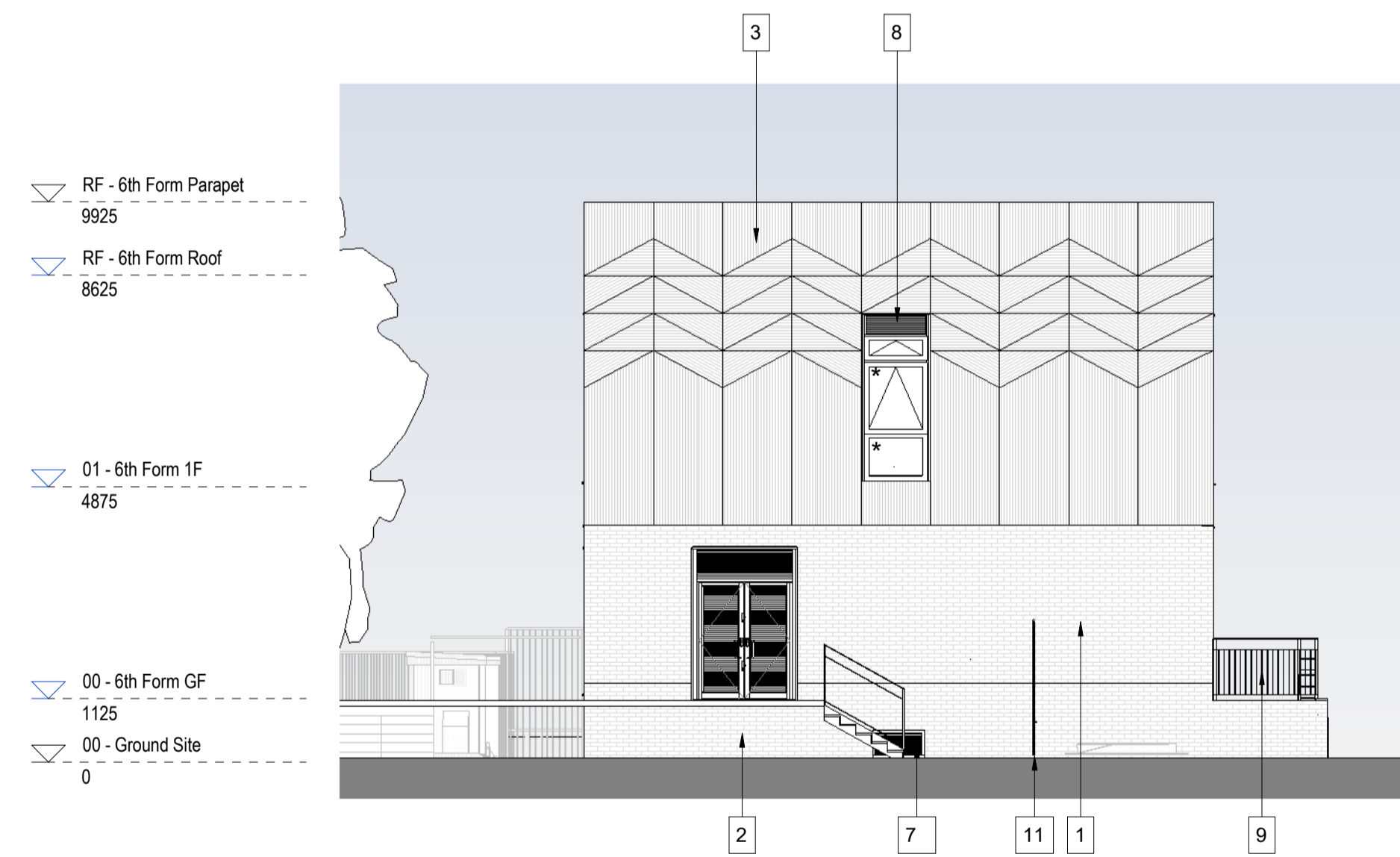
Elevation Sixth Form - East  
Scale: 1 : 100



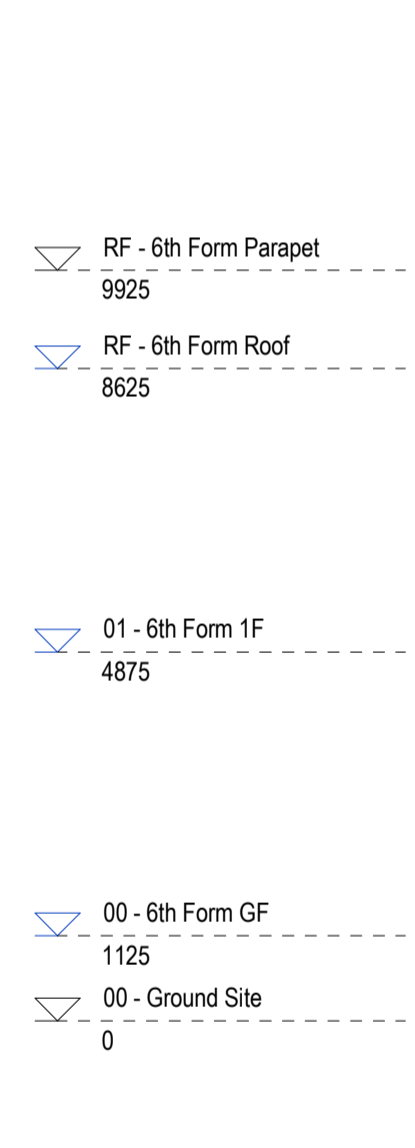
Elevation Sixth Form - South  
Scale: 1 : 100



Elevation Sixth Form - North  
Scale: 1 : 100



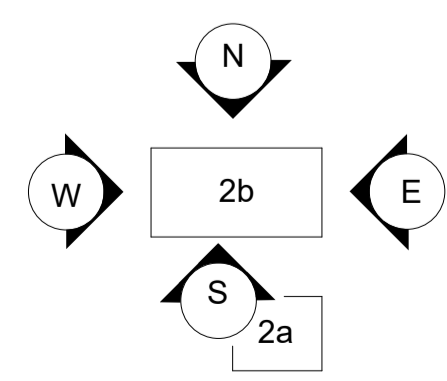
Elevation Sixth Form - West  
Scale: 1 : 100



120

KEY: EXTERNAL ELEVATIONS PHASE 2	
1	Product: Brick Slip Colour: White Grey
2	Product: Standard Handmade Brick Colour: White Grey
3	Product: Fibre Cement Panel Colour: Equitone Lines - Chalk
4	Product: PPC Aluminium Panels Colour: Corten Effect
5	Product: Curtain Wall Colour: Granite Grey Mullion - RAL 7026
6	Product: Column Colour: Granite Grey RAL 7026
7	Product: Louvre grate Colour: Granite Grey RAL 7026
8	Product: Window and Door, including louvres Colour: Granite Grey RAL 7026
9	Product: Handrail and Finings Colour: Corten RAL 307
10	Product: Track to receive flood defence barrier Colour: Granite Grey RAL 7026
11	Product: External Fence Colour: Refer to landscape drawings
12	Product: Parapet Capping Colour: Dark Grey
13	Product: External Door Hoop Colour: Refer to landscape drawings
14	Product: Signage Zone

NOTE: Products and colours to be equal or equivalent.  
\* Denotes obscure glazing to first floor low level opening windows with restricted openings to North & West facade as requested by planners to address overlooking issues.



Elevation Legend

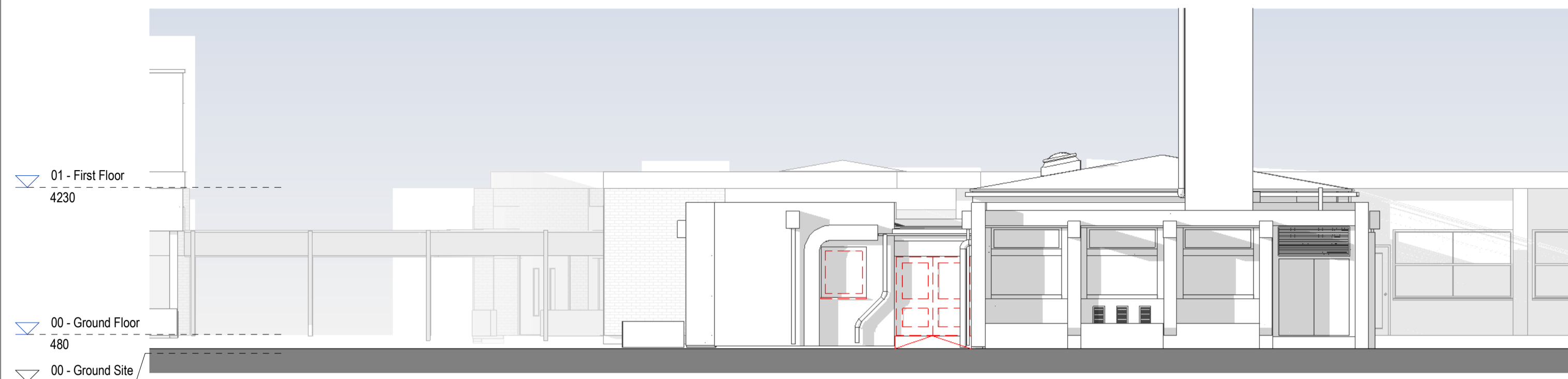
Project	The Emmbrook School	Title	GA ELEVATIONS (PHASE 2b) 6TH FORM
Client	WOKINGHAM BOROUGH COUNCIL	Scale @ A1	1:100@A1
Drawn	AL	Checked	KP
Date	11/11/2022	Revision	S4 STAGE APPROVAL
Drawing No.	EMM-HLM-P2-XX-DR-A-00301	Revision	

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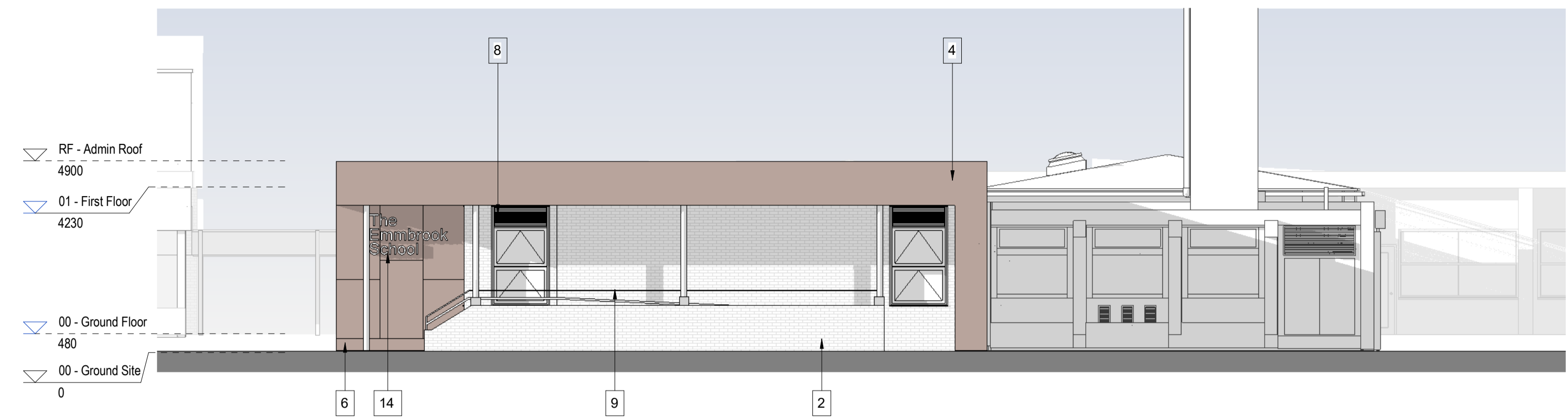
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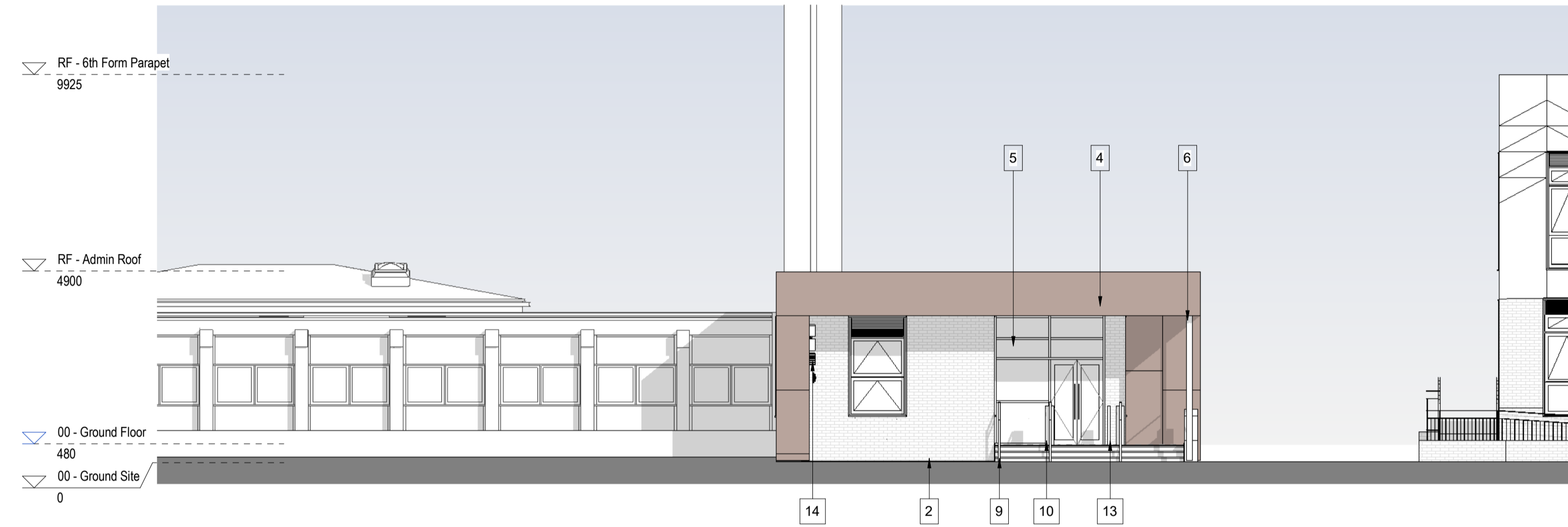
Elevation Admin - North Existing  
Scale: 1 : 100



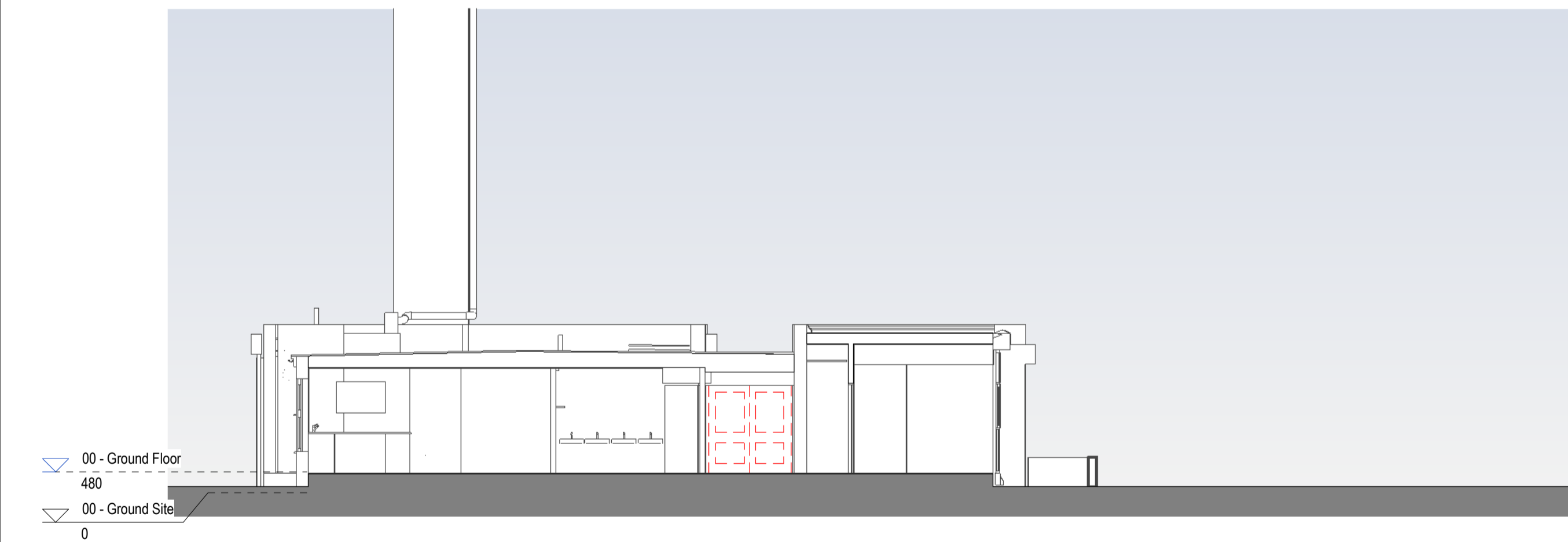
Elevation Admin - North Proposed  
Scale: 1 : 100



Elevation Admin - East Existing  
Scale: 1 : 100



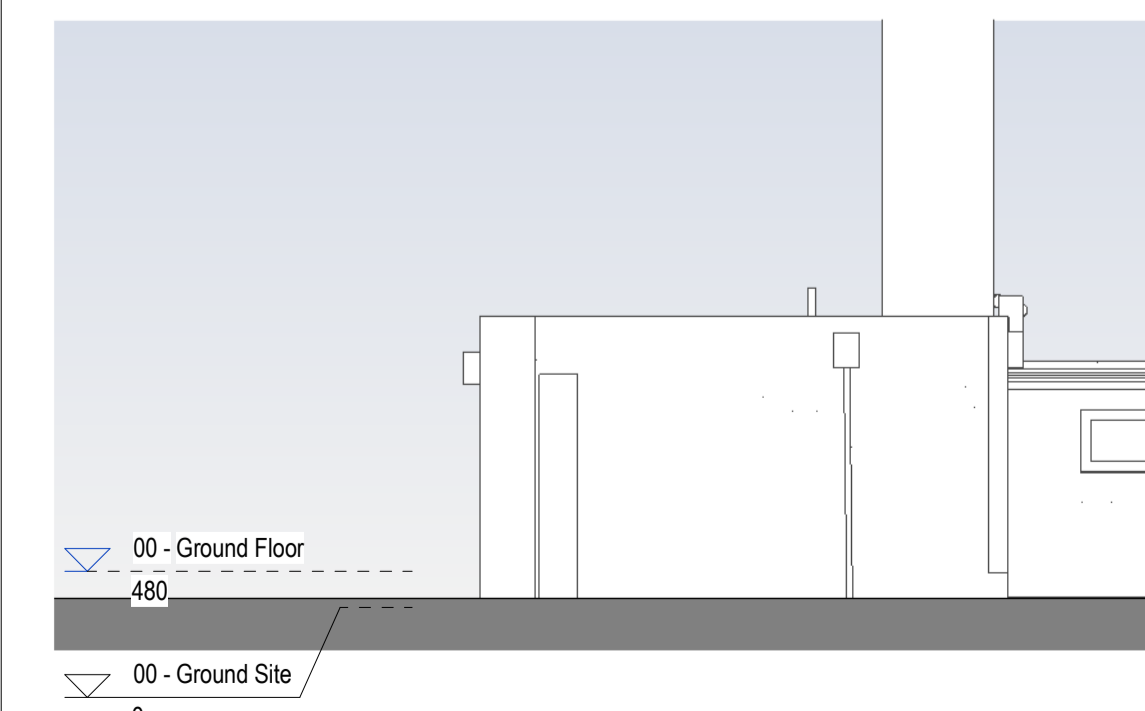
Elevation Admin - East Proposed  
Scale: 1 : 100



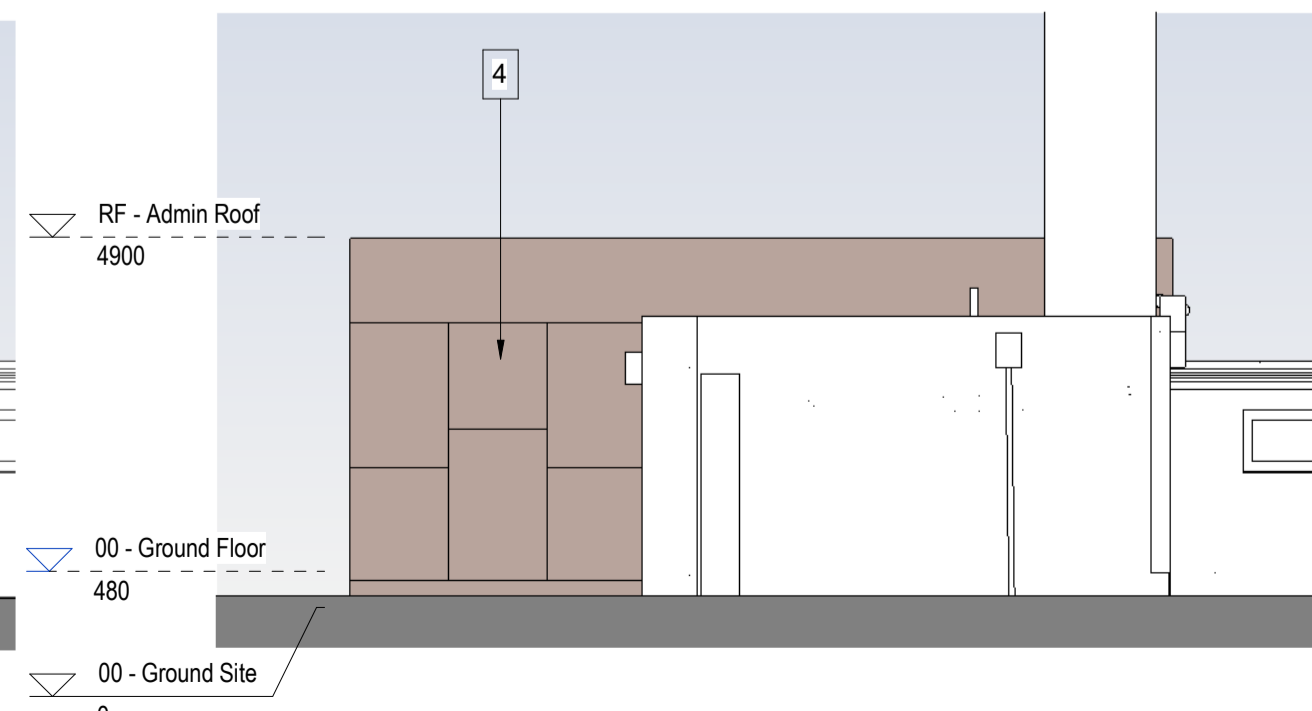
Elevation Admin - South Existing  
Scale: 1 : 100



Elevation Admin - South Proposed  
Scale: 1 : 100



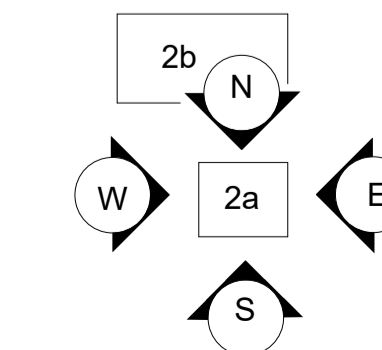
Elevation Admin - West Existing  
Scale: 1 : 100



Elevation Admin - West Proposed  
Scale: 1 : 100

KEY: EXTERNAL ELEVATIONS PHASE 2	
1	Product: Brick Slip Colour: White Grey
2	Product: Standard Handmade Brick Colour: White Grey
3	Product: Fibre Cement Panel Colour: Equitone Lines - Chalk
4	Product: PPC Aluminium Panels Colour: Corten Effect
5	Product: Curtain Wall Colour: Granite Grey Mullion - RAL 7026
6	Product: Column Colour: Granite Grey RAL 7026
7	Product: Louvre grate Colour: Granite Grey RAL 7026
8	Product: Window and Door, including louvers Colour: Granite Grey RAL 7026
9	Product: Handrail and Fixings Colour: Corten RAL 307
10	Product: Track to receive flood defence barrier Colour: Granite Grey RAL 7026
11	Product: External Fence Colour: Refer to landscape drawings
12	Product: Parapet Capping Colour: Dark Grey
13	Product: External Door Hoop Colour: Refer to landscape drawings
14	Product: Signage Zone

NOTE: Products and colours to be equal or equivalent.  
Existing elements to be demolished.



Elevation Legend

**CONSTRUCTION PHASE HAZARD IDENTIFICATION**  
In accordance with the Construction (Design & Management) Regulation 2015.

**CDM**  
The hazard sign is a notification to other designers and contractors of foreseeable exceptional risks resulting from the design solution carried out by HLM Architects Ltd. which are beyond those reasonably expected to be identified by a competent person: as defined in the Construction (Design and Management) Regulations 2015 - Regulation 9 & 10 and Industry Guidance for Designers (Section 4) published by the CDM (2015).

DRAWING REVIEWED	YES
EXCEPTIONAL RISKS / RISK CONTROL MEASURES	see warning triangle
yes or no	
none or see warning triangle	

Project: **The Emmbrook School** Title: **GA ELEVATIONS (PHASE 2a) ADMIN**

Client: **WOKINGHAM BOROUGH COUNCIL** Scale @ A1: 1:100@A1 Drawn: AL

Date: 11/11/2022 Checked: KP

Revisions: S4 STAGE APPROVAL  
Drawing No: EMM-HLM-P2-XX-DR-A-00302 Revision: P04

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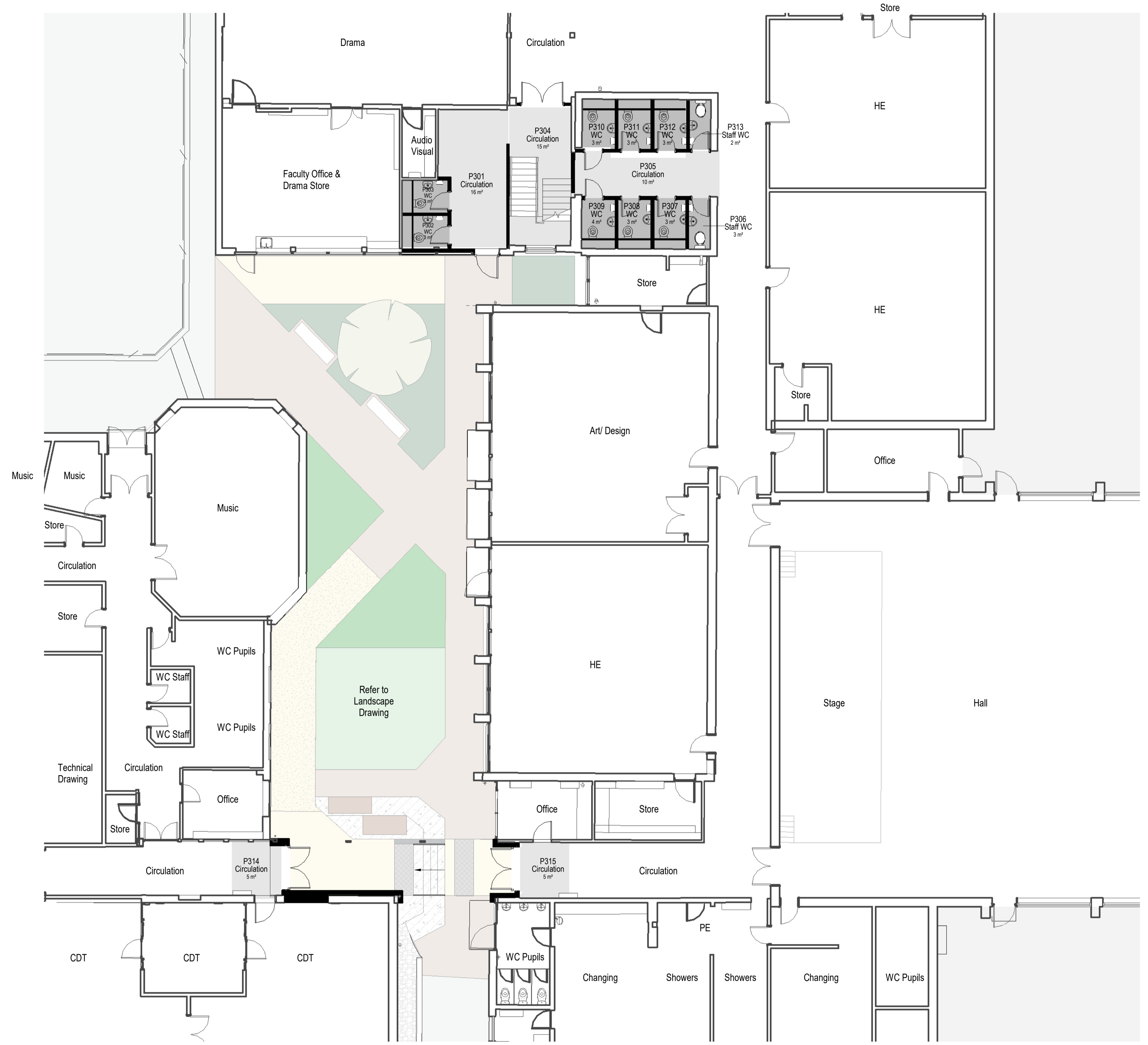
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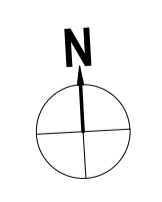
**HAZARD IDENTIFICATION**  
 In accordance with the Construction (Design & Management) Regulations 2015.

**CDM**  
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DRAWING REVIEWED	YES
EXCEPTIONAL RISKS / RISK CONTROL MEASURES	see warning triangle



123

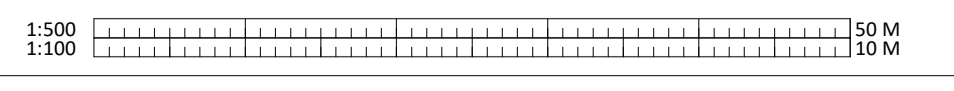


Project	The Emmbrook School	Title	GROUND FLOOR (PHASE 3) WC SUITE & LINK PROPOSED
Client	WOKINGHAM BOROUGH COUNCIL	Scale @ A1	1:100@A1
Drawn	AL	Checked	KP
Date	11/11/2022	Revision	S4 STAGE APPROVAL
Drawing No.	EMM-HLM-P3-00-DR-A-00153	Revision	P04

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PLN	PLANNING APPLICATION ISSUE	11/11/2022	AL	KP
POS	STAGE ISSUE	11/11/2022	KW	AL
POS	SMART ISSUE	04/04/2022	AL	KP
POS	DRAFT ISSUE	28/09/2022	AL	KP

Rev	Description	Date	By	CHK

**HAZARD IDENTIFICATION**  
 In accordance with the Construction (Design & Management) Regulations 2015.

**CDM**  
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<b>DRAWING REVIEWED</b> yes or no	YES
<b>EXCEPTIONAL RISKS / RISK CONTROL MEASURES</b> none or see warning triangle	see warning triangle

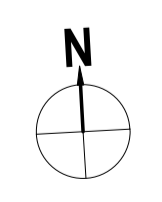


124

**DEMOLITION NOTES:**

- Existing elements to be demolished.
- Demolished Buildings/ Masonry Walls

Refer to elevation & sections also.



Project	The Emmbrook School		Title	GROUND FLOOR (PHASE 3) WC SUITE & LINK EXISTING	
Client	WOKINGHAM BOROUGH COUNCIL		Scale @ A1	1:100@A1	Drawn
			Date	11/11/2022	Checked
					KP

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Scale: 1:50, 1:100, 1:1000

5 M, 10 M, 50 M, 100 M

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PLN PLANNING APPLICATION ISSUE	11/10/2022	AL	KP
POS STAGE ISSUE	11/10/2022	KW	AL
POS DRAFT ISSUE	11/10/2022	AL	KP
POS DRAFT ISSUE	28/09/2022	AL	KP

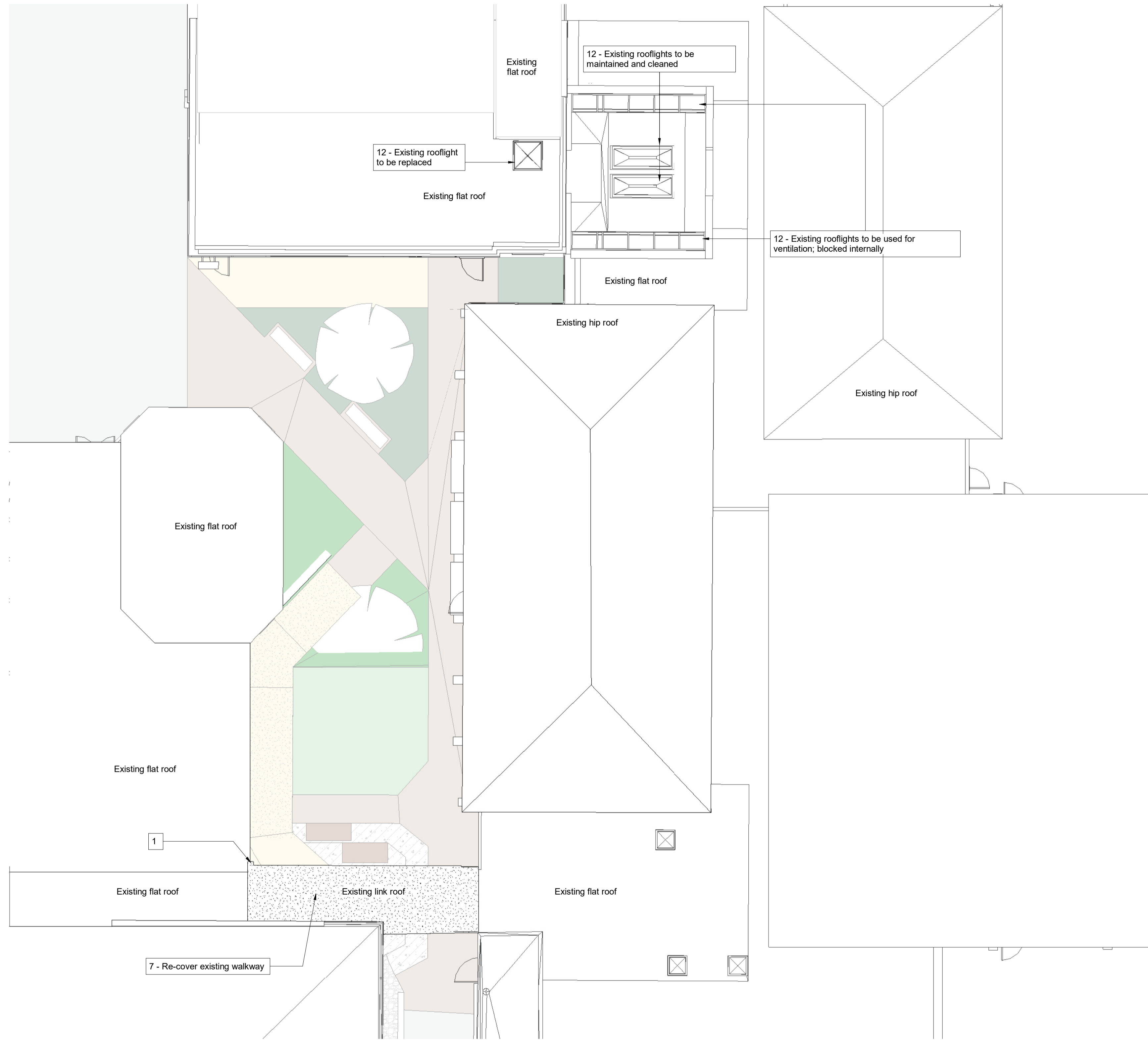
Rev	Description	Date	By	CHK

Revisions	S4 STAGE APPROVAL	Subtality
Drawing No.	EMM-HLM-P3-00-DR-A-00173	Revision
		P04

**CONSTRUCTION PHASE HAZARD IDENTIFICATION**  
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<b>DRAWING REVIEWED</b> yes or no	YES
<b>EXCEPTIONAL RISKS / RISK CONTROL MEASURES</b> none or see warning triangle	see warning triangle



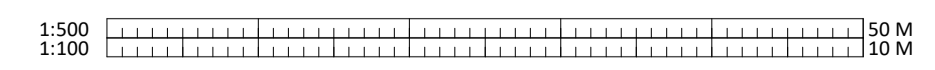
125

Roof Legened	
1	Rainwater pipes
2	Aluminium Capping
3	Upstand
7	Roofing Membrane laid to deck
8	Indicate direction of fall
12	Existing & Proposed Rooflights



Project	The Emmbrook School	Title	ROOF PLAN (PHASE 3) WC SUITE & LINK PROPOSED	Scale @ A1	1:100@A1	Drawn	AL	Date	11/11/2022	Checked	KP
Client	WOKINGHAM BOROUGH COUNCIL	Revisions	EMM-HLM-P3-RF-DR-A-00133	Subsability	S4 STAGE APPROVAL	Revision	P04				
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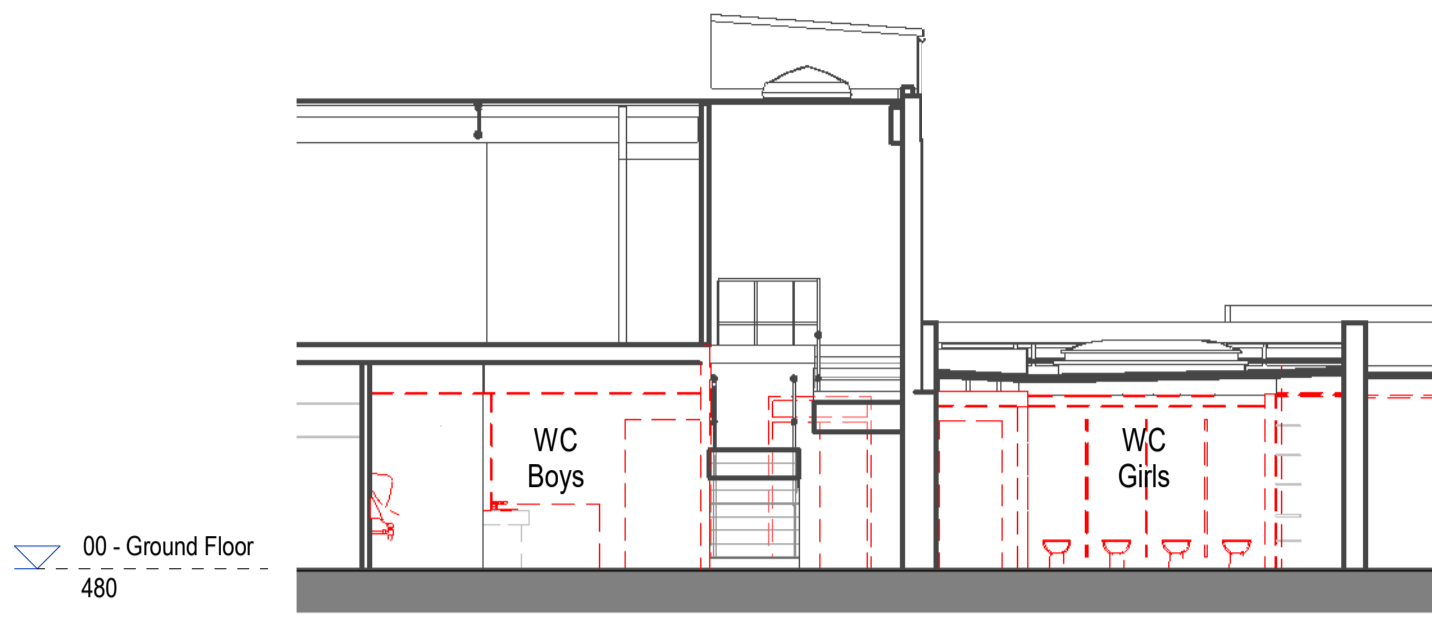
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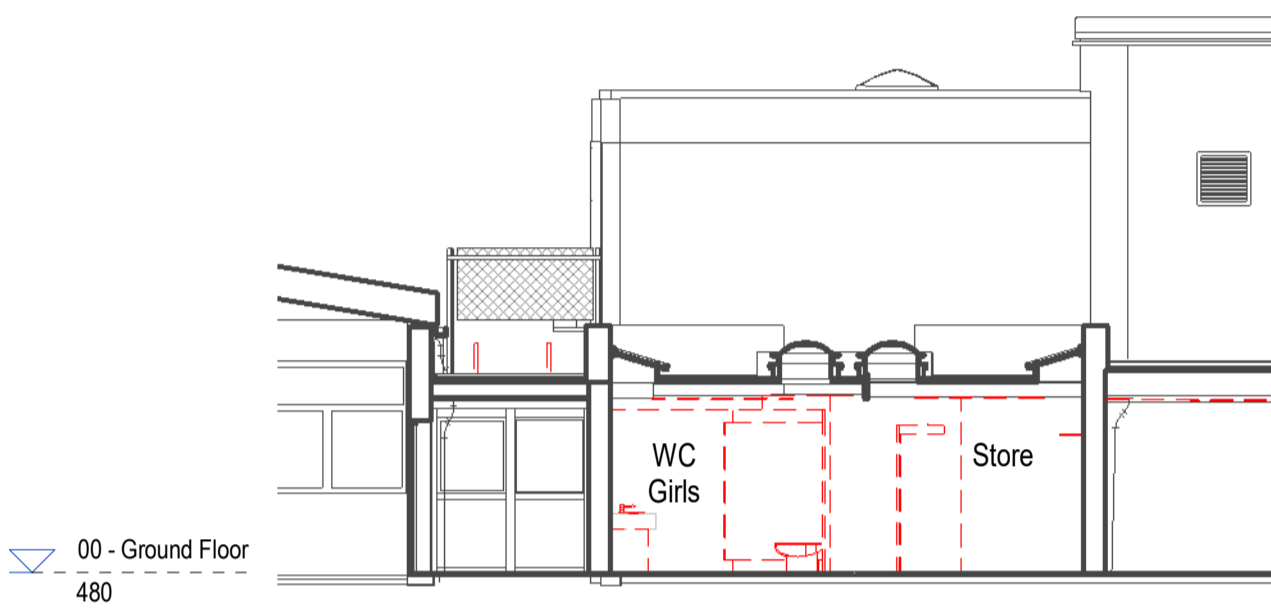
**CONSTRUCTION PHASE HAZARD IDENTIFICATION**  
 In accordance with the Construction (Design & Management) Regulations 2015.

**CDM**  
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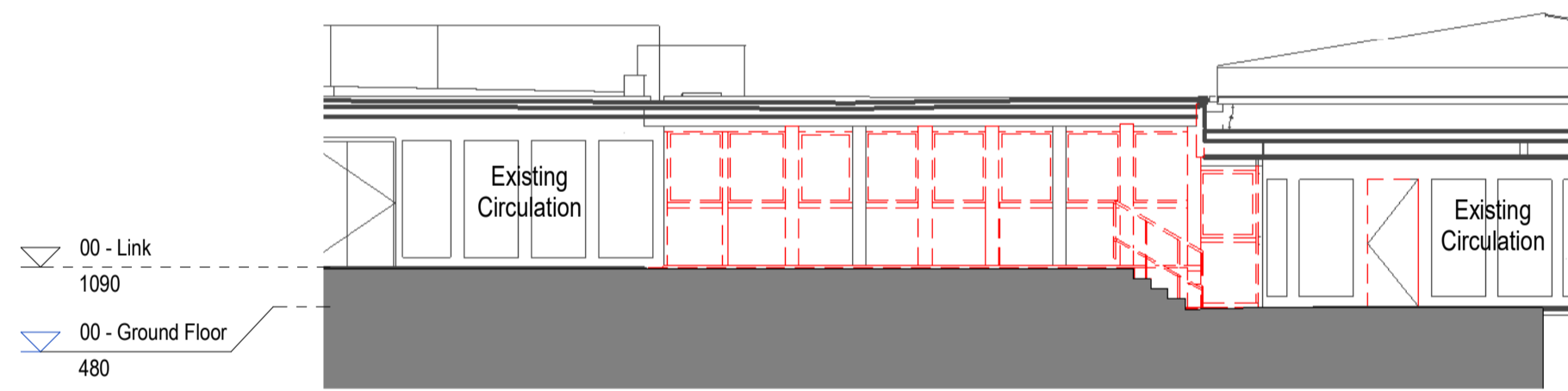
DRAWING REVIEWED	YES
EXCEPTIONAL RISKS / RISK CONTROL MEASURES	see warning triangle none or see warning triangle



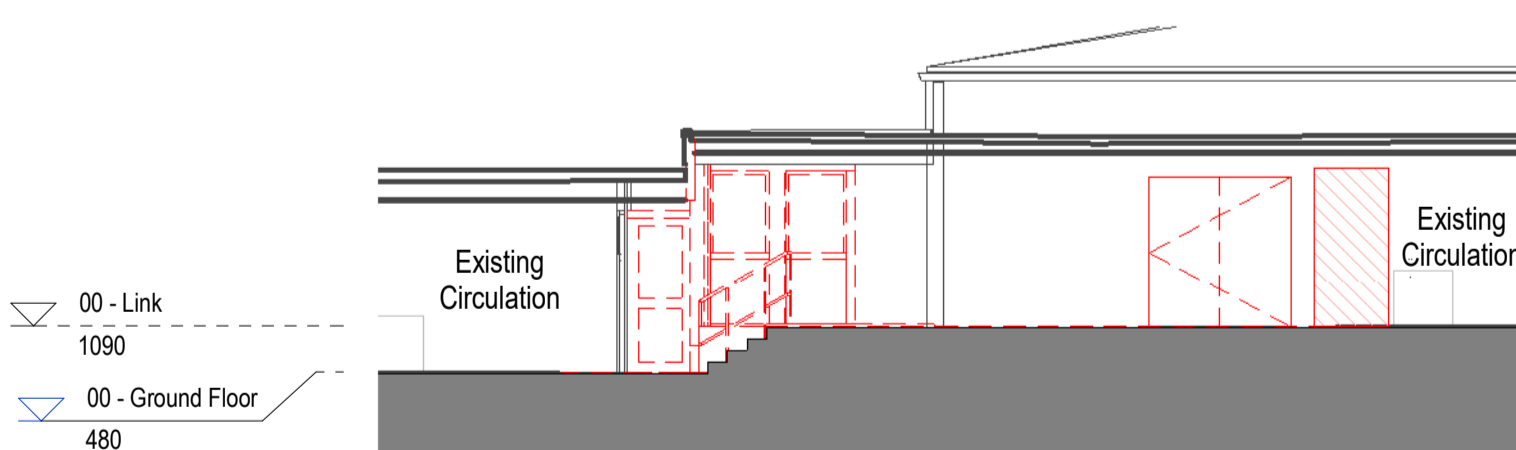
Phase 3 Section A-A Existing WC Suite  
 Scale: 1 : 100



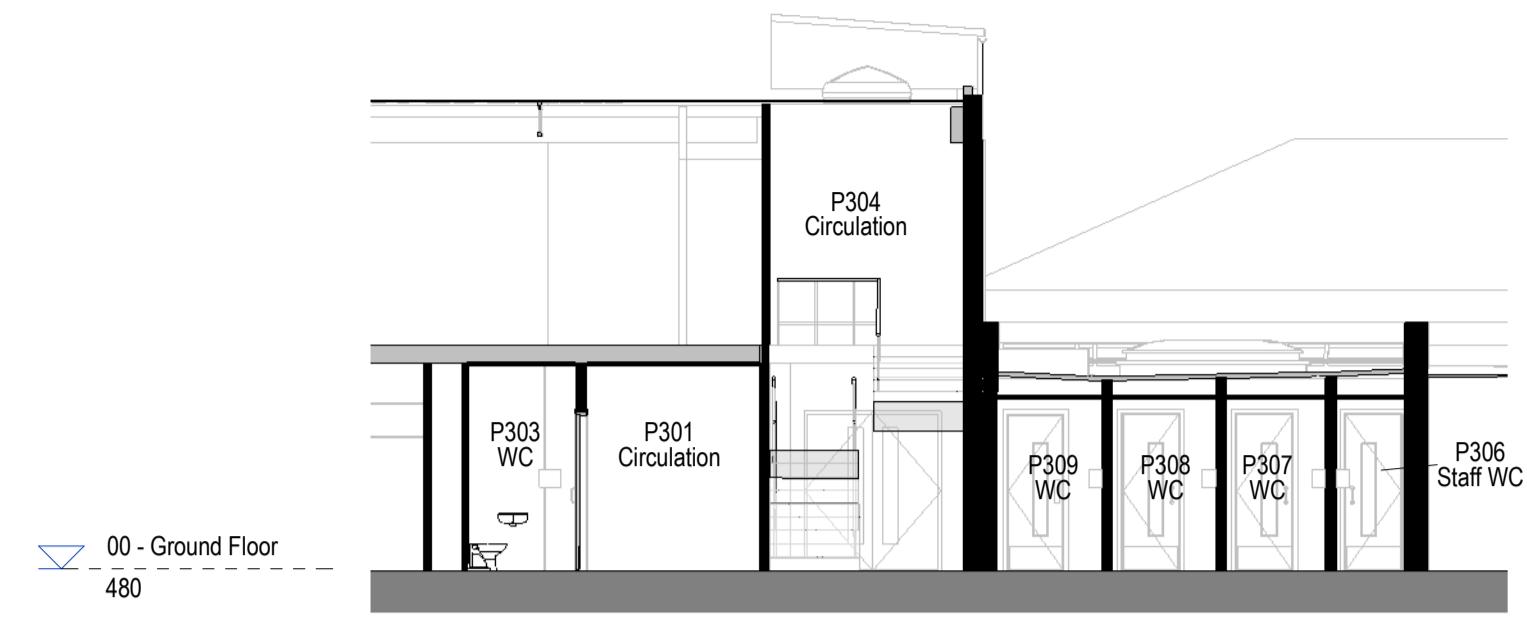
Phase 3 Section B-B Existing WC Suite  
 Scale: 1 : 100



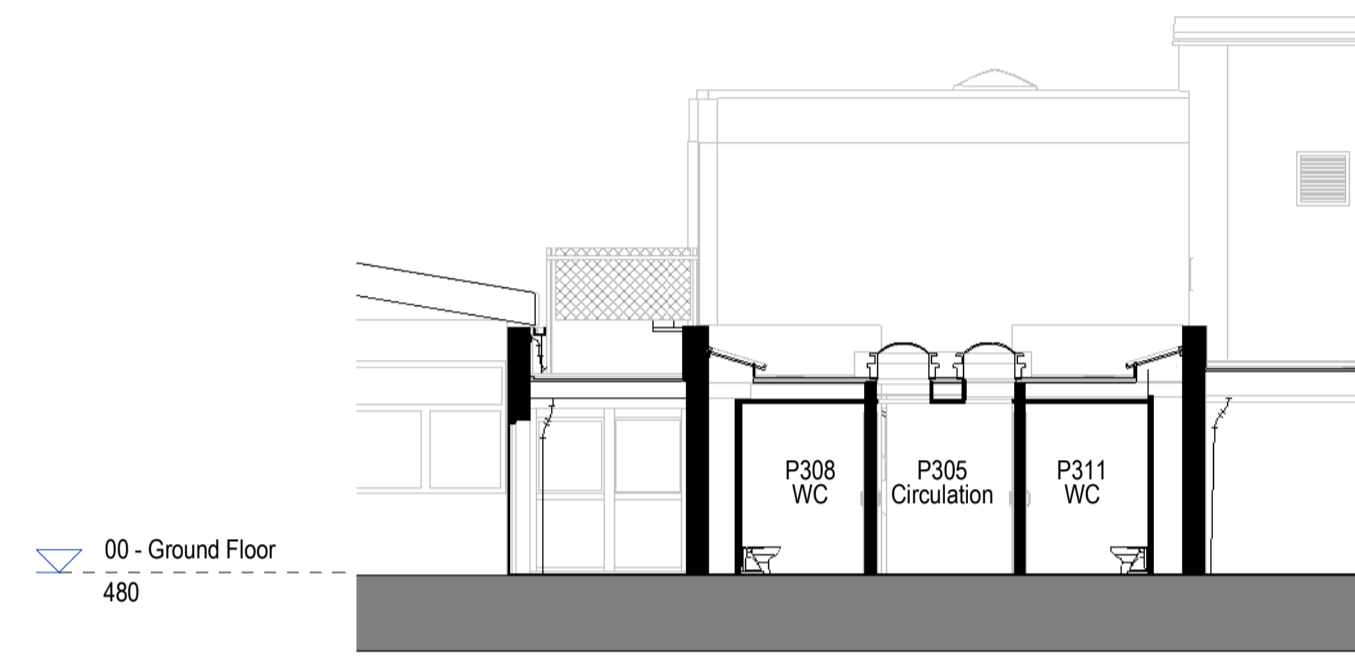
Phase 3 Section C-C Existing Link  
 Scale: 1 : 100



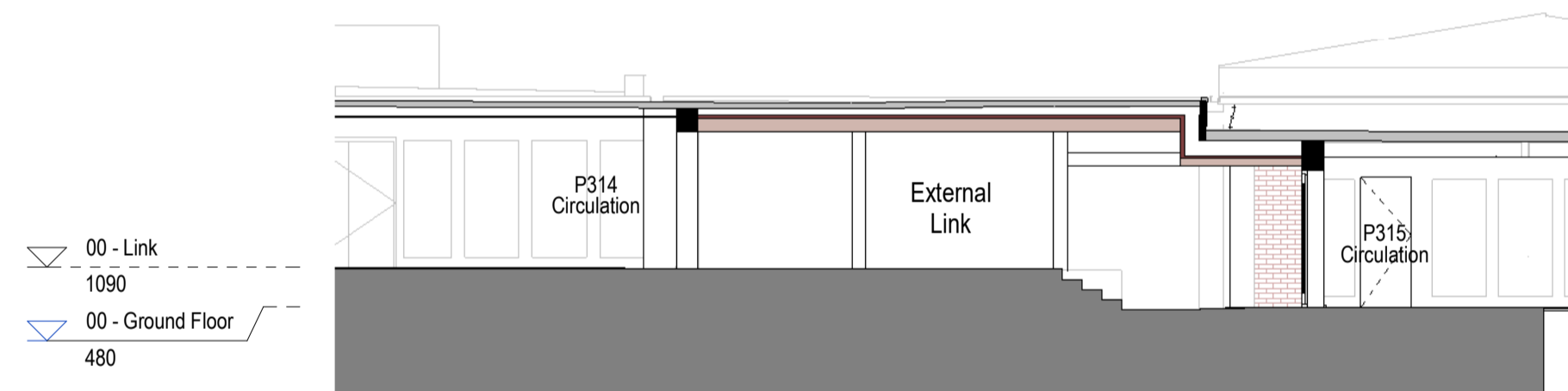
Phase 3 Section D-D Existing Link  
 Scale: 1 : 100



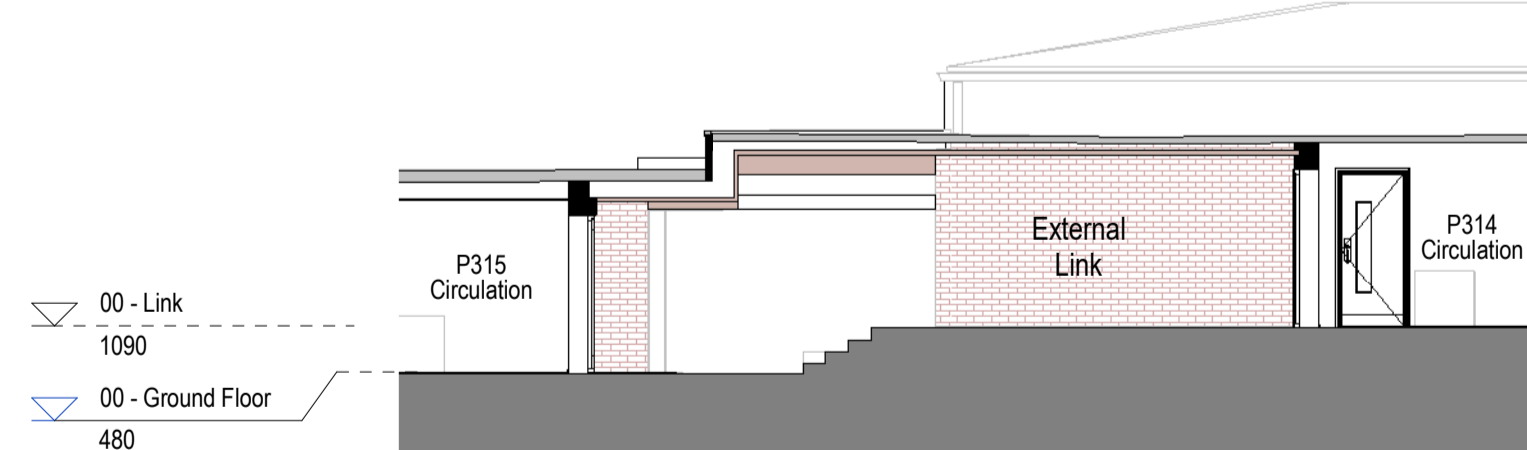
Phase 3 Section A-A Proposed WC Suite  
 Scale: 1 : 100



Phase 3 Section B-B Proposed WC Suite  
 Scale: 1 : 100



Phase 3 Section C-C Proposed Link  
 Scale: 1 : 100

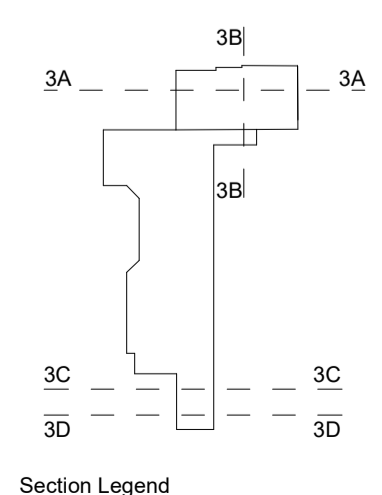


Phase 3 Section D-D Proposed Link  
 Scale: 1 : 100

**DEMOLITION NOTES:**

- Existing elements to be demolished.
- Demolished Buildings/ Masonry Walls

Refer to elevation sheet for further sections also.



Section Legend

Project	The Emmbrook School		Title	GA SECTION (PHASE 3) WC SUITE & LINK	
Client	WOLKINGHAM BOROUGH COUNCIL		Scale @ A1	1:100@A1	Drawn
			Date	11/11/2022	Checked
					KP

Revisions	S4 STAGE APPROVAL	Suitability	APPROVAL
Drawing No.	EMM-HLM-P3-XX-DR-A-00203	Revision	P04

Pol.	PLANNING APPLICATION ISSUE	11/11/2022	AL	KP
Proj.	STAGE ISSUE	11/11/2022	KW	AL
Pos.	DRAFT ISSUE	10/10/2022	AL	KP
Pre.	DRAFT ISSUE	09/10/2022	AL	KP
Rev.	Description	Date	By	CHK

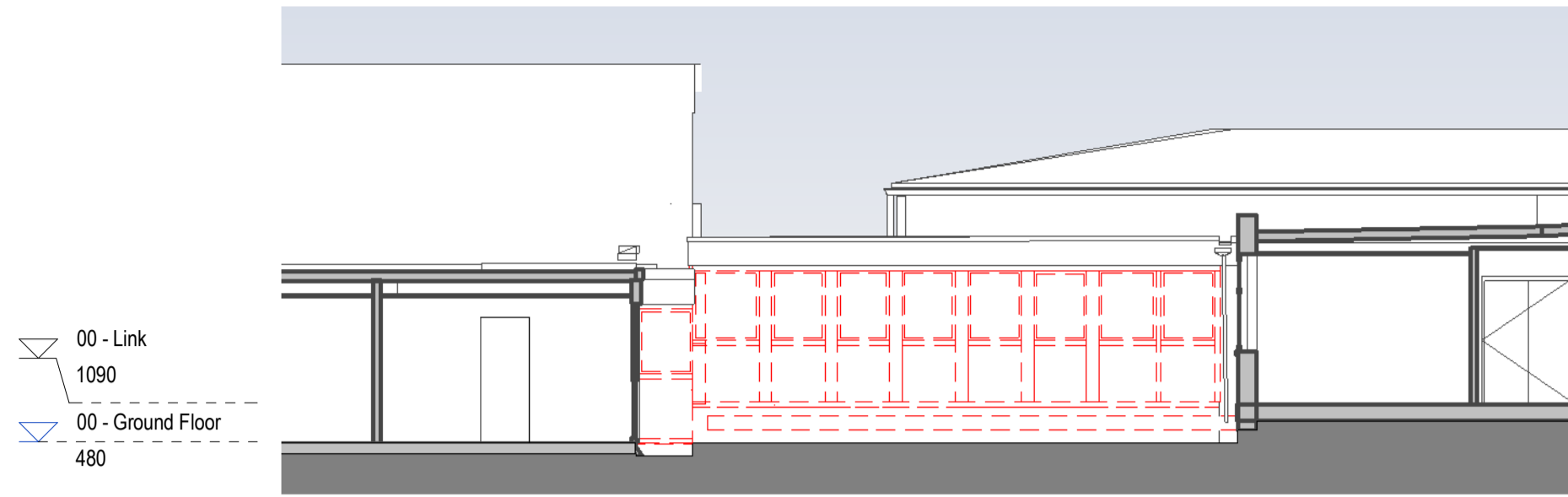
  

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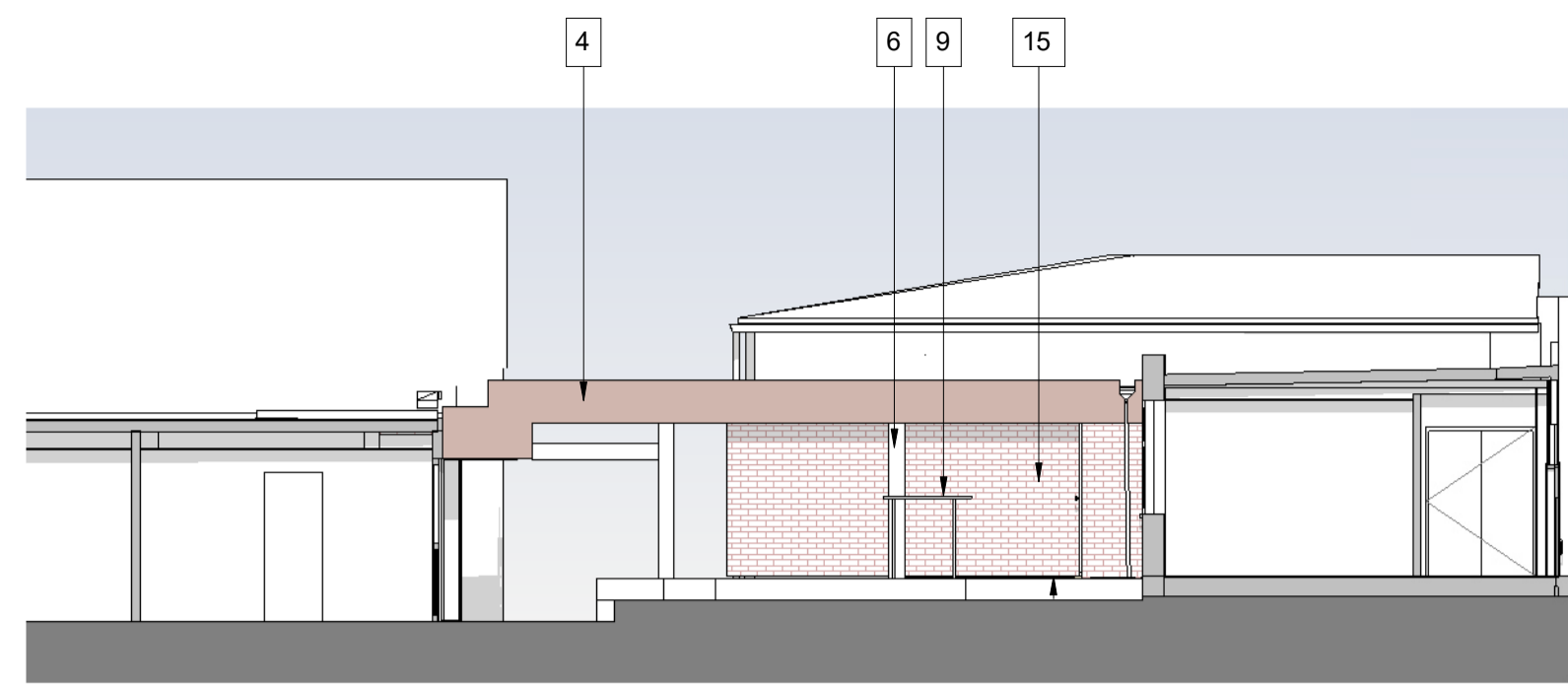
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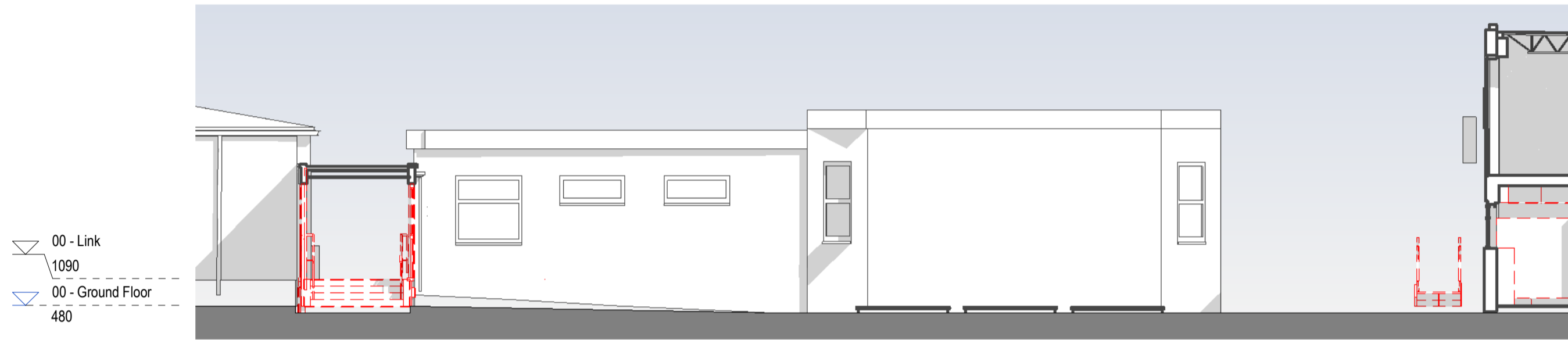
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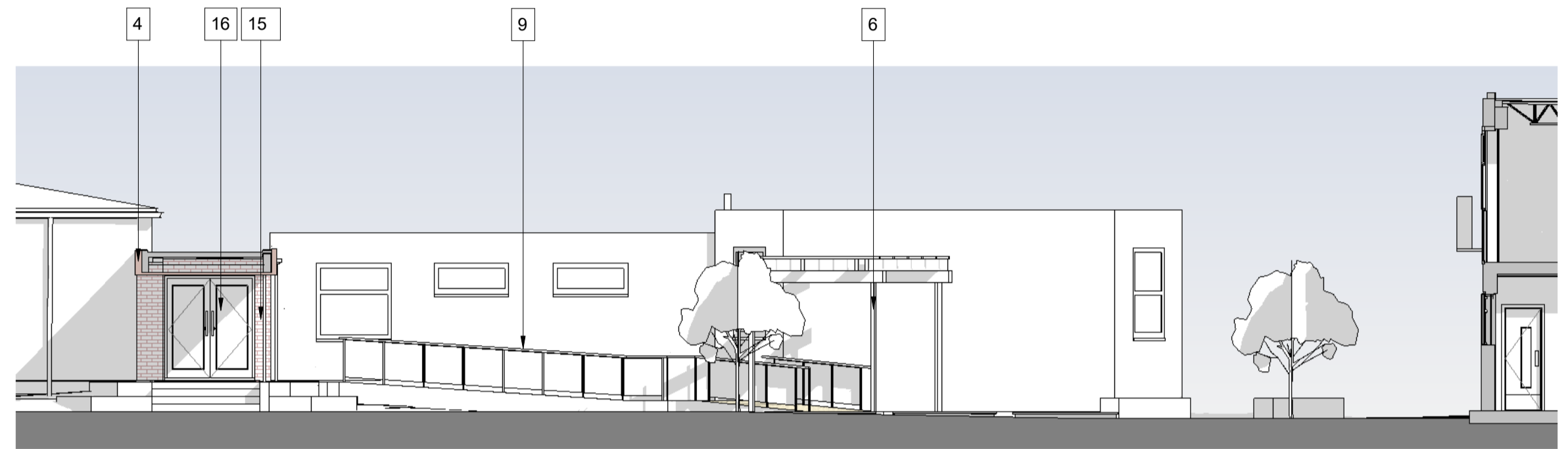
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Scale: 1 : 100



Elevation Courtyard - North Proposed  
Scale: 1 : 100



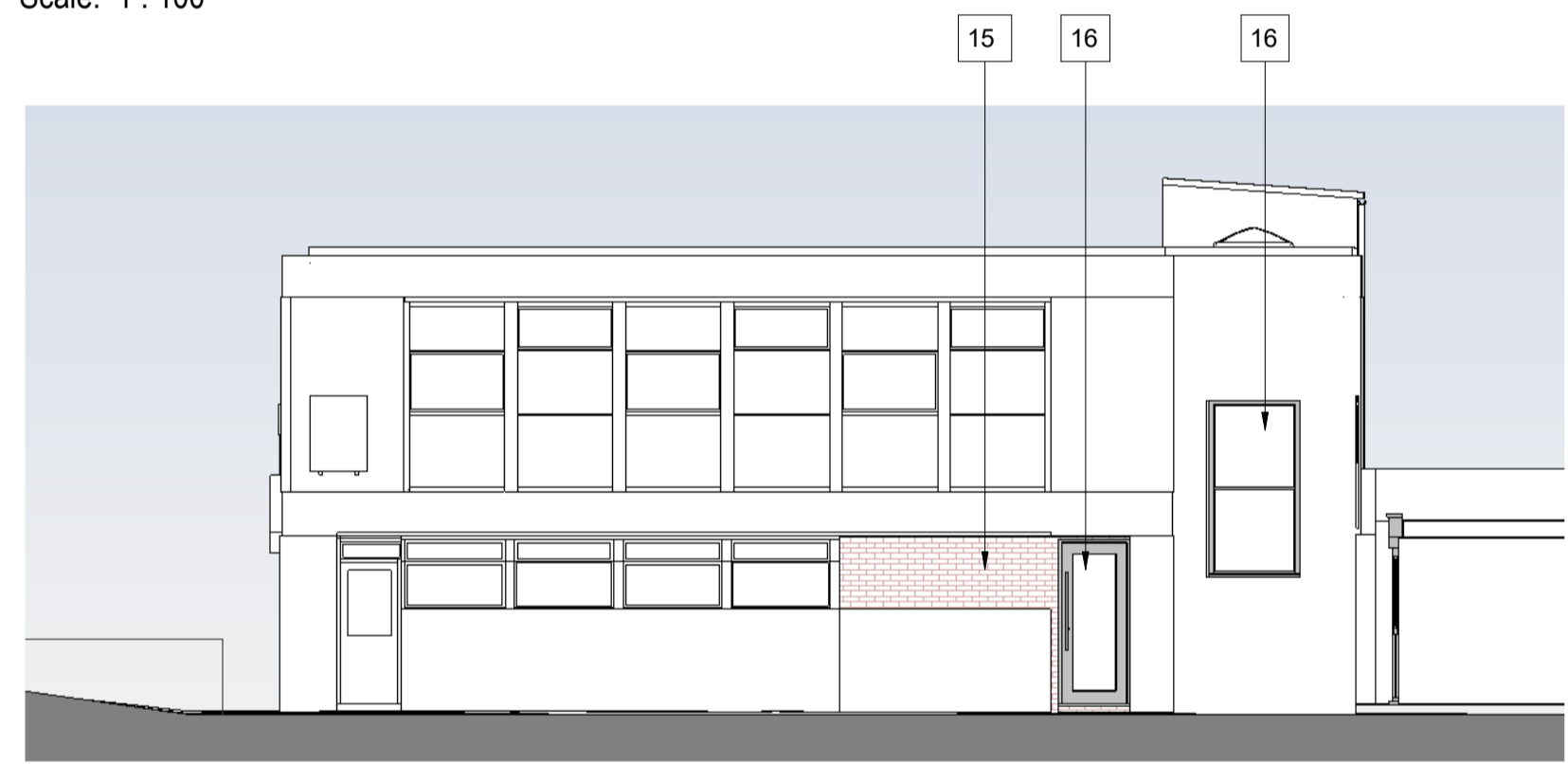
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Scale: 1 : 100



Elevation Courtyard - East Proposed  
Scale: 1 : 100



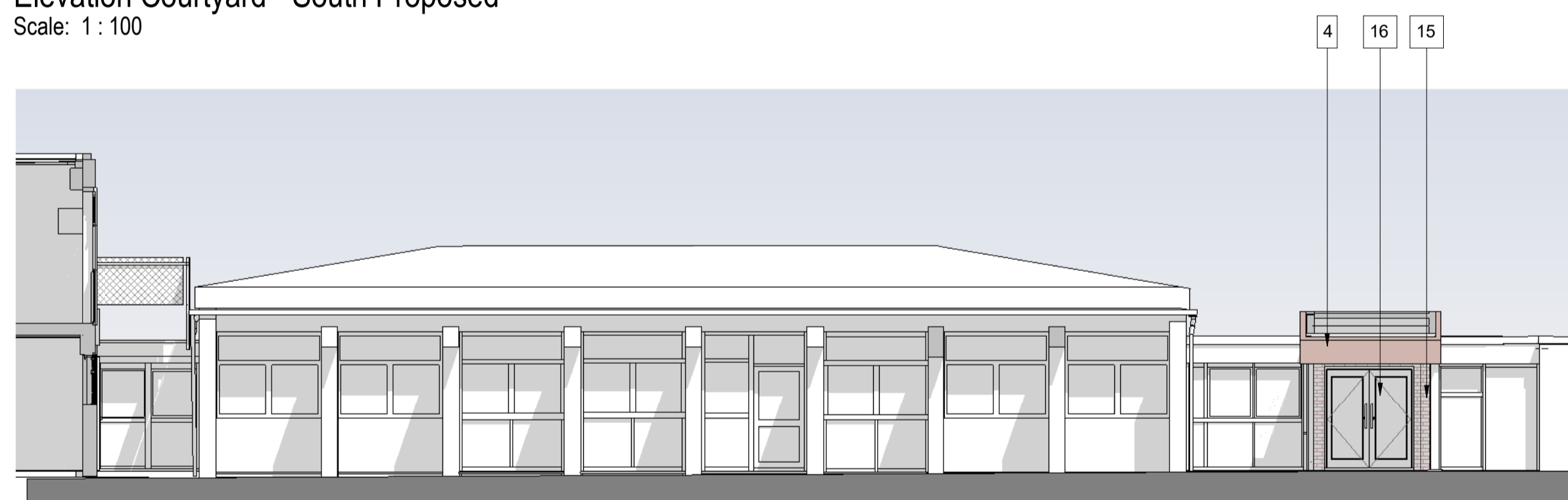
Elevation Courtyard - South Existing  
Scale: 1 : 100



Elevation Courtyard - South Proposed  
Scale: 1 : 100



Elevation Courtyard - West Existing  
Scale: 1 : 100



Elevation Courtyard - West Proposed  
Scale: 1 : 100

**CONSTRUCTION PHASE HAZARD IDENTIFICATION**  
In accordance with the Construction (Design & Management) Regulations 2015.

**CDM**  
The hazard sign is a notification to other designers and contractors of foreseeable exceptional risks resulting from the design activities carried out by HLM Architects Ltd, which are beyond those reasonably expected to be identified by a competent person as defined in the Construction (Design and Management) Regulations 2015 - Regulation 9 & 10 and Industry Guidance for Designers (Section 4) published by the CIBB (2015).

DRAWING REVIEWED	YES
EXCEPTIONAL RISKS / RISK CONTROL MEASURES	see warning triangle

00 - Link  
1090  
00 - Ground Floor  
480

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1090  
00 - Ground Floor  
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**KEY: EXTERNAL ELEVATIONS PHASE 3**

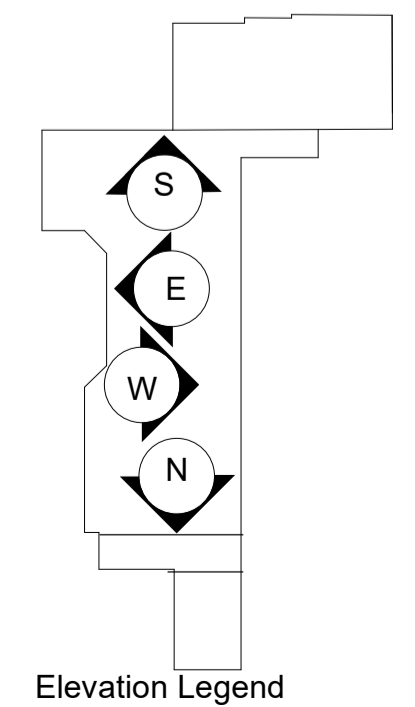
4	Product: PPC Aluminum Panels Colour: Corten Effect
6	Product: Column Colour: Granite Grey RAL 7026
9	Product: Handrail and Finings Colour: Corten RAL 3011
13	Product: External Door Hoop Colour: Refer to landscape drawings
15	Product: CourtyardLink Brick Colour: Red to match existing
16	Product: Window and Door, including louvers Colour: White to match existing

**NOTE:** Products and colours to be equal or equivalent.

Existing elements to be demolished.

Demolished Buildings/ Masonry Walls

Refer to section sheet also.



Project	The Emmbrook School	Title	GA ELEVATIONS (PHASE3) LINK COURTYARD
Client	WOKINGHAM BOROUGH COUNCIL	Scale @ A1	1:100@A1
Drawn	AL	Checked	KP
Date	11/11/2022	Subtality	S4 STAGE APPROVAL
Revisions	EMM-HLM-P3-XX-DR-A-00303	Revision	P04

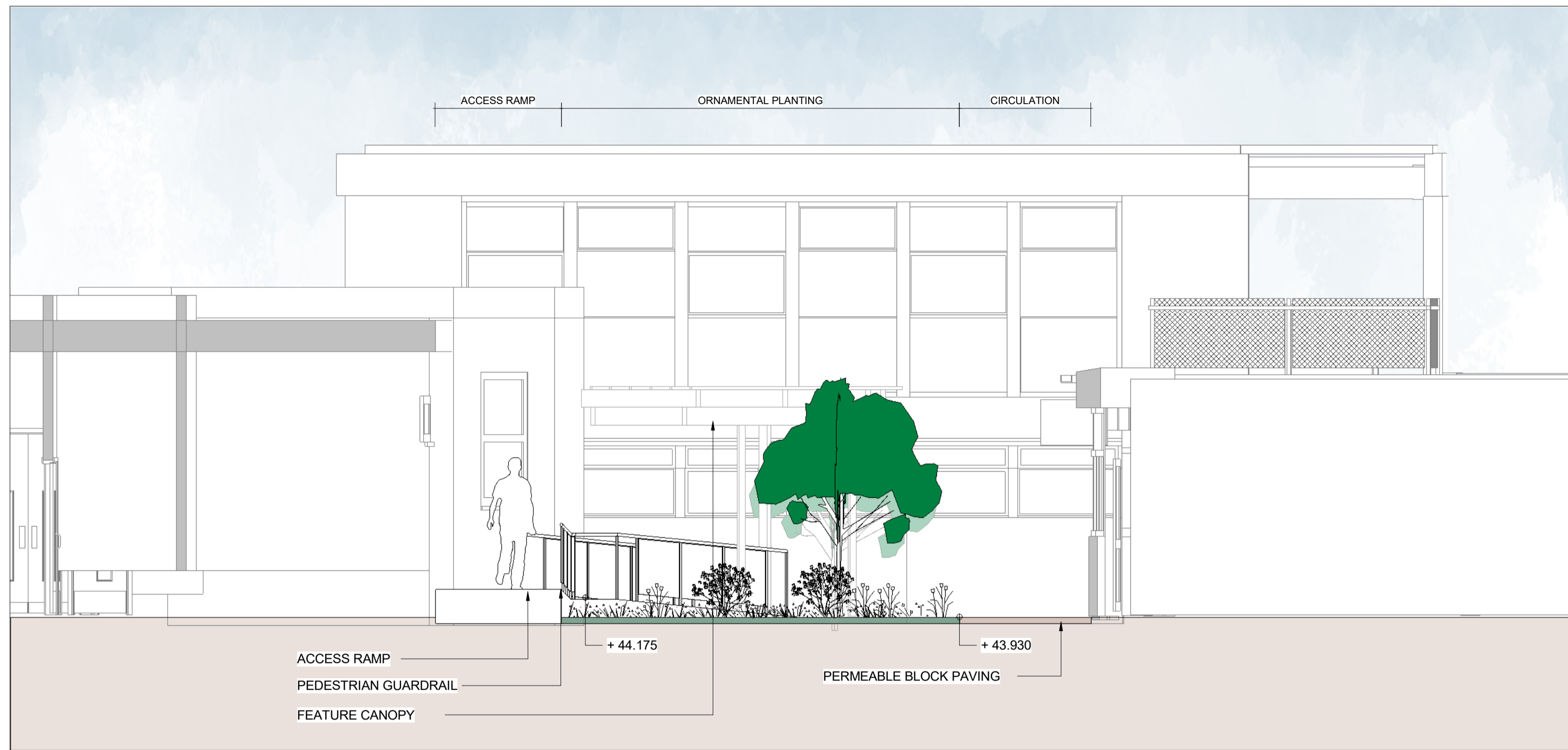
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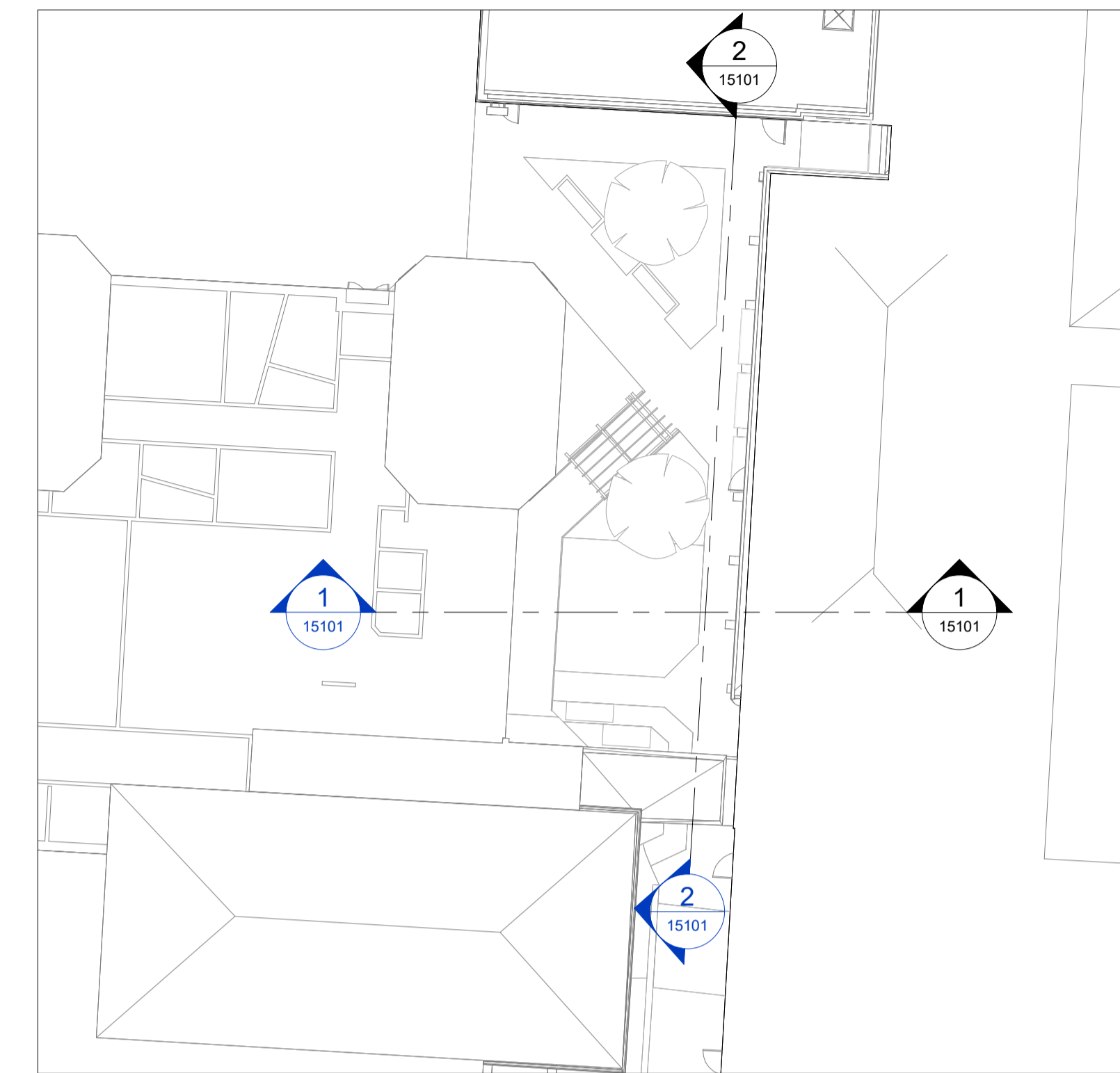
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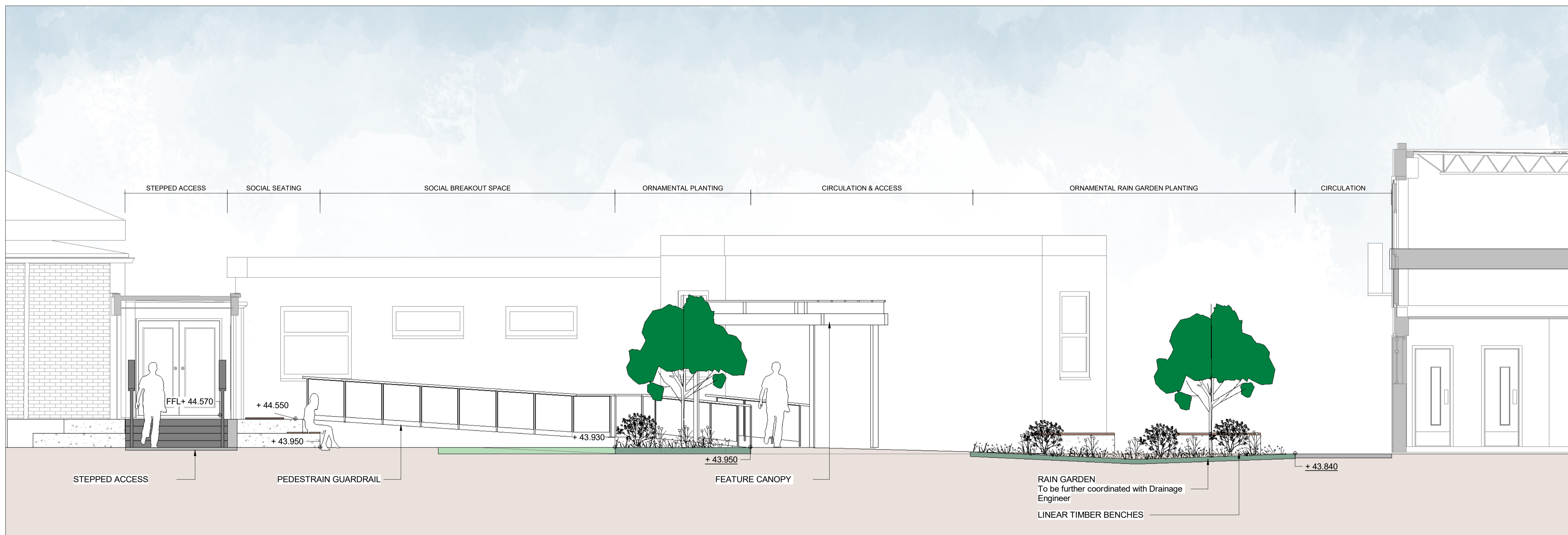
**PHASE 3 SECTION 1**  
Scale: 1 : 50



**SECTION LOCATION PLAN**  
Scale: 1 : 200

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50 M  
1:50  
1:100



**PHASE 3 SECTION 2**  
Scale: 1 : 50

Rev	Description	Date	By	Chk	Suitability
P03	ISSUED FOR PLANNING	11/11/22	AF	CM	
P02	ISSUED FOR STAGE 3 CLIENT REVIEW	11/10/22	AF	NI	
P01	PRELIMINARY DRAFT ISSUE FOR COMMENT	01/09/22	AF	NI	

Revisions	Suitability
Project	S4 STAGE APPROVAL

**The Emmbrook School - Landscape**

Client  
**HLM ARCHITECTS**

Title  
**SITE SECTIONS**

Drawing No.	Revision
EMM-HLM-ZZ-00-DR-L-15101	P03

Scale	Drawn
As indicated @A1	AF
Date	Checked
11/11/22	CM

50 M  
1:50  
1:100

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# Agenda Item 95.

Application Number	Expiry Date	Parish	Ward
223603	21 March 2023	Wokingham Town	Wescott;

<b>Applicant</b>	Wokingham Borough Council
<b>Site Address</b>	St Crispin's School, London Road, Wokingham, RG40 1SS
<b>Proposal</b>	Full application for the proposed erection of a single storey extension to the existing dining hall and a two-storey extension to the existing Sixth Form block to provide 8 no. new classrooms, plus a new canopy to the front entrance and a services and bin store, following demolition of the existing services and bin store.
<b>Type</b>	Full
<b>Officer</b>	Joanna Carter
<b>Reason for determination by committee</b>	Major application Applicant is the Borough Council and the approval would give rise to employment of more staff and increase in pupil numbers

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 8 March 2023
<b>REPORT PREPARED BY</b>	Assistant Director – Place and Growth
<b>RECOMMENDATION</b>	<b>APPROVAL subject to conditions and informatives</b>

## SUMMARY

The application relates to an existing Grade II listed secondary school which is proposed to be extended to address the shortfall in secondary school places as of September 2023. The application was put forward as part of the Council's strategy to address this shortfall by extending three existing schools.

It is acknowledged that the proposal would result in harm to the heritage asset, however the National Planning Policy Framework (NPPF) requires that Members balance this harm against the public benefits the proposal would bring. In their consideration, Members need to have special regard to the desirability of preserving the features of special architectural or historic interest the heritage asset possesses. The NPPF also requires decision makers to give great weight to the need to create or expand schools. In officers' view, the combined public benefits (which comprise social, environmental and economic benefits) that are provided by the scheme would outweigh the harm to the heritage asset.

Whilst some conflict with the development plan policies relating to heritage assets has been identified, given that the identified harm to heritage asset is outweighed by public benefits associated with the scheme, it is considered that the principle of development of the school accords with the policies of the Local Plan taken as a whole, and that there are no material considerations that indicate the application should be refused.

## RELEVANT PLANNING HISTORY

App No.	Description	Decision/Date
TP 284	Erection of school	Approved 18 May 1951
S/5/1960	Unit for 20 children	Approved 13 July 1960
S/20/1970	Eight class junior school	Approved 26 November 1970
S/4/1971	Erection of 7 unit and 4-unit terrapins	Approved 14 May 1971

S/17/1972	Addition of teaching lab	Approved 3 January 1973
S/8/1973	3 holder classrooms	Approved 22 June 1973
S/10/1973	Temporary access from London Road	Approved 16 August 1973
01967	Caravan for careers interviews (temp)	Approved 20 February 1975
03157	Sports complex (outline)	Approved 5 December 1975
03188	Extensions to school buildings (outline)	Unknown
03776	Science and maths block	Approved 2 July 1976
04278	Sports complex	Approved 15 April 1976
07680	Caravan for careers interviews (temp)	Approved 16 February 1978
08638	Playground at sports centre (temp)	Approved 6 July 1978
09371	Caravan for careers interviews (temp)	Approved 26 October 1978
10665	Covered playground area	Approved 4 May 1979
11667	Floodlights for hardcourt area for commercial use	Approved 27 September 1979
14726	Mobile home for caretaker during building operations	Approved 15 January 1981
15965	Playground at sports centre (temp)	Approved 30 July 1981
17701	Roof over storage area of sports complex	Approved 1 July 1982
19968	Non illuminated signage	Approved 25 August 1983
21761	Extension to sports centre	Approved 28 June 1984
29155	Extension to day centre and parking	Approved 22 March 1988
36226	Skateboard ramps (temp)	Approved 1 August 1992
43226	Skateboard ramps	Approved 12 September 1994
FP/1995/3750	Refurbishment of shower areas	Approved 8 August 1995
A/1996/63386	School signage	Approved 30 April 1996
LA/1996/ 63973	Replacement of school signage	Approved 10 July 1996
FP/1999/8872	Refurbishment and conversion of squash court area	Approved 26 July 1999
A/1999/70776	Wall mounted illuminated signage	Approved 25 January 2000
F/2001/4707	Air conditioning plant	Approved 12 January 2004
LB/2001/5207	Three single storey classrooms, toilets and link to main building	Approved 30 January 2002
F/2001/5208		Approved 30 January 2002
LB/2002/8264	New building with four classrooms	Approved 16 January 2004
F/2002/8265	Sixth form block with classrooms and toilets	Approved 12 November 2003
F/2005/4340	Demolition of 65 Seaford Road and erection of three flat buildings comprising a total of 25 flats	Approved 29 June 2005
F/2007/1158	Changes to parking, widening of access and cycle storage	Approved 20 June 2007
F/2008/0198	Marquee shelter to dining hall	Approved 16 May 2008
LB/2008/1501	Widen access door and internal fire works to tower building	Approved 18 August 2008
LB/2009/1352	Window replacements of tower building	Refused 25 August 2008
F/2009/2313	Modular classroom (temp for 5 years)	Approved 4 February 2010
LB/2010/0430	Window replacements of tower building	Approved 13 April 2010
F/2011/1920	Two storey science building	Approved 4 January 2012
NMT/2012/1072	Nonmaterial amendment to F/2011/1920 to allow flues and relocation of solar panels	Approved 6 June 2012

VAR/2012/1553	Variation of F/2011/1920 to extend hours of use of MUGA pitch	Approved 21 November 2012
VAR/2012/0271	Variation of F/2011/1920 to vary location of MUGA pitch	Approved 18 April 2012
LB/2013/1893	Heritage blue plaque to building	Approved 5 November 2013
F/2015/1257	Photovoltaics to roof of science block	Approved 16 August 2015
160421	Two storey sixth form block, new staff parking area, new MUGA and use of existing sixth form building as autism unit	Approved 26 May 2016
162717	Nonmaterial amendment to 160421 (relocation of building by 3m)	Approved 21 October 2016
163330	Nonmaterial amendment to 160421 (change of discharge of conditions)	Approved 23 December 2016
170375	Nonmaterial amendment to 160421 (changes to fenestration)	Approved 4 April 2017
211098	Tensile canopy to sixth form wellbeing area (CLE)	Refused 25 May 2021
212664	Temporary retention of modular classroom for 5 years (retrospective)	Approved 3 August 2022
220570	Two storey modular classroom comprising four classrooms and offices	Approved 13 May 2022
220678	Two storey modular unit for changing facilities (temporary for two years)	Approved 3 May 2022

## DEVELOPMENT INFORMATION

Existing number of pupils	1,383
Proposed number of pupils	1,562 (+179 pupils)
Existing number of teaching staff (FTE)	148
Proposed number of teaching staff (FTE)	171 (+23 staff)
Existing parking spaces	127
Proposed parking spaces	132 (+5 spaces)
Existing floorspace	11,374m <sup>2</sup>
Proposed additional floorspace	12,618m <sup>2</sup> (+1,244m <sup>2</sup> )

## CONSTRAINTS

Major Development Location  
WBC-owned school campus  
Green Route (London Road)  
Flood zone 1  
Non classified road  
AWE consultation zone (special case zone)  
5 x veteran trees to main entrance drive  
Listed Building (Grade II listed St Crispin's School building)  
Heathrow Aerodrome Consultation Zone  
Bat Roost Habitat Suitability  
Nitrate vulnerable zone (Emm Brook)  
Thames Basin Heaths Special Protection Area (5km zone)  
Classified Road (London Road)

<b>CONSULTATION RESPONSES</b>	
Crime Prevention Design Advisor Historic England	No response received. Historic England confirmed that the application does not meet Historic England's notification or consultation criteria.
Royal Berkshire Fire & Rescue	No comments offered other than general comments relating to Building Regulations and specific requirements of the service that exceed the requirements set out in Building Regulations.
South East Water	No response received.
Thames Water	No objection.
WBC Built Heritage	Objection on the grounds of the impact on the designated heritage asset [ <i>Officer comment: please refer to Appendix 2 and to sections 21 to 41 of this report where the impact on the designated heritage asset is considered in more detail.</i> ]
WBC Cleaner & Greener	No response received.
WBC Ecology	No objection, subject to conditions.
WBC Education	No response received.
WBC Employment and Skills Plan	No objection, subject to conditions.
WBC Environmental Health	No objection
WBC Flood & Drainage	No objection.
WBC Growth & Delivery (Policy)	No response received.
WBC Health & Wellbeing	No response received.
WBC Highways	No objection, subject to conditions.
WBC Landscape & Trees	No objection, subject to conditions.
WBC Property Services	No response received.

**REPRESENTATIONS**

**Wokingham Town Council:** No comments received.

**Local Members:** No comments received.

**Neighbours:** No comments received.

**20<sup>th</sup> Century Society:** The proposal should be refused on grounds of the significant impact on the significance of the heritage asset. [*Officer comment: the impact on heritage asset is considered in paragraphs 21 to 41 of the report*]

**PLANNING POLICY**

**National Planning Policy Framework**  
**National Design Guide**  
**National Planning Practice Guidance**

**Core Strategy (CS)**

- CP1 – Sustainable Development
- CP2 – Inclusive Communities
- CP3 – General Principles for Development
- CP6 – Managing Travel Demand
- CP7 – Biodiversity
- CP9 – Scale and Location of Development Proposals

### **MDD Local Plan (MDD)**

- CC01 – Presumption in Favour of Sustainable Development
- CC03 – Green Infrastructure, Trees and Landscaping
- CC04 – Sustainable Design and Construction
- CC05 – Renewable Energy and Decentralised Energy Networks
- CC06 – Noise
- CC07 – Parking
- CC09 – Development and Flood Risk
- CC10 – Sustainable Drainage
- TB04 – Development in the Vicinity of the Atomic Weapons Establishment
- TB08 – Open Space, Sport and Recreational Facilities Standards
- TB12 – Employment and Skills Plan
- TB21 – Landscape Character
- TB23 – Biodiversity and Development
- TB24 – Designated Heritage Assets

### **Other**

- Borough Design Guide Supplementary Planning Document (2012)
- Living Streets A Highways Design Guide (2019)
- Sustainable Design and Construction Supplementary Planning Document (2010)
- Sustainable Drainage Systems (SuDS) Strategy (2017)
- Wokingham Open Space, Sports and Recreation Strategy (2013)

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

### **Description of Development and Site**

1. The application site relates to St Crispin's school in Wokingham located south of London Road. The proposal is brought forward to accommodate additional pupils and teaching cadre, and to improve existing facilities. More specifically, the proposed development comprises the following:
  - i) A two-storey extension to the western side of the 6th form building. The extension would comprise a plant room, offices, toilets and classrooms. On ground floor level there would be two classrooms, a study area and a larger classroom which could be divided into two smaller classrooms through the use of sliding & folding partitioning wall. On the first-floor level there would be four further classrooms and a study area.
  - ii) A single-storey extension incorporating a lantern roof to the south of the existing dining hall to create an expanded dining area.
  - iii) An entrance canopy to the front of the building facing London Road.

- iv) A re-built bin store north of the northern elevation of the building, west of the main entrance.
2. The proposal is sited within the grounds of a 1953 School building that is a Grade II listed due to its early demonstration of the way prefabrication techniques could be applied to multi-storey buildings.

## **Principle of Development**

### School Expansion

3. The National Planning Policy Framework ('NPPF') has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. Policy CC01 *Presumption in Favour of Sustainable Development* of the Managing Development Delivery Local Plan ('MDD LP') states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay unless material considerations indicate otherwise.
4. Paragraph 95 of the NPPF states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. It also states that Local Planning Authorities should take a proactive, positive, and collaborative approach to meeting this requirement, and to development that will widen choice in education. It goes on to state that **great weight** should be given to the need to create, expand or alter schools through the preparation of plans and decisions on applications.
5. Paragraph 93 of the NPPF requires that planning decision should ensure that established services "*are able to develop and modernise, and are retained for the benefit of community*".
6. The site is located within a major development location and as such the principle of development is acceptable, providing that it complies with the principles stated in the Core Strategy. Policy CP2 *Inclusive Communities* of the Core Strategy aims to ensure that new development contributes to the formation of sustainable and inclusive communities through the provision of community facilities (including development for education), and that the requirements of children are addressed.
7. The Council has a statutory duty to ensure that there are sufficient secondary school places in the borough. There is an urgent need to increase the secondary school capacity in Wokingham Borough to meet the needs of children coming through from the primary sector. The Wokingham Borough Secondary School Strategy identified that 539 additional secondary school places would be required between 2022 and 2027/28. By creating capacity for additional 179 pupils the proposal would play a fundamental role in addressing approximately a third of the identified deficit in Year 7 places, and as such it would represent a **significant public benefit**.
8. The proposal to expand capacity at St Crispin's school forms part of the Council's strategy to pursue expansion at three schools. The other two schools are the Emmbrook School and the Piggott School, both of which are currently in planning application process (applications 223604 and 223613 respectively). Some additional spaces that are projected to be required would be delivered at other schools. As outlined by WBC's Places & People Team, the Council's analysis of the sufficiency of places identified that the demand for additional places would revert to then current



levels within a decade. Therefore, the appropriate response was to increase capacity at existing schools (as opposed to open a new school). Due to the number of school spaces required and the limited number of schools that were interested in (and suitable for) expansion.

9. It follows that the proposed expansion of St Crispin's school would help ensure that adequate educational facilities are provided in the borough, thereby contributing to the formation of sustainable and inclusive communities.

### Open Space

10. Paragraph 99 of the NPPF states that existing states that the proposals should not result in a loss of existing playing fields. Policy TB08 of the MDD LP requires that the proposals do not lead to a loss of open space, sporting or recreational facilities.
11. The extension to the 6th form block would not result in a loss of an area designated as open space nor would it lead to an erosion of sporting or recreational facilities. Additionally, the principle of development in this location has already been established under application 160421 whereby planning permission was granted to a building that comprised the existing 6th form block and an extension to it with a footprint and mass similar to that of the extension proposed currently.

### **Character of the Area**

12. Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals that 'maintain or enhance the high quality of the environment'. Policy CP3 of the Core Strategy states planning permission will be granted if development is 'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life'. Principle NR1 of the BDG requires that "development is designed to respond to and exploit key features or characteristics of the site and the local context", including historic buildings. Principles NR2 and NR3 of the BDG require that proposals "contribute towards improving the character and quality of the area" and that they help "create a positive impression on arrival". The design of the proposal, including roofscapes, needs to relate well to the local context (principles NR5 and NR6 of the BDG). In terms of materials, principle NR8 of the BDG emphasises that proposals should be "guided by the nature of the viewer experience".
13. The surrounding area can be categorised as suburban, comprising mainly residential dwellings, a leisure centre and another school. London Road A329 runs to the north of school grounds, although views of the site from the road are generally reduced to glimpses due to a belt of mature trees that line London Rd along the boundary with St Crispin's school. The majority of dwellings in proximity to the site are Victorian in appearance with limited set-back from the road.

### Sixth Form Block

14. The proposed two-storey extension to the existing two-storey 6th Form Block would be set back from the front elevation of the main building and its design would reflect the design of the existing building. The proposed extension would be of a similar height and it would incorporate a flat roof of similar design. The grid-like design of elevations, including the shape of windows and pattern of openings, provides a modern

interpretation of the modular design of the original buildings. The materials and colour palette have been outlined within the Design and Access Statement, however, samples of the proposed materials would be required to be submitted for approval through conditions application. Conditions 7 and 8 refer. Overall, the proposal is considered to represent a good quality of design that responds well to the local context.

### Dining Hall

15. The proposed extension to the dining hall would be single-storey with a flat roof incorporating a relatively large roof lantern. It would fill in the courtyard area that is currently bounded from east and west by drama classroom to the west and offices and classroom to the east. The courtyard area is already used as an external dining area currently offering shelter through a demountable canopy. The flat roof of the proposed extension would be approximately 1.3m higher than the roof of the structures to the east and west whilst the roof lantern element would be approximately 4.5m higher. At the maximum height of approximately 7.8m the tallest element (roof lantern) of the proposed dining hall extension would sit approximately 7m below the height of the modular tower element of St Crispin's school. The proposed roof lantern, whilst located behind the front elevation of the school, would be visible from London Road given its height. However, it is considered that the glazed, lightweight design of the roof lantern would provide contrast to the concrete curtain wall panels of the original building that would allow interpretation of the listed elements of the building.
16. Additionally, the proposal indicates that an array of photovoltaic panels would be mounted on the roof of the roof lantern, which would further increase the overall height of the dining hall extension. No further details are given at present, therefore, the details and location of the proposed screening of plant and PV panels would be secured by condition (Conditions 9 and 20 refer).
17. The proposal would result in the removal of the southern section of the existing dining room that comprises walls of steel-framed windows with horizontal sections (Crittall-style windows). The new southern elevation of the proposed extension to the dining room would seek to broadly reflect the pattern, proportion and appearance of the existing glazed wall.

### Canopy and bin store

18. The proposed canopy would be a stand-alone structure that would be erected above the current student entrance and it would extend to connect with pedestrian crossing within the car park area. It would assist with wayfinding which currently, as evident during site visit, is not considered adequate. The structure would have a lightweight appearance with steel frame and glazed roof. The roof of the structure would extend above the roofs of adjacent structures by approximately 1.2m. The surface below the canopy is proposed to incorporate permeable block paving which would assist with highlighting this area as the main access into the building, thus further enhancing the experience of arrival. It is not considered that the proposal would have a harmful impact on the character of the area, however details of the hard surfacing and materials used in constructing the canopy are proposed to be secured by condition. Conditions 7 and 10 refer.
19. The details of the bin store have been provided. Given the relatively minor impact of the bin store on the character of the area, and given that it is proposed as a replacement of the existing store, the submitted details are considered acceptable.

## Summary

20. Given the suburban character of the immediate area it is not considered that the proposal would have a detrimental impact on the character of the area. Whilst heritage matters are considered separately below in paragraphs 21 to 41, it is considered that the design intent to provide modern, contrasting extensions to the building would not have unacceptable visual impact on the character of the immediate area, subject to details of materials and finishes being secured by condition (Conditions 7 and 10 refer). Whilst the additions would be contemporary in nature, it is not considered that a pastiche approach to the design of additions and extensions would necessarily achieve a better outcome. It is considered that the design approach in general is appropriate for the current and intended use, subject to further details being secured by several conditions.

## **Heritage**

21. Under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990, in determining an application which affects a listed building or its setting, the Local Planning Authority “*shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*”. The duty in Section 66 of the Planning (Listed Building and Conservation Area) Act 1990 must also be considered as a material consideration in the planning balance.
22. Paragraph 199 of the NPPF states that “*when considering the impact of a proposed development on the significance of a designated heritage asset (which includes both listed buildings and conservations areas), great weight should be given to the asset’s conservation...irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*”
23. Paragraph 201 of the NPPF provides further clarification:

*“Where a proposed development will lead to **substantial harm** to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.”*

Whilst the NPPF does not seek to define ‘substantial harm’, it requires that substantiality of harm should be the result of a balanced judgment having regard to the

“scale of any harm or loss and the significance of the heritage asset” (Paragraph 203 of the NPPF).

24. Paragraph 18a-018 of the NPPG provides further clarity in terms of assessing substantiality of harm:

*“Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is **a high test**, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.”*

25. Paragraph 196 of the NPPF states “Where a development proposal will lead to **less than substantial harm** to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

26. Consistent with this, Policy CP3 *General Principles for Development* of the Core Strategy and Policy TB24 *Designated Heritage Assets* of the MDD LP establish that development should not have a detrimental impact on important heritage features or their setting and should conserve and, where possible, enhance their important character and special architectural or historic interest.

27. St Crispin’s school is a Grade II listed property. The listing states:

*“St Crispin’s School II Secondary school. 1951-53. Ministry of Education Development Group. Steel frame with precast concrete panels, mostly horizontal strips, but on end wall of gymnasium panels of rectangular shape and in two colours, arranged in chequered board fashion. 3’ 4” grid. Flat roof. Rambling plan with communal spaces to north-west and classrooms around a courtyard to south-east. 4 storey classroom block above entrance. The remainder largely single storeyed. 4 storey block has deep strip windows along south, east and west sides. Classrooms also with deep strip windows with obscured glass panels below windows. Slim-sectioned painted window frames. The first of the Ministry’s prototype prefabricated schools, it demonstrated how prefabrication techniques could be applied to multi-storey buildings.”*

28. The significance of the heritage asset stems from it being the first prototypes of prefabricated schools which demonstrated how prefabrication techniques could be applied to multi-storey buildings. The heritage asset is not located within any designated conservation area, nor has it been listed due to its contribution it makes to the character or appearance of the local area (which can be characterised as suburban area comprising mainly residential dwellings, a leisure centre and another school).

29. In addition to the works described in preceding paragraphs 14 to 19, the proposal is likely to result in a loss of fabric of the listed building, such as glazed wall shown in Photo 1 and Photo 2 below. The proposal would not impact on the fabric of the tower block.



*Photo 1: glazed windows to the west of the dining hall courtyard*



*Photo 2: proposed new access*

30. The applicant confirmed that it might not be possible to incorporate the existing elements into the new scheme. As such, officers assume that elements impacted by the proposal would not be retained.
31. The 20<sup>th</sup> Century Society provided comments on the application and considered that the proposal would result in a **substantial** harm to the significance of the heritage asset.
32. The WBC's Built Heritage Officer has considered the proposal and raised an objection on the grounds that the proposal would result in a harm to the significance of the heritage asset and its setting, albeit that the level of would be **less than substantial**.

33. Historic England was consulted on the application, but it confirmed that the proposal did not need to be notified to it nor that the proposal met Historic England's consultation criteria, therefore they did not offer any comments.
34. As set out in Paragraph 18a-018 of the NPPG (paragraph 24 of this report), substantial harm is a high test and, as clarified by courts in a judicial review case *Bedford Borough Council v Secretary of State for Communities and Local Government, Nuon UK Ltd* [2013] EWHC 2847 at paragraph 24:
- “the impact on significance [is] required to be serious such that very much, if not all, of the significance was drained away... One [is] looking for impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced.”*
35. Whilst the clarification provided in the Bedford BC case appears to place the bar higher than that provided in the [more recent] clarification offered in the NPPG, it is considered that the proposal does not meet either of the test whereby the resultant harm could be considered as substantial – that is both in terms of the harm to the significance of the setting of or to the heritage asset itself). This is because, based on the information contained in the listing description, the 20<sup>th</sup> Century Society' comments and WBC Built Heritage Officer's consultation response:
- the setting of the heritage asset is not the primary determinant of the significance of this listed building; and
  - the adverse impacts on the heritage asset would not seriously affect the key elements of its special architectural interest – i.e. the demonstration of how prefabrication techniques could be applied to multi-storey buildings (i.e. in the tower block).
36. Therefore, whilst a degree of harm to the fabric of the building is acknowledged, the resultant level of harm to the significance of the heritage asset is considered to be **less than substantial**.
37. As set out at paragraph 25 of this report, where **less than substantial harm** to the significance of the heritage asset is identified, the NPPF requires that the harm is “*weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*”.
38. The information submitted by 20<sup>th</sup> Century Society confirms that the rationale for and the intended function/use of the heritage asset from the inception (1950s) was as a school, of which arrangement was “*based on no preconceived plan pattern but was allowed to grow out of the problem itself – the educational needs and activities of each of its parts*”. The school has been subsequently extended in 1960s and 1970s to create more space for drama, music, library, additional classroom and offices, thereby addressing changing educational needs and activities of each part of the school and of the school as a whole.
39. The current proposal results from an increase in a demand in (and a corresponding shortage of) school places as discussed at paragraphs 7 and 8 in this report. The proposed works are sought to allow the Council and the school to address the unprecedented increase in the number of 6<sup>th</sup> form pupils in the roll from September

2023, both in terms of expanded teaching space, additional welfare facilities, improved access arrangements and adequate dining hall capacity.

40. Given that the proposal is considered to result in less than substantial harm to the significance of the heritage asset, the NPPF requires that the harm is weighed against public benefits flowing from the proposal. These are considered below:

- Addressing the demand for school places – as set out at paragraph 4 of this report, the NPPF requires that **great weight** is given to the need to expand or alter schools. The proposal would help address some 30% of the shortfall in secondary school places and would ensure that the school facilities are considered to provide a substantial social and economic benefits that form part of the wider public benefit.
- Improve the layout and arrival experience, thereby improving functionality of the school and experience of its users, thus enhancing its function as a valuable asset providing social benefits to the local community.
- There is a clear tension between the desire to retain features of heritage value and the need to modernise and update the school premises to respond to climate emergency. As set out at paragraphs 68 to 71, the scheme would be required to meet the new Interim Future Buildings Standards and exceed them, which will be an improvement over the existing situation in terms of sustainability credentials of the dining hall in the current form. This is considered to provide further public benefit given that it would deliver environmental progress and, additionally, it would be in line with the Council's Climate Emergency Action Plan in which the Council committed to implementing various energy measures to improve school performance over the next several years, including renewable energy generation technologies. This would perform a positive environmental role and constitute a public benefit.
- The proposal would provide betterment in terms of surface water discharge rates through the installation of a 'blue roof'. This is considered to provide limited public benefit in environmental terms.
- St Crispin's school does not currently offer parking spaces with electric vehicle charging facilities. The proposal would provide all of the additional parking spaces as electric vehicle charging spaces (100%), significantly above the WBC requirements. This would provide additional environmental benefits and is considered to contribute a limited public benefit.
- The optimum viable use for the site is as a school. Paragraph 18a-15 of the NPPG is clear that the optimum viable use need not be the original use, however, the use as a school is the current use and this is the intended use for the building, which guided its arrangement and design. Ensuring that the use as a school is continued is considered to be the best way to preserve its historic and architectural interest. Whilst it is not implied that the proposal is necessary to secure the optimum viable use of the site, the alternative solution such as building a new school could result in a reduction in a number of pupils and funding implications for the St Crispin's school. The school expansion will help future-proof the school, attract students through its improved layout and

enhancements to how pupils experience the school, thereby securing its long-term economic viability. This is considered to provide moderate public benefit.

41. Consequently, officers had special regard the desirability of preserving the features of the special architectural and/or historic interest possessed by St Crispin's school. In the assessment of heritage impacts, whilst great weight has been given to the conservation of St Crispin's School as Grade II listed property, the public benefits provided by the scheme taken cumulatively (but also the significant public benefit of expanding the school alone) are considered sufficient to outweigh the less than substantial harm to the significance of the heritage asset. Conditions are recommended to ensure that the impact of the development is appropriately mitigated (Conditions 4 to 10 and 20 refer). The proposal therefore complies with the requirements of Section 66 of the Town and Country (Listed Buildings and Conservation Areas) Act 1990 in that the statutory duties of the Council in this regard (i.e. to have "*special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*") have been discharged.

### **Neighbouring Amenities**

42. Policy CP3 *General Principles for Development* of the Core Strategy establishes that development should not harm the amenity of adjacent sites and Policy CC06 Noise and Appendix 1 of the MDD LP require that development protects noise-sensitive receptors from noise impact.
43. Due to the location of the proposal within the grounds of the existing school and the proximity to the nearest dwellings (in excess of 100m), it is not considered the proposal would result in harm to the existing residential amenities of occupiers of surrounding residential properties.

### **Access, Movement and Highways**

44. Policies CP1 *Sustainable Development* and CP6 *Managing Travel Demand* of the Core Strategy require consideration of the travel impacts of development, emphasising the importance of reducing the need to travel, particularly by private car.

#### Access, Traffic Generation and Highway Safety

45. Policy CP6 *Managing Travel Demand* of the Core Strategy states that proposals should enhance road safety and should not cause highway or traffic related environmental problems.
46. The site would continue to utilise the existing access off London Road for vehicular movement and various pedestrian access points already in existence.
47. The WBC's Highways Officer considered the proposal and concluded that it would result in an increase of 62 car trips in the morning and 52 in the afternoon, which would fall within the acceptable daily variation of 10%. As such, the proposal would not have unacceptable impact on the wider highway network.
48. The submitted Travel Plan has been reviewed by WBC's Highways Officer who recommended that a submission of further details be secured by condition. Condition 16 refers.



## Car and Cycle Parking

49. Policy CP6 *Managing Travel Demand* of the Cores Strategy and Policy CC07 *Parking* of the MDD LP require appropriate vehicle parking, in line with the Council's standards set out at Appendix 2 of the MDD LP.
50. The accompanying Transport Statement confirms that there are currently 127 vehicle parking spaces. The submitted Planning Statement confirms that the school operates no on-site parking for pupils policy. The additional staff would, however, trigger a requirement for additional 20 car parking spaces. Based on the results of a recent (2022) modes of transport survey among staff, there is currently capacity to accommodate some of the additionally required parking spaces. The application proposed to provide five additional parking spaces. This has been reviewed by the WBC's Highways Officer and is considered acceptable. Conditions 13 and 17 refer.
51. The applicant confirmed that all five parking spaces would be provided with electric vehicle charging facilities (100% of new spaces). Details of this would be secured by condition. Conditions 17 and 18 refer.
52. The accompanying Transport Statement confirms that there are currently 76 cycle parking spaces. Based on the results of 2022 survey (above), the proposal would not require an increase in cycle provision on-site. The demand for cycle parking would be monitored as part of the Travel Plan, which would be secured by condition. Where warranted by an increase in demand, additional cycle parking spaces would be provided. Condition 16 refers.

## **Flooding and Drainage**

53. Policy CC09 of the MDD LP Development and Flood Risk requires consideration of flood risk from historic flooding. The site and access thereto are located within Flood Zone 1 and the proposal represents no additional flood risk or vulnerability, particularly where there is no change in use.
54. Policy CC10 of the MDD LP Sustainable Drainage requires sustainable drainage methods and the minimisation of surface water flow. The WBC Flood Risk and Drainage Officer has reviewed the application and raised no concerns. The proposed surface water drainage strategy would provide a betterment in terms of reducing the peak surface water discharge rate when compared with the existing situation.

## Dining Hall

55. The proposal would result in an increase to an impermeable area and as such, it would require attenuation of the surface water. The surface water run-off from the roof of the proposed Dining Hall extension would be attenuated in the multi-layer system of the proposed blue roof system, which would provide a betterment in terms the surface water discharge rate.

## Sixth Form Extension

56. It is proposed that the option for the discharge of surface water from the roof of the proposed extension would be infiltration. The proposal would utilise the infiltration technique adopted for the existing Sixth Form Block, soakaway, which would need to be extended. Once extended, the system would achieve half of the drain time.

## Canopy

57. It is proposed that the surface water would be attenuated in the new proposed permeable block paving before being discharged to an existing private drainage. The proposal would provide a betterment in terms of the surface water discharge rate.

## **Landscape and Trees**

58. Policy TB21 *Landscape Character* of the MDD LP, amplified by the Borough Design Guide SPD, requires proposals to demonstrate how they respond positively to the local landscape context. Policy CC03 *Green Infrastructure, Trees and Landscaping* of the MDD LP requires that new development should protect and enhance green infrastructure networks and integrate with adjacent open space.
59. The application site lies south to London Road which is designated as a Green Route due to the positive contribution made by trees and other vegetation that line it.
60. The proposal would require that existing two trees are relocated. The WBC Landscape and Trees Officer has reviewed the proposal and raised no objections, requiring that additional tree planting is secured given the increase in the built form proposed. This would allow for enhancement of the existing green infrastructure and deliver an improved external environment for pupils, in particular given the limited canopy cover on-site. The additional landscaping would be secured by condition. Condition 10 refers.
61. The application was not supported by an Arboricultural Impact Assessment, however, given the limited number of trees that could be impacted by the proposal, it is appropriate to secure its submission as part of an Arboricultural Method Statement through a conditions application. Condition 11 refers.

## **Ecology**

62. Policies CP3 *General Principles for Development* and CP7 *Biodiversity* of the Core Strategy establish that proposals should not have a detrimental impact on ecological features. Species and habitats of conservation value should be protected and the ability of a site to support fauna and flora, including protected species, should be maintained and enhanced. In addition, Policy TB23 *Biodiversity and Development* of the MDD LP requires proposals to enhance and incorporate new biodiversity features, provide appropriate buffer zones between development and designated sites as well as habitats and species of principle importance for nature conservation and ensure ecological permeability.
63. Great Crested Newts
64. The site lies within an amber risk zone for Great Crested Newts as modelled in the Brough-wide district licence. There is one pond located within a 500m radius of the application site and Great Crested Newts are typically found within terrestrial habitats of up to 500m of the breeding ponds. However, the pond is separated from the application site by residential areas which are likely to present a barrier to the dispersal of Great Crested Newts. The application has been reviewed by the WBC's Ecology Officer (Great Crested Newts) who agreed that no impacts are anticipated on Great Crested Newts as a result of the proposed development.

## Bats and Biodiversity Enhancements

65. The site lies within an area identified as including habitat potentially suitable for bat roosts. The Preliminary Roost Assessment report concluded that the proposal is unlikely to adversely affect bats. The WBC's Ecology Officer has reviewed the submission and agreed with its findings, and supported recommendations for biodiversity enhancements included in the Preliminary Ecological Appraisal, which are proposed to be secured by condition. Condition 12 refers.

## **Environmental Health**

66. Policy CP1 *Sustainable Development* of the Core Strategy seeks to avoid development in areas where noise may impact on the amenity of future occupants. Policy CP3 *General Principles for Development* requires that new development should be of a high quality of design that does not cause significant detriment to amenities of adjoining land users and their quality of life. Policy CC06 *Noise* of the MDD LP reinforces this, requiring proposals to demonstrate how noise impacts on sensitive receptors (both existing and proposed) have been addressed.
67. The proposal is located within the grounds of the St Crispin's school with the distance to the nearest dwelling located being in excess of 100m. The scheme is not introducing new development in terms of land use and, as such, the day-to-day activities on site will remain the same as at present. Whilst there would be a degree of intensification given the increase in the number of pupils and staff, the WBC Environmental Health Officer has reviewed the proposal and concluded that the proposal would not have detrimental impact on public health.

## **Sustainable Design and Construction**

68. Policy CC04 of the MDD LP *Sustainable Design and Construction* and the Sustainable Design and Construction SPD require that all new non-residential proposals of more than 100m<sup>2</sup> gross non-residential floorspace shall achieve at least the necessary BREEAM requirements or national equivalent. The interpretation to this policy, in light of the changes to Building Regulations, has been clarified in the WBC's Climate Change Interim Policy Statement (December 2022).
69. The Interim Future Buildings Standard, which came into force on 15 June 2022, requires that new non-residential buildings achieve a 27% reduction in carbon emissions to secure compliance with Building Regulations. The appropriate BREEAM rating required under Policy CC04 of MDD LP is one that reflects the levels of reduction in carbon emissions stipulated in the Future Buildings Standard (i.e. the 27% reduction). The corresponding BREEAM rating, which seeks requires this minimum level of reduction in carbon emissions, is BREEAM 'Excellent' rating. Therefore, the proposal needs to demonstrate that it will achieve the BREEAM rating 'Excellent' or higher. This interpretation to Policy CC04 is further supported by the Council's Climate Change Interim Policy Statement adopted by the Council in December 2022. It is proposed that the submission of the design and post-construction certificates demonstrating that the BREEAM rating 'Excellent' is achieved by the scheme is secured by condition. Condition 19 refers.
70. Policy CC05 of the MDD LP *Renewable Energy and Decentralised Energy Networks* requires that proposals for non-residential development that would create new floor area over 1,000m<sup>2</sup> will need to achieve an additional 10% reduction in carbon

emissions over the levels required under Building Regulations in force at the time of the application submission. This additional level of reduction in carbon emission is required to be achieved through renewable energy or low carbon technology.

71. It is noted that the applicant anticipates that an array of photovoltaic panels will be installed on top of the proposed lantern within the roof of dining room extension. Whilst this does not form part of this planning application, the exact location and details of photovoltaic panels would be secured by condition. Moreover, a scheme demonstrating how the additional reduction in carbon missions will be achieved through renewable energy or low carbon technology is proposed to be secured by condition. Conditions 21 and 20 refer.

### **Employment Skills Plan**

72. Policy TB12 *Employment Skills Plan* of the MDD LP indicates that proposals for major development should be accompanied by an Employment and Skills Plan to demonstrate how the proposal accords opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal. This is proposed to be secured by condition. Condition 24 refers.

### **Atomic Weapons Establishment ('AWE')**

73. Policy TB04 *Development in the Vicinity of Atomic Weapons Establishment* of the MDD LP allows development in the vicinity of the AWE at Burghfield but only where the increase in density can be safely accommodated. Whilst the site lies within AWE Special Case Zone, the proposal does not fall within the range of special cases as identified by Office for Nuclear Regulation. Therefore, the proposal does not raise further considerations in this regard.

### **CONCLUSION**

74. The proposal seeks to provide additional teaching space, student welfare facilities, including an extended dining area, and canopy over the proposed new entrance. Whilst some conflict with the development plan policies relating to heritage assets has been identified, given that the identified harm to heritage asset is outweighed by public benefits associated with the scheme, it is considered that the principle of development of the school accords with the policies of the Local Plan taken as a whole, and that there are no material considerations that indicate the application should be refused.

<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>

## APPENDIX 1 - Conditions / informatives

APPROVAL subject to the following conditions and informatives:

### Conditions:

#### Timescale

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

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

#### Approved details

2. This permission is in respect of the following submitted application plans and drawings:

Drawing title	Drawing number	Revision
Location Plan	STC-HLM-ZZ-00-DR-A-00001	Rev P03
Block Plan Proposed	STC-HLM-ZZ-00-DR-A-00002	Rev P02
Ground Floor GA Proposed	STC-HLM-ZZ-00-DR-A-00101	Rev P04
Roof Plan (Phase 1) Dining Proposed	STC-HLM-P1-RF-DR-A-00131	Rev P04
Roof Plan (Phase 3) 6th Form Proposed	STC-HLM-P3-RF-DR-A-00133	Rev P04
Roof Plan (Phase 4) Canopy Proposed	STC-HLM-P4-RF-DR-A-00134	Rev P04
Ground Floor (Phase 1) Dining Proposed	STC-HLM-P1-00-DR-A-00151	Rev P04
Ground Floor (Phase 3) 6th Form Proposed	STC-HLM-P3-00-DR-A-00153	Rev P04
Ground Floor (Phase 4) Canopy Proposed	STC-HLM-P4-00-DR-A-00154	Rev P04
First Floor (Phase 3) 6th Form Proposed	STC-HLM-P3-01-DR-A-00163	Rev P04
GA Sections (Phase 1) Dining	STC-HLM-P1-XX-DR-A-00201	Rev P04
GA Section (Phase 3) 6th Form	STC-HLM-P3-XX-DR-A-00203	Rev P04
GA Section (Phase 4) Canopy	STC-HLM-P4-ZZ-DR-A-00204	Rev P04
GA Elevations (Phase 1) Dining	STC-HLM-P1-XX-DR-A-00301	Rev P05
GA Elevations (Phase 3) 6th Form	STC-HLM-P3-XX-DR-A-00303	Rev P05
GA Elevations (Phase 3) 6th Form Sheet 2	STC-HLM-P3-XX-DR-A-00306	Rev P01
GA Elevations (Phase 4) Canopy Sheet 1	STC-HLM-P4-ZZ-DR-A-00304	Rev P05

GA Elevations (Phase 4) Canopy Sheet 2	STC-HLM-P4-ZZ-DR-A-00305	Rev P01
Landscape Details - Bin Store Detail (Phase 4)	STC-HLM-ZZ-00-DR-L-30104	Rev P01

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.*

### Phasing

3. No development shall take place until a Phasing Strategy to include:
- i) the development to be delivered in each phase;
  - ii) the sequence of development; and
  - iii) where a phase consists of only demolition how the relevant part of the site will be secured until such time as works of construction are commenced; and
  - iv) how earlier phases of the development will be able to operate satisfactory while later phases are still under construction

has been submitted to and approved in writing by the Local Planning Authority and development shall be carried out in accordance with the approved Phasing Strategy.

*Reason: To ensure comprehensive planning and delivery of the development and to safeguard the safety of pupils and school staff.*

*Relevant policy: Core Strategy Policies CP1, CP3 and CP6.*

### Building Recording

4. Prior to commencement of development (including works of demolition, strip out or alteration), with the exception of a Phase containing Sixth Form Building extension hereby approved, a confirmation from Berkshire County Council's Heritage Environment Records Department (confirming the receipt of documentation recording the building as it is prior to any works being undertaken) shall be first submitted to and approved in writing by the Local Planning Authority. The documentation for recording the building shall be undertaken in accordance with the methodology for a Level 3 recording as set out in Historic England's 'Understanding Historic Building: A Guide to Good Practice' (2016) <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>

*Reason: In order to maintain a record of the features to be altered/demolished which form part of the historic development of the site.*

*Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

## Heritage - Fenestration

5. Notwithstanding the details submitted, prior to works being undertaken to the Phase comprising the Dining Hall Extension (including works that would impact the original metal framed screens and windows to the library, hall and drama room), full details confirming the original features to be retained, where possible, and means by which they are to be encompassed in the new structure/walling, where possible, shall be first submitted to and approved in writing by the Local Planning Authority. The original features (comprising metal framed screens and windows to the library, hall and drama room) shall subsequently be retained and/or incorporated into the new development in accordance with the details so approved.

*Reason: In order to safeguard the special architectural or historic interest of the building.*

*Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

## Heritage - Roof

6. Notwithstanding the details submitted, no works of alteration or replacement of the existing roofs to the main school buildings (excluding Sixth Form block), including areas hashed in red on drawing STC-HLM-P1-RF-DR-A-00131 Rev P04 (Roof Legend Dining) shall be undertaken until details of such works have first been submitted to and approved in writing by the Local Planning Authority.

*Reason: In order to safeguard the special architectural or historic interest of the building.*

*Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24*

## Materials

7. Before any Phase of the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building(s) within that Phase 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 approved details.

*Reason: In order to safeguard the special architectural or historic interest of the building.*

*Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24*

## Fenestration and Roof Lights

8. Notwithstanding the details submitted, no works shall be undertaken to install the new glazed screens, windows, exterior doors, and roof lights hereby approved until full details, including scaled drawings of these element (at 1:10 or 1:20 scale as

appropriate) along with details of the frames and surrounds (e.g., materials, dimensions, profiles, and finish) have been submitted to and approved in writing by the local planning authority. Works to install the glazed screen, windows, exterior doors, and roof lights shall then be undertaken in accordance with the details as approved.

*Reason: In order to safeguard the special architectural or historic interest of the building.*

*Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24*

### Plant Zones

9. Before works proceed beyond the slab level within each Phase of the development hereby approved, details of plant zones within that phase, together with measures to prevent the plant being visually obtrusive, shall be submitted to and approved in writing by the Local Planning Authority. The zones shall be provided and screened as approved before first occupation development they are intended to serve and notwithstanding the provisions the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no plant shall be installed outside the approved zones except with the prior written approval of the Local Planning Authority.

*Reason: In order to safeguard the special architectural or historic interest of the building.*

*Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24*

### Landscaping

10. Before works proceed beyond the slab level within each Phase, full details of both hard and soft landscape proposals relevant to that Phase shall first be submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details before the development within that phase is brought into use or in accordance with a timetable approved in writing by the Local Planning Authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

*Reason: In the interests of visual amenity.*



Protection of trees

11.

- i) No development or other operation shall commence within each Phase until an Arboricultural Method Statement and Scheme of Works for that Phase which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).
- ii) No operations shall commence on site within each Phase 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.
- iii) 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 each Phase within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- iv) 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 within that Phase 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*

Biodiversity Enhancements

12. Prior to works proceeding beyond the slab level within a Phase that contains the proposed Sixth Form Extension, detailed plans for biodiversity enhancements, in line with the recommendations given in the submitted Preliminary Ecological Appraisal and Preliminary Roost Assessment report (Arbtech, October 2022) and indicatively shown on the Landscape GA Plan Phase 3 (Drawing No. STC-HLM-ZZ-00-DR-L-15002), shall be provided to and approved in writing by the Local Planning Authority. The approved plans shall thereafter be implemented in full.

*Reason: to ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance).*

*Relevant policy: Cores Strategy Policy CP7, and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.*

#### Parking

13. No part of the Sixth Form building shall be brought into use until the vehicle parking spaces have been provided in accordance with drawing no. STC-HLM-ZZ-00-DR-L-15201 Rev P04. 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.*

#### Hours of Work

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

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

*Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

#### Construction Method Statement

15. No development shall take place within each Phase, including any works of demolition, until a Construction Method Statement in respect of that Phase has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

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

*Relevant policy: Core Strategy policies CP3 & CP6.*

#### Travel Plan

16. No part of the Sixth Form Building hereby approved shall be brought into use until a Travel Plan has first been submitted to and approved in writing by the Local Planning Authority. The submitted Travel Plan shall be in general accordance with the principles of the Draft School Travel Plan SN-AH-MM-17361 dated February 2023 and prepared by DHA Planning shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by a private car, and provide for periodic review for monitoring purposes. The approved Travel Plan shall be implemented, maintained and reviewed as approved.

*Reason: To encourage the use of all travel modes.*

*Relevant Policy: NPPF Section 9 (Sustainable Transport) and Core Strategy Policy CP6*

#### Parking Management Plan

17. No part of the Sixth Form Building hereby approved shall be brought into use until a Parking Management Plan for the management of the parking arrangements has first been submitted to and approved in writing by the Local Planning Authority. The submitted Parking Management Plan shall include details of management of all parking spaces and the monitoring and the delivery of the passive electric vehicle charging spaces. The Parking Management Plan shall be implemented, maintained and reviewed as approved.

*Reason: To ensure satisfactory development in the interests of amenity and highway safety.*

*Relevant Policy: Core Strategy Policies CP1 and CP6, and Managing Development Delivery Local Plan Policy CC07.*

#### Electric Vehicle Charging

18. No part of the Sixth Form Building hereby approved shall be brought into use until details for Electric Vehicle Charging points serving the development have first been submitted to and approved in writing by the Local Planning Authority. The Electric Vehicle Charging points shall be implemented in accordance with details so approved and shall be permanently retained in the approved form for the charging of electric vehicles and used for no other purpose.

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

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

#### Sustainable Design and Construction

- 19.
- i) Prior to works proceeding beyond the slab level, a Design Stage Certificate for each building comprised in the development, shall be submitted to and approved in writing by the Local Planning Authority. The Design Stage Certificate shall be prepared by a suitably qualified assessor and shall demonstrate that the building(s) will achieve a minimum BREEAM (or equivalent) rating of 'Excellent'.

- ii) Within three months of the occupation of each of the building comprised in the development, a Post-Construction Certificate in respect of that building shall be submitted to and approved in writing by the Local Planning Authority. The Post-Development Certificate shall be prepared by a suitably qualified assessor and shall demonstrate that the building achieved compliance with BREEAM (or equivalent) rating of 'Excellent' as a minimum.

*Reason: To ensure developments contribute to sustainable development.*

*Relevant Policies: Chapter 14 of the NPPF (Meeting the challenge of climate change, flooding and coastal change), Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policies CC04 and CC05, and the Sustainable Design and Construction Supplementary Planning Document (2010).*

### Photovoltaic Panels

20. Notwithstanding the provisions the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), before works proceed beyond the slab level within a Phase of the development hereby approved that contains the extension to the Dining Hall, details of the design and location of the photovoltaic panels proposed to be installed on the roof of the extension to the Dining Hall shall be first submitted to and approved in writing by the Local Planning Authority. The photovoltaic panels shall be installed in accordance with the details so-approved prior to the Dining Hall extension being brought into use unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In order to safeguard the special architectural or historic interest of the building.*

*Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24*

### Low Carbon Technologies

21. Prior to works proceeding beyond the slab level, a scheme demonstrating that at least 10% of the reduction in carbon emissions will be achieved through renewable energy or low carbon technology shall be submitted to and approved in writing by the Local Planning Authority. The minimum 10% reduction so required shall be achieved on top of the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of planning application. The approved scheme shall be implemented before the development is first brought into use and shall remain operational for the lifetime of the development.

*Reason: To ensure developments contribute to sustainable development.*

*Relevant Policies: Chapter 14 of the NPPF (Meeting the challenge of climate change, flooding and coastal change), Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policy CC05, and the Sustainable Design and Construction Supplementary Planning Document (2010).*

### Sustainable Drainage

22. No building hereby permitted shall be brought into use until the sustainable drainage scheme for the site has been completed in accordance with the approved SuDS Statement 2220076 Rev P1 dated 17.11.2022 prepared by Elliott Wood. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

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

*Relevant policy: NPPF 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.*

### Flood Risk

23. The development hereby approved shall be carried out in accordance with the submitted Flood Risk Assessment 2220076 Rev P1 dated 17.11.2022 prepared by Elliott Wood.

*Reason: To reduce risk of flooding to the proposed development and future occupants.*

*Relevant policy: NPPF 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.*

### Employment Skills Plan

24. No development shall occur within each Phase until an Employment Skills Plan for that Phase has been submitted to and approved in writing by the Local Planning Authority. The plan should demonstrate how the proposal will provide and secure opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal. Once agreed the plan(s) shall be implemented in full in accordance with the agreed details.

*Reasons: In the interest of securing sustainable local employment.*

*Relevant policy: NPPF, CP15, MDD Policy TB12.*

### **Informatives:**

#### Reason for recommendation

- 1) The development accords with the policies contained within the development plan and there are no material considerations that warrant a different decision being taken.

#### Relevant policies

- 2) You are advised, in compliance with The Town and Country Planning (Development Management Procedure) (England) Order 2010 that the following policies and/or proposals in the development plan are relevant to this decision:

- **National Planning Policy Framework**
- **National Design Guide**
- **National Planning Practice Guidance**

- **Core Strategy (CS) Policies:**
  - CP1 – Sustainable Development
  - CP2 – Inclusive Communities
  - CP3 – General Principles for Development
  - CP6 – Managing Travel Demand
  - CP7 – Biodiversity
  - CP9 – Scale and Location of Development Proposals
- **MDD Local Plan (MDD LP) Policies:**
  - CC01 – Presumption in Favour of Sustainable Development
  - CC03 – Green Infrastructure, Trees and Landscaping
  - CC04 – Sustainable Design and Construction
  - CC05 – Renewable Energy and Decentralised Energy Networks
  - CC06 – Noise
  - CC07 – Parking
  - CC09 – Development and Flood Risk
  - CC10 – Sustainable Drainage
  - TB04 – Development in the Vicinity of the Atomic Weapons Establishment
  - TB08 – Open Space, Sport and Recreational Facilities Standards
  - TB12 – Employment and Skills Plan
  - TB21 – Landscape Character
  - TB23 – Biodiversity and Development
  - TB24 – Designated Heritage Assets
- **Other**
  - Borough Design Guide Supplementary Planning Document (2012)
  - Living Streets A Highways Design Guide (2019)
  - Sustainable Design and Construction Supplementary Planning Document (2010)
  - Sustainable Drainage Systems (SuDS) Strategy (2017)
  - Wokingham Open Space, Sports and Recreation Strategy (2013)

### Proactive Discussions

- 3) 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 as part of a full pre-application process that was undertaken by the applicant. 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.

### Pre-commencement Conditions

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

### Changes to the Approved Plans

- 5) 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.

### Mud on the Road

- 6) 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.

### Listed Building Consent

- 7) This permission does not convey or imply any approval or consent in respect of Listed Building Consent that may be required for external or internal alterations to the listed building(s). You are advised that it is a criminal offence to undertake works that affect a listed building without having first obtained a listed building consent.

### Royal Berkshire Fire & Rescue Service

- 8) Your attention is brought to comment provided by the Royal Berkshire Fire and Rescue Service:
- Fire service access should comply with Section B5 of ADB Volume 1 2019 with additional local requirements below under the Berkshire Act 1986: Fire service vehicles currently operated by Royal Berkshire Fire & Rescue Service exceed the nominal requirements stated in the current edition of Approved Document B.
  - The minimum carrying capacity for a pumping appliance is 16 tonnes. The minimum carrying capacity for a high reach appliance is 26 tonnes. Structures such as bridges should have the full vehicle carrying capacity.
  - Diagram 49 (hydraulic platform dimensions) to be adopted for all fire service vehicles not just high reach appliances
  - Any structural fire precautions and all means of escape provision will have to satisfy Building Regulation requirement. These matters are administered by the local authority Building Control or approved inspectors, who you are advised to contact in this regard.
  - Please be advised that any comments made by the Fire Authority in this letter must not be taken as formal approval that your plan/s confirm to the requirements and recommendations of current Guides or Codes of Practice for means of escape in case of fire.

### Thames Water – Waste

- 9) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 0203577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line via

<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C01%7Cplanning.enquiries%40wokingham.gov.uk%7C8973ad4ac7db4c00c87208dae33595c5%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C638072116556250866%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=1ClxSKpuzTvFNstBCXwojXTiMaBH4wPcPZXi%2FU%2F3lqU%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.

### Thames Water – Surface Water

- 10) Management of surface water from new developments should follow guidance under sections 167 & 168 in the National Planning Policy Framework. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C01%7Cplanning.enquiries%40wokingham.gov.uk%7C8973ad4ac7db4c00c87208dae33595c5%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C638072116556250866%7CUnknown%7CTWFpbGZsb3d8eyJW2ljoIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=0oBr9k5BYqlthLsBRHGJKUo6Yo2i1N3LnF4Hhg9Qei8%3D&reserved=0>.

### Bats

- 11) 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.

### Great Crested Newts

- 12) Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). This site is partially within an amber risk zone according to modelling undertaken to inform a Borough wide licence issued by Natural England. Amber zones contain suitable habitat and Great Crested Newts are likely to be present. The permission granted does not provide authorisation for development to proceed under the Wokingham Borough Council District Licence for Great Crested Newts. Should any Great Crested Newts or evidence of Great Crested Newts be found prior to or during the development, all works must stop immediately and an ecological consultant 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.

### Sprinklers

- 13) The applicant is advised that the fitting of a sprinkler system should be considered at the premises prior to the operation of the building(s)/extension(s) as approved.



**APPENDIX 2 – WBC Built Heritage Officer comments**

**M O R A N D U M**

<b>From:</b>	Built Heritage Officer	<b>Service:</b>	Community Heritage Green & Blue Infrastructure
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<b>App. No.</b>	223603 + 230264	<b>Site Visit Made:</b>	Yes
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<b>Address:</b>	St Crispins School, London Road, Wokingham, RG40 1SS.
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<b>Proposal</b>	<p>(223063): Full application for the proposed erection of a single storey extension to the existing dining hall and a two-storey extension to the existing Sixth Form block to provide 8 no. new classrooms, plus a new canopy to the front entrance and a services and bin store, following demolition of the existing services and bin store.</p> <p>(230264): Application for Listed Building Consent for the proposed erection of a single storey extension to the existing dining hall and existing school outdoor dining courtyard. Erection of a new entrance canopy and replacement windows to eastern elevation of hall/stage.</p>
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<b>Heritage Asset(s):</b>	<p>St Crispins School – has since 1993 held grade II listed building status.</p> <p>Listed buildings areas are classed as designated heritage assets under the NPPF (2021) and in the Council’s Local Plan policies.</p>
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**Recommendation & Advised Condition**

From a heritage stance there is **strong objection** to the proposed alterations and extension of St Crispins School, a designated heritage asset. The level of harm is considered such that it is strongly recommended the applications be **refused** on the grounds that:

- The proposed alterations to form a new front entrance to the school for pupils and the infill extension to enlarge the dining space will result in the harm and loss of historically important original features and fabric that contribute to what is significant about the school as designated heritage asset.
- The proposed dining hall extension would diminish the historically important design form of the school through an unsympathetic design (due to its form, size, and massing, and due to infilling of an open-ended quadrant that formed part of the original form and layout of the school since built)

It is considered that the proposal fails to ensure that new development protects and/or enhances designated heritage assets and their setting. As such, it is considered that the proposal conflicts with the Core Strategy policy CP3 and Managing Development Delivery Local Plan Policy TB24),

It is considered that the proposals would result in less than substantial harm (upper end), as defined under the NPPF. Under paragraph 202 of the NPPF in those cases

‘where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’ It is believed in that respect the applicants have not adequately account for why the need for the harmful proposals are required and why a less harmful or intrusive approach was not possible.

Should the planning case officer consider the public benefits of the proposal outweigh the level of harm caused and be minded to recommend approval, it is suggested the conditions set out below are applied.

#### **Key issues**

- Impact on the setting and/or significance of a listed building

#### **Legislation and Policy**

##### **Primary Legislation for Listed Buildings & Conservation Areas:**

Under Sections 16(2) and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities to have ‘special regard to the desirability of preserving a listed building, or its setting, or any features of special architectural or historic interest it possesses.’

##### **National Guidance:**

National Planning Policy Framework (July 2021) Section(s) 4, 12, and 16.  
National Planning Practice Guidance (July 2021)

##### **Local Plan:**

Policy CP3 of the Wokingham Borough Core Strategy Development Plan Document  
Policy TB 24 of The Managing Development Delivery Local Plan (MDD)

#### **Assessment**

##### Background

The pre-application advice process did not include a site visit and the heritage assessment was not available at that stage to officers. Notwithstanding, the applicant was advised that ‘from the limited information provided it is not necessarily clear the value made by the original planform/layout of the school building (and the rear courtyard space this layout has created) in terms of contributory factors of significance about the school building as a designated heritage asset.’

##### Identified significance

Granted grade II listed building status in 1993, St Crispins School was built by the Ministry of Education in 1951-2 and was the first modern secondary school to be built in Britain. The school being the prototype for design of prefabricated schools, with the school’s construction demonstrating how prefabricated techniques utilizing a type of construction comprising a steel frame on a 3ft 4in grid arrangement, faced with concrete slabs walling, a process shown could be used to create four-storey structures.

The school is a building of its time, flat roofed form and designed to have a loose and informal single-storey layout, anchored by a 4-storey teaching block, with the other prominent element of the school as originally built being the double height gymnasium and hall situated west of the teaching block, with the single-storey

dining area and kitchens linking these two elements, which along with classrooms form a courtyard space to the south, with a full height and length glazed screen to the dining space fronting onto this space. The layout is said to have been developed to reflect the educational need and activities of each of its parts.

Externally the originally 1950s portions of the school, having been much extended in a similar form (single-storey extensions) in the 1960s and 1970s, is otherwise characterized by the arrangement of the pre-cast rectangular concrete panel, which creates a predominantly horizontally straited form across the buildings. Whilst the front facing end of the gym/hall component has an arrangement of rectangular shape panel, in two colours, chequered board fashion. The use of distinctive deep strip metal framed windows and glazed screens being the other externally visible characteristic.

According to informative and insightful comments provided by the 20<sup>th</sup> Century Society, the school had featured in the Ministry of Education's Building Bulletin of 1952 and became the Ministry's most visited school. In brief the significance of the school, as a designated heritage asset, lies in its design that encompasses educational thinking of the time and through that and in terms of the innovative pre-fabrication methods and materials, in its architectural form and features.

### Heritage Assessment

The supporting information provided by the applicant (included both in the Design and Access Statement and the Heritage Statement) is of limited value and does not appear to have been prepared by a heritage specialist.

The 20<sup>th</sup> Century Society have however in their comment on the proposal included an insightful account of the school and of features of importance that provides valuable resource for evaluation the proposals under consideration here.

### Proposed Works

The works proposed under this pair of applications form three principal elements of alteration and extension to the school being sought, namely:

- extension of the existing dining hall, with a lanterned featured single-story infill structure
- Main entrance canopy and the formation of a new principal entrance for pupils,
- two-storey extension to the existing Sixth Form block
- removal of and replacement of a bin

Further to the described works on the application forms it is noted that the following alterations form part of the working being applied for:

- replacement of the east facing clerestory windows to the hall/gym,
- 4no. roof light to the existing dining area roof, and potentially dining area roof replaced,
- Removal of entrance lobby and doors into the dining area,
- Partition between dining hall and catering/kitchen to be removed and replaced with a roller shutter,

- 3no. existing offices in the eastern range to the courtyard to be re-configured into 2no. offices, with a new roof access with one of the offices and 2no. new roof-lights
- New primary roof access to be provided in a separate room to the north-end of the drama room, accessed separately,

## Comments on Proposals

### Sixth Form Building Extension

The proposal (which broadly reflects the scheme approved in 2016) would require no direct works to the listed school buildings and, due to the existing intervening detached school buildings, would have no impact on their setting.

### Proposed Services & Bin Store Structure

It appears a bin store structure situated in front of the catering/kitchen block (opposite an exterior door) has been a feature since the school opened. The present structure is not believed to hold significance and the proposals for a larger bin and store structure in a position slightly west of this current one is thought to its increased size have a minor visual impact compared to the present arrangement.

### Entrance Canopy

The proposal is for a free-standing canopy structure, which means it requires no direct physical works to the listed school buildings. That said, the introduction of such a large and prominent feature is considered to have an appreciable visual impact and one which from the stance of the appearance of the designated heritage asset is thought would somewhat erode the historic composition and form of the school building through the introduction of such a large feature. A smaller canopy would seem more likely to prove visually acceptable here.

### New Frontage Entrance for Pupils

It is understood entry to the school originally had been by means of sets of doors at the base of the four-storey block. A single storey front extension was subsequently added in that location and presently provides a formal entrance/reception, seemingly just for visitors and staff. It is understood pupils presently access the school from the front by means of a set of glazed doors at the bottom of the staircase for the four-storey block.

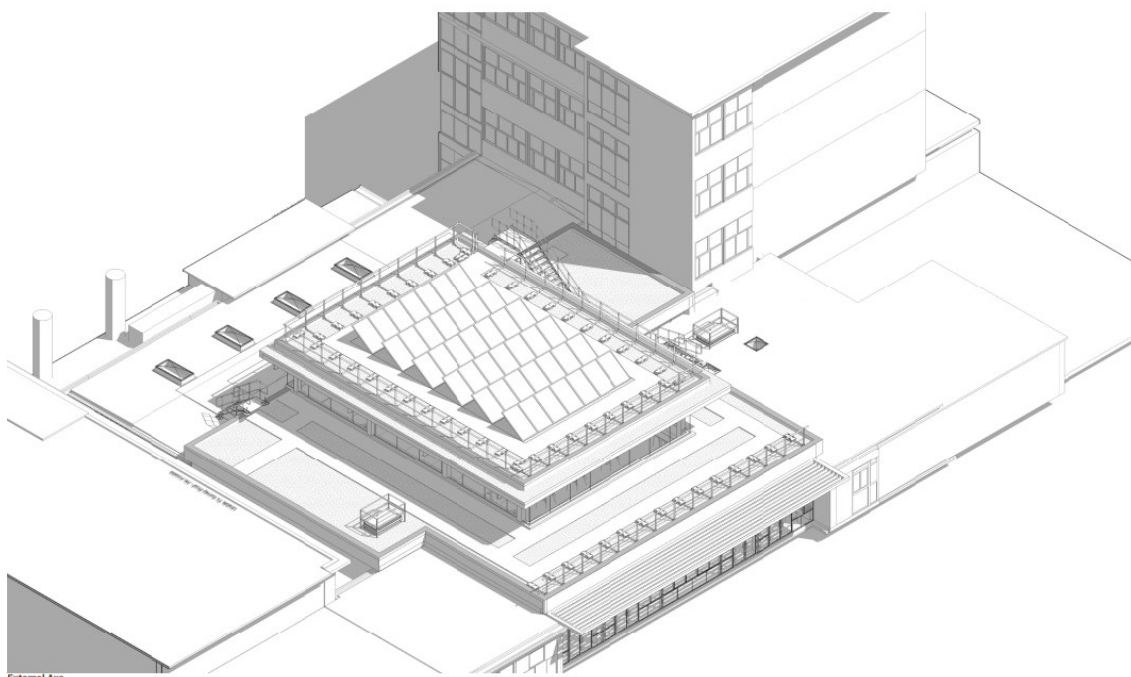
It is proposed to replace the existing original glazed screen to the back/northern elevation of the dining area to create a new entrance into the school. The intention being to form a new lobby area by partitioning off part of the dining space direct behind the glazed screen. The proposals as such would result in the loss of an original screen feature leading to the further loss of original metal framed window/screen details of the 1950s school. Whilst the proposed new double pair of glazed doors are to have grey powder coated finished aluminium frames and would not replicate the white metal frame detailing of the present, and in the context of the historic glazing of the catering extension and that of the glazed screen of the adjacent staircase, would result it is believed is somewhat incongruous detailing that stands out rather than match in.

### Dining Extension

It is proposed to extend the single-story dining space that lies between the two anchoring tall structures of the 1950s school, namely the four-storey teaching block and the double height gym/hall block. As proposed, it is intended to build-out the dining space in the open courtyard space between the hall/gym and the library and later single storey additions built off the library, with a single storey infill structure that is to have a large high lantern storey, upon which it is proposed to site solar panels. The southern elevation of the extended dining space is to have a full height glazed screen and doors in a grey powder coated aluminium frames and feature a 'brise soleil' canopy across the width of the end elevation. Additionally, it is proposed to add 4no. roof-lights to the existing dining space roof and internal alterations to remove a later added lobby partition and removal of the canteen/kitchen serving area walling that is to be replaced by a roller shutter.

This proposed infill structure would, with its extensive tall lantern feature, stand considerably higher than that of the existing dining space, and would be apparently have an overall height (excluding the intended solar panels atop the lantern feature) that would be 1.4 metres high that that of the gym/hall block. This lantern feature as now proposed being noticeably taller than that of the pre-application scheme, which shown no solar panels sited on top of the lantern.

- the extension roof is visually considerably thicker than the flat roof form of the dining space and adjoining structures, with the roof of the infill extension partially overlapping the existing single storey component to either side of it
- there would be blocking of the original metals frame glazed screen window to end of library,
- loss of the metal framed glazed screen element to dining space, an original feature, which in size and extent makes it very much one of the distinctive key external component features of the 1950s school, as built.
- original glazed screen cloister corridor along the side of the hall would be encapsulated within new partition walling as would original metal glazed screens/windows and door of the drama block.
- The 4no. new roof-lights potentially could lead to the destruction of possible over painted 1950s ceiling murals to the dining space.



The proposed dining space in-fill extension is considered would result in a loss of original elements of the 1950s built school that contribute very much to its distinctive form.

Additionally, the proposal (in terms of form and massing of the infill structure) is considered to result in an overly prominent addition that detrimentally impacts the composition of the 1950s arrangement of school building (that being four storey block – a key anchor feature – being linked by a single storey elevation to the other dominant feature of the gym/hall).

#### Office Space Reconfiguration

The existing three offices, which it is intended to reconfigure into two, are situated in a later (1970s) extension to the original school and the intended changes are not thought to impact the significance of the school as a designated heritage asset. Likewise, with the intended roof access from with the reconfigured office, although the plans at this point suggest that the access to the roof may not be required,

#### Additional Works Applied for Under Listed Building Consent Application.

##### Hall Clerestory Windows

The clerestory windows running along the eastern side of the hall appear to be the original metal framed windows that have been blacked out seemingly by boarding the outside of the windows. The proposal is to replace the windows for new powder coated aluminium windows. As the windows are an original feature from a heritage stance the expectation is for them to be retained and repaired if necessary. It is claimed the current window frames are not fit for purpose, however no evidence has been given to substantiate those claims. Likewise, no evidence is given to show the

existing windows could not be retained and re-glazed. As the clerestory windows are not a critical component of the works being applied for, it is believed the existing windows should be retained. As such, should consent be given the retention and repair of the clerestory windows should be made conditional.

### Summary

It is felt that the heritage considerations (impact on the original elements of the 1950s buildings) was an after-thought rather than a starting point for an informed scheme that protects and enhances the designated heritage asset.

It is believed that with consideration a less harmful proposal is achievable that would allow for more of the original historic elements to be retained in situ. Likewise, it is believed that a less harmful location for siting the solar panels should be considered such as on the roof of the modern Sixth form block. The objection and recommendation is as set out above in the “**Recommendation & Advised Condition**” section

### Conditions (should approval be given)

#### BUILDING RECORDING

Notwithstanding the details submitted no works of demolition, strip out or alteration shall be undertaken until to the listed school building the subject of this permission until the applicant, agent or successor in title have submitted to and received written approval by the Local planning Authority of written confirmation from Berkshire County Council’s Heritage Environment Records department of the receipt of documentation recording the building as it is prior to works being undertaken. The documentation for recording the building shall be undertaken in accordance with the methodology for a Level 3 recording as set out in Historic England’s ‘Understanding Historic Building: A Guide to Good Practice’ (2016)

<https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>

*Reason: In order to maintain a record of the features to be altered/demolished which form part of the historic development of the site. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

Notwithstanding the details submitted, the clerestory windows to the hall are to be retained and reglazed as required, unless otherwise approved in writing by the local planning authority prior to works being undertaken. It would be necessary to provide for it be clearly evidence why the clerestory windows cannot be retained and full details for the new windows would be required.

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

Notwithstanding the details submitted, no works shall be undertaken to install the new glazed screens, windows, exterior doors, and roof lights hereby approved until full details, including scaled drawings of these element (at 1:10 or 1:20 scale as appropriate) along with details of the frames and surrounds (e.g., materials, dimensions, profiles, and finish) have been submitted to and approved in writing by the local planning authority. Works to install the glazed screen, windows, exterior doors, and roof lights shall then be undertaken in accordance with the details as approved.

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

Notwithstanding the details submitted, prior to works being undertaken to encase the ground level original metal framed screens and windows to the library, hall and drama room full details confirming the elements to be retained and means but which they are to be encompassed in the new structure/walling are to be submitted to and approved in writing by the local planning authority. The original metal framed screens and windows to the library, hall and drama room has been retained and incorporated into the new development in accordance with the details as approved.

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

Notwithstanding the details submitted, no works of alteration or replacement of the existing roofs to the main school buildings (excluding Sixth Form block), including those red hashed areas of roofing on drawing STC-HLM-P1-RF-DR-A-00131 PO4 (Roof Legend Dining) where it is indicated fire rating upgrade and roof access works are shown as potentially required are to be undertaken without the prior written approval from the local planning authority.

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

## **INFORMATIVE**

Also, should planning permission be given approval prior to the determination of the application (230264) for listed building consent it is recommended that an informative be included on the decision notice for planning permission to make the applicant aware that works affecting the listed school buildings cannot commence until listed building consent has been granted. It being a criminal offence to undertake works that affect a listed building without the benefit of consent.



<b>Date:</b>	23/02/23	<b>Signed: Post:</b>	Keith Frost Built Heritage Officer
--------------	----------	--------------------------	---------------------------------------



Southern coryard to rear of dining space with the original glazed screen across the low single storey dining element (and to range to LHS of image)



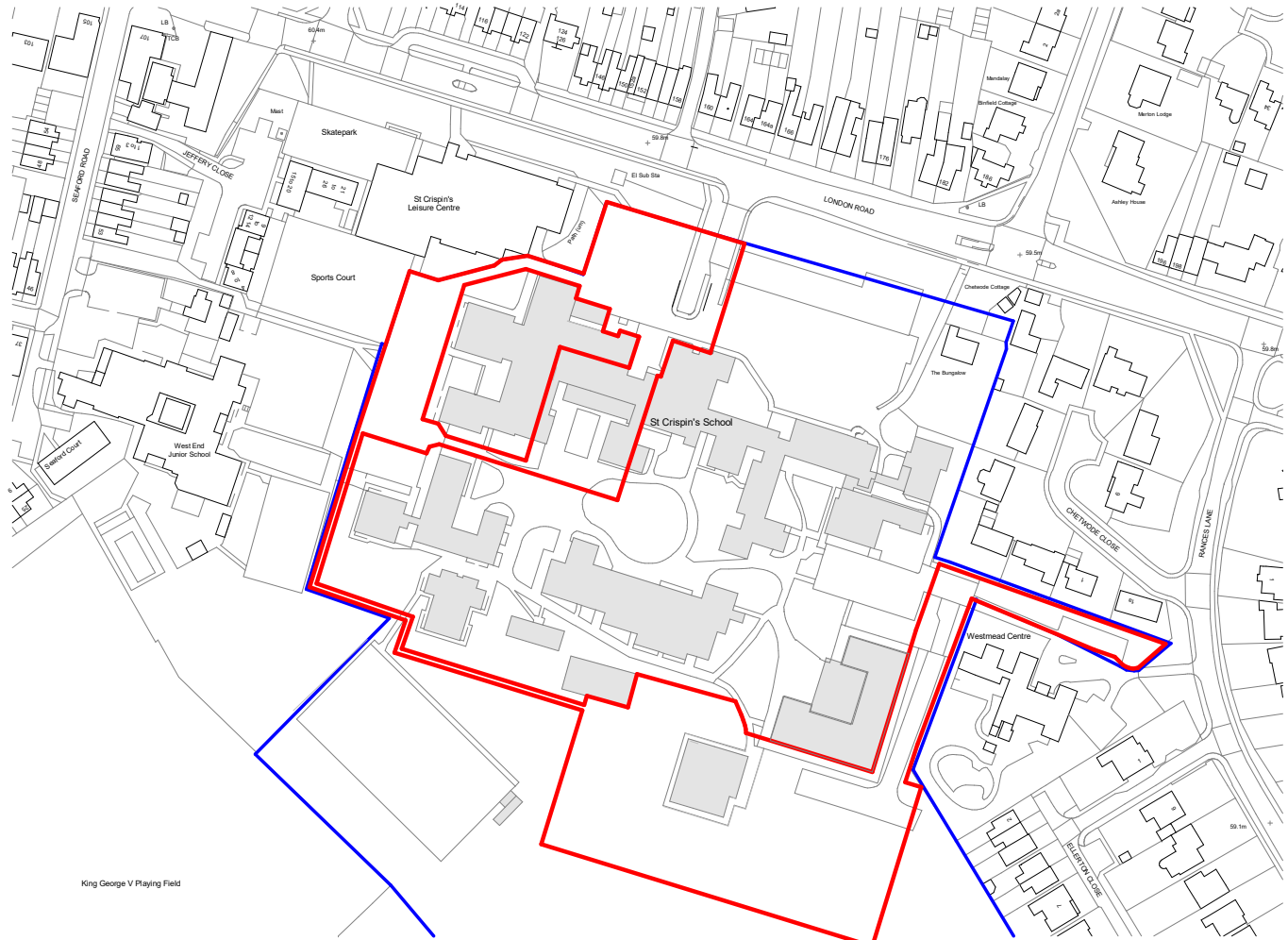
Close up of western range to southern courtyard that shows the original metal glazed screen/fenestration elements and original metal framed windows of the clerestorey to the hall/gym.



Original metal framed glazed screen details to north elevation of dining space. Image also shows the screen in context to the adjacent screen detail at the base of the stairs. And in the image below the original window details of the catering space

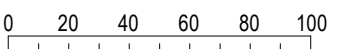
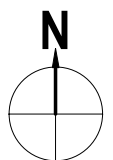


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School site extends further 271m

- Boundary (School Site)
- Boundary (Planning Application)



Notes  
Check all dimensions on site. Do not scale from this drawing. Report any discrepancies and omissions to HLM Architects. This Drawing is Copyright ©

P03	PLANNING APPLICATION ISSUE	06/12/2022	AL
P02	PLANNING APPLICATION ISSUE	11/11/2022	AL
P01	ISSUED FOR INFORMATION	04/08/22	AL

Rev	Description	Date	By
Revisions			Suitability

Project

## 12-1514-04 St Crispin's School

Client



**WOKINGHAM**  
BOROUGH COUNCIL

Title

## LOCATION PLAN

Drawing No.	Revision
STC-HLM-ZZ-00-DR-A-00001	P03

Scale	Drawn
1 : 2500 @A4	AL

Date	Checked
11/11/22	KP



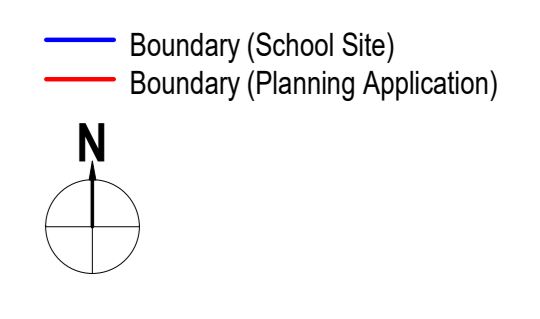
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Fifth Floor  
10-12 Alie Street  
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london@hlmarchitects.com

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School site extends further 271m



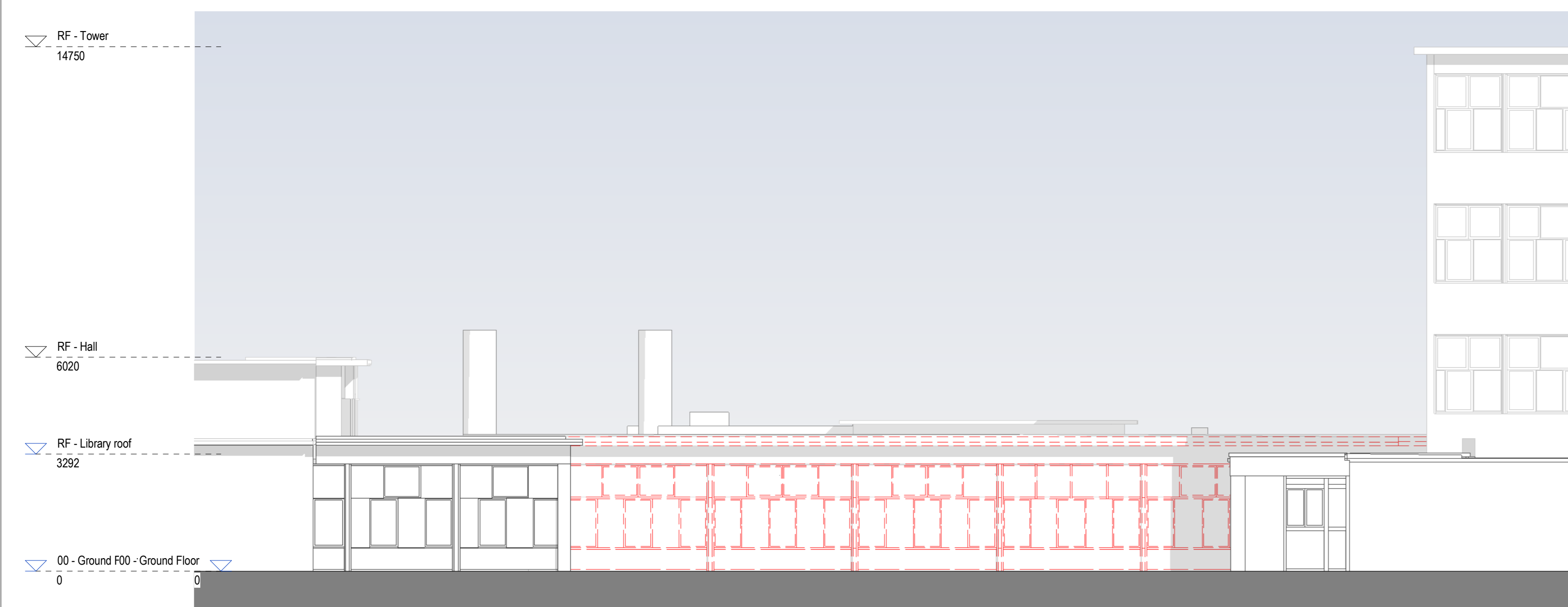
Project	St Crispin's School	Title	BLOCK PLAN PROPOSED
Client	Wokingham Borough Council	Scale @ A3	1:500@A3
Drawn	AL	Checked	KP
Date	06/12/2022	Revision	S4 STAGE APPROVAL
Drawing No.	STC-HLM-ZZ-00-DR-A-00002	Revision	
Page	1	Page Count	1

Notes: Check all dimensions on site. Do not scale from this drawing. Report any discrepancies and omissions to HLM Architects. This drawing is Copyright © HLM Architects.

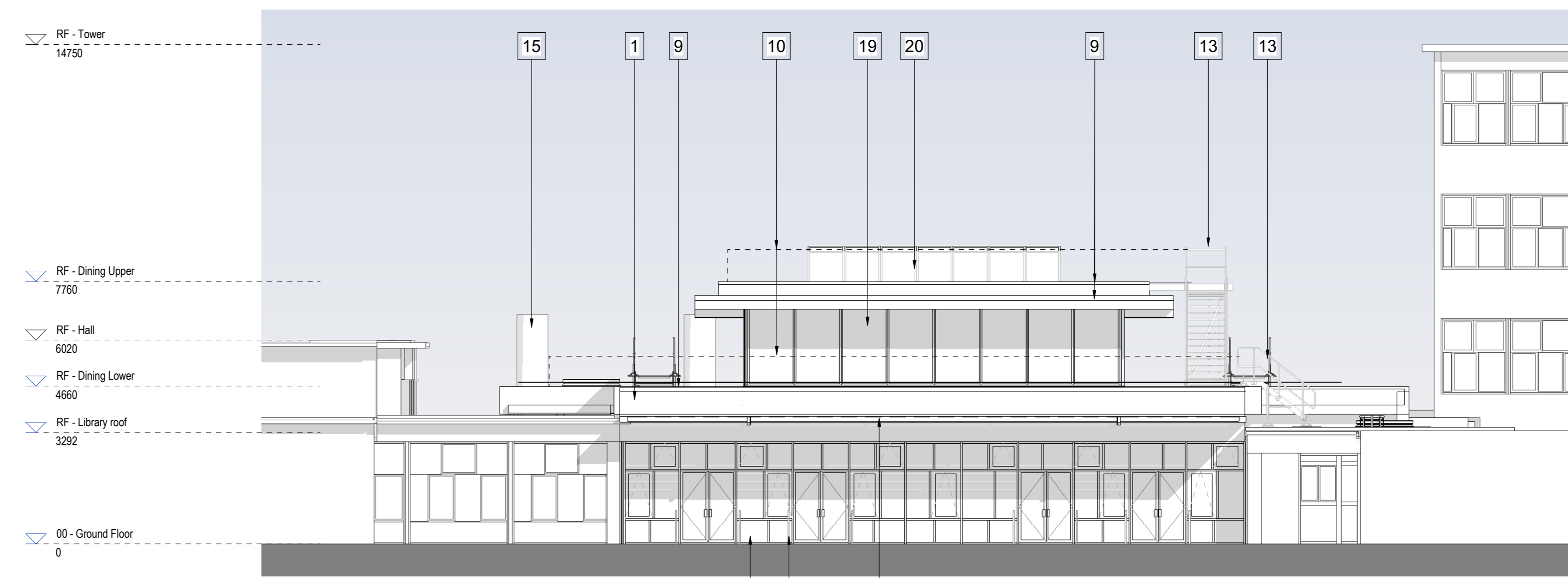
© HLM Architects  
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Elevation Dining - South Existing  
Scale: 1: 100



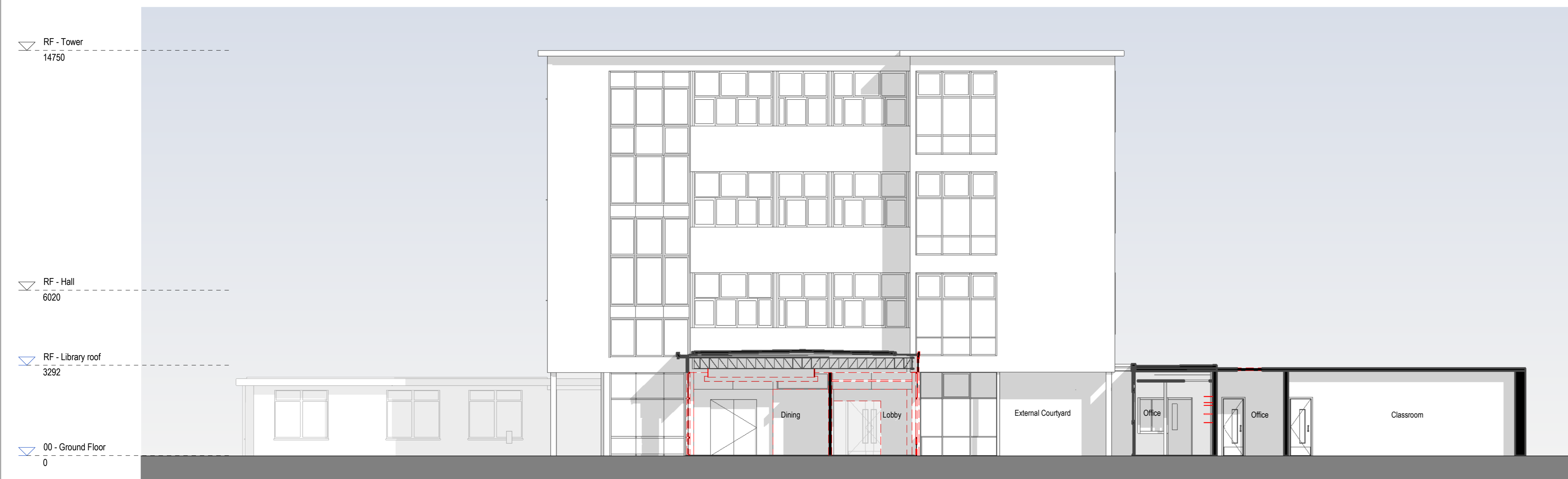
Elevation Dining - South Proposed  
Scale: 1: 100

KEY EXTERNAL ELEVATIONS	
1	Product: Dining Cladding Colour: Exposed concrete texture or similar to complement existing brown concrete panels
2	Product: Curtain Wall with Window & Doors Colour: Dark grey
3	Product: Blue Steel Colour: Blue
4	Product: 6th Form Cladding Colour: Exposed Natural - Quarry White
5	Product: Existing 6th Form Trough Cladding Colour: White
6	Product: Floor Colour: Dark grey to match
7	Product: Window & Door with frame Colour: Dark grey
8	Product: Roof frame Colour: Dark grey
9	Product: Corrugated metal roof Colour: Dark grey
10	Product: Corrugated metal roof Colour: Dark grey
11	Product: Metal canopy with clear glazing Colour: White
12	Product: Corrugated metal roof Colour: Dark grey
13	Product: Window & Door with frame Colour: Dark grey
14	Product: Window & Door with frame Colour: Dark grey
15	Product: Window & Door with frame Colour: Dark grey
16	Product: Window & Door with frame Colour: Dark grey
17	Product: Window & Door with frame Colour: Dark grey
18	Product: Window & Door with frame Colour: Dark grey
19	Product: Window & Door with frame Colour: Dark grey
20	Product: Window & Door with frame Colour: Dark grey

NOTE: Products and colours to be equal or equivalent.

DEMOLITION NOTES:	
[Red dashed line]	Existing elements to be demolished.
[Red solid line]	Demolished External Walls.

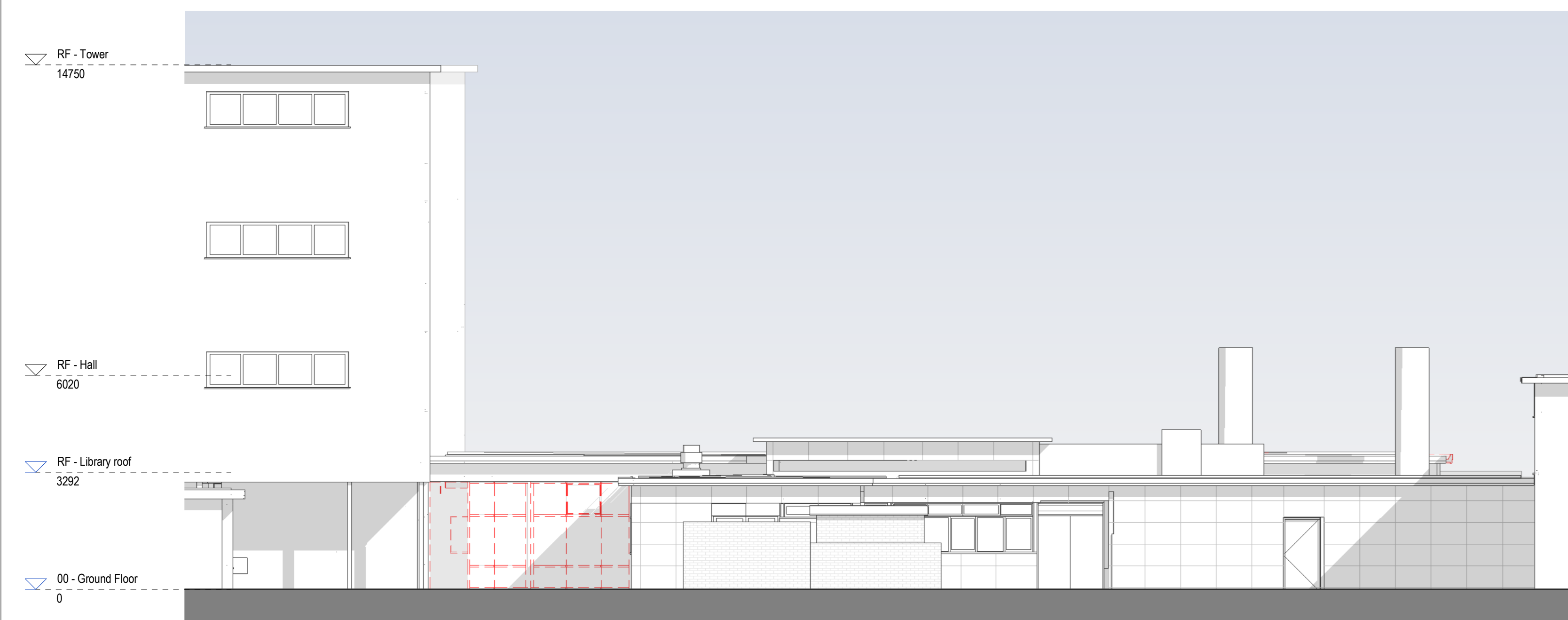
Refer to plans & sections also.



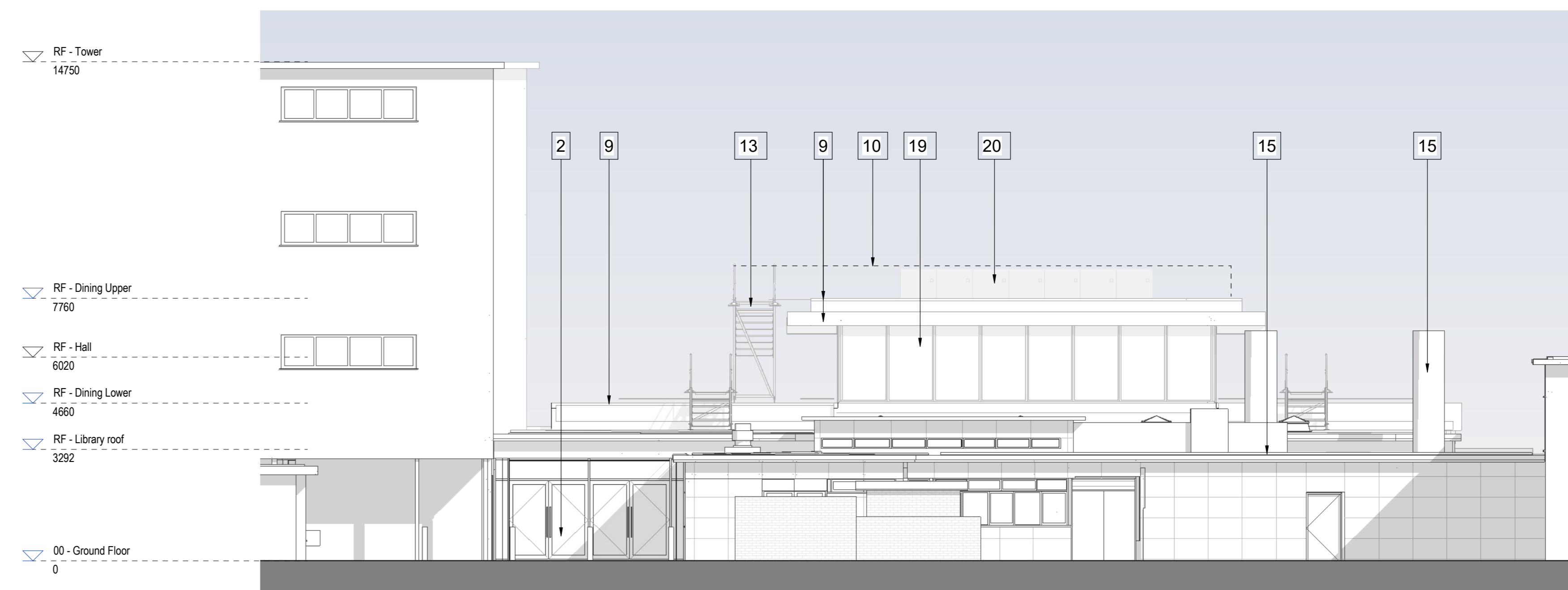
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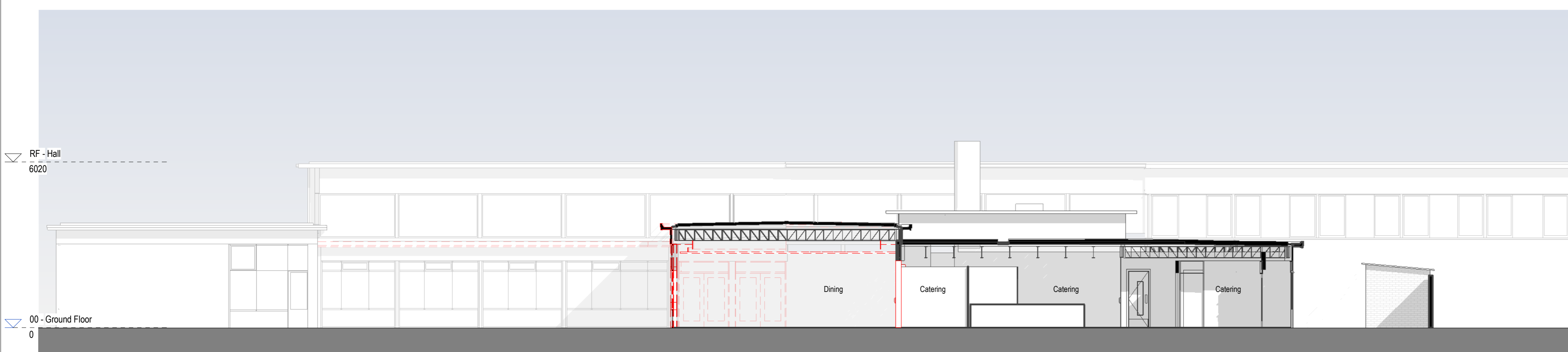
Elevation Dining - West Proposed  
Scale: 1: 100



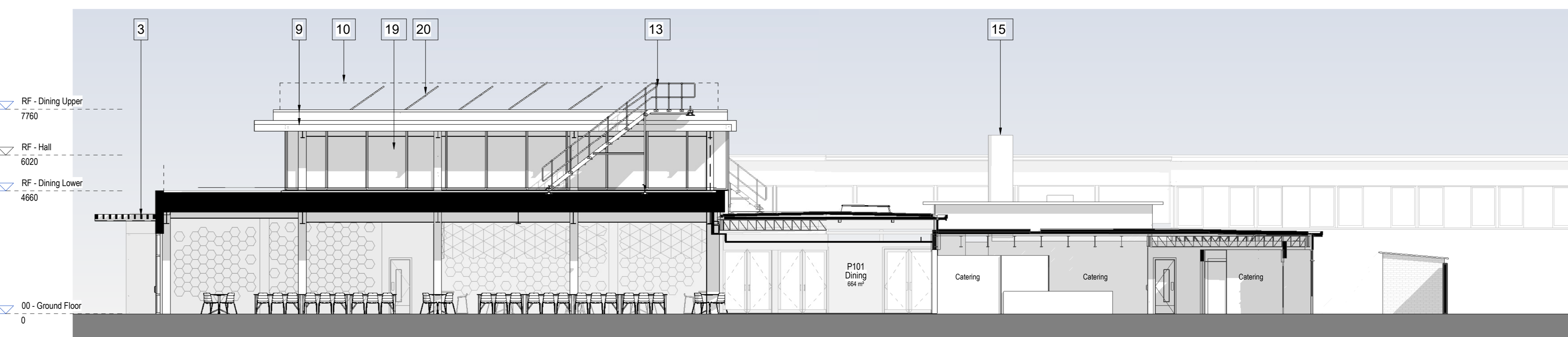
Elevation Dining - North Existing  
Scale: 1: 100



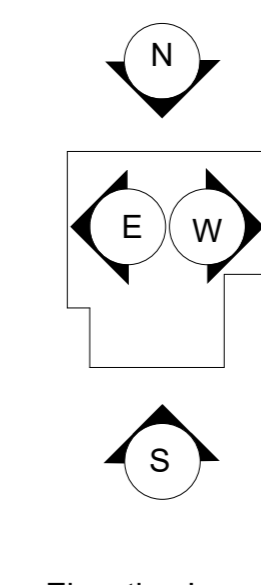
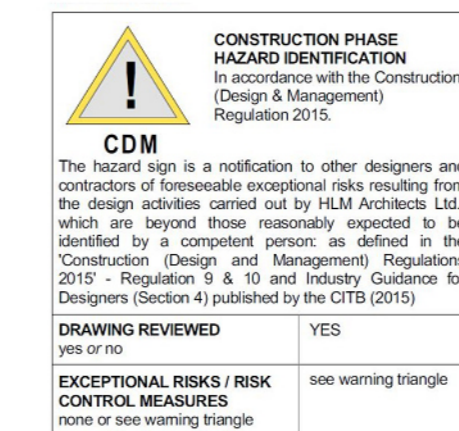
Elevation Dining - North Proposed  
Scale: 1: 100



Elevation Dining - East Existing  
Scale: 1: 100



Elevation Dining - East Proposed  
Scale: 1: 100



Project: St Crispin's School  
Client: WOLKHAM BOROUGH COUNCIL  
Title: GA ELEVATIONS (PHASE 1) DINING  
Scale @ A3: 1: 100 @ A0  
Date: 06/12/2023  
Drawn: AL  
Checked: KP

Revision	Description	By	Date	Checked
01	Issue for Design	AL	06/12/2023	KP
02	Issue for Design	AL	06/12/2023	KP
03	Issue for Design	AL	06/12/2023	KP
04	Issue for Design	AL	06/12/2023	KP
05	Issue for Design	AL	06/12/2023	KP
06	Issue for Design	AL	06/12/2023	KP
07	Issue for Design	AL	06/12/2023	KP
08	Issue for Design	AL	06/12/2023	KP
09	Issue for Design	AL	06/12/2023	KP
10	Issue for Design	AL	06/12/2023	KP
11	Issue for Design	AL	06/12/2023	KP
12	Issue for Design	AL	06/12/2023	KP
13	Issue for Design	AL	06/12/2023	KP
14	Issue for Design	AL	06/12/2023	KP
15	Issue for Design	AL	06/12/2023	KP
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17	Issue for Design	AL	06/12/2023	KP
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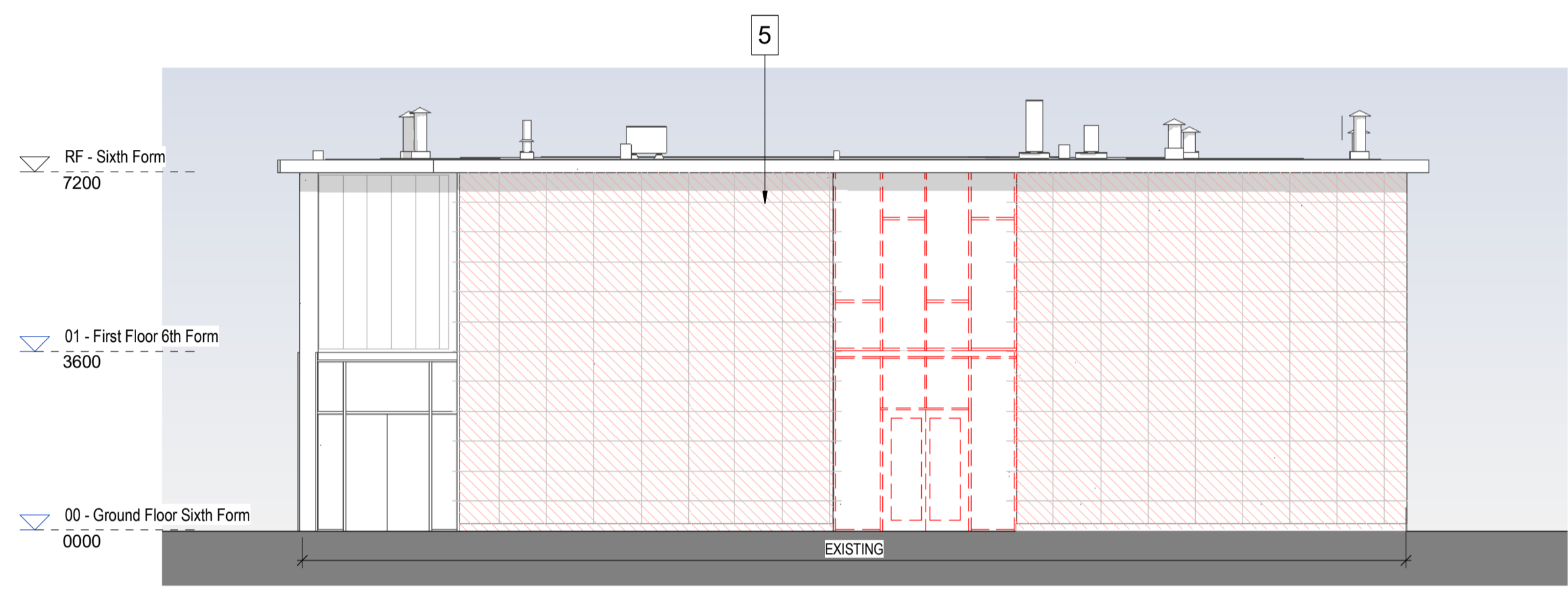
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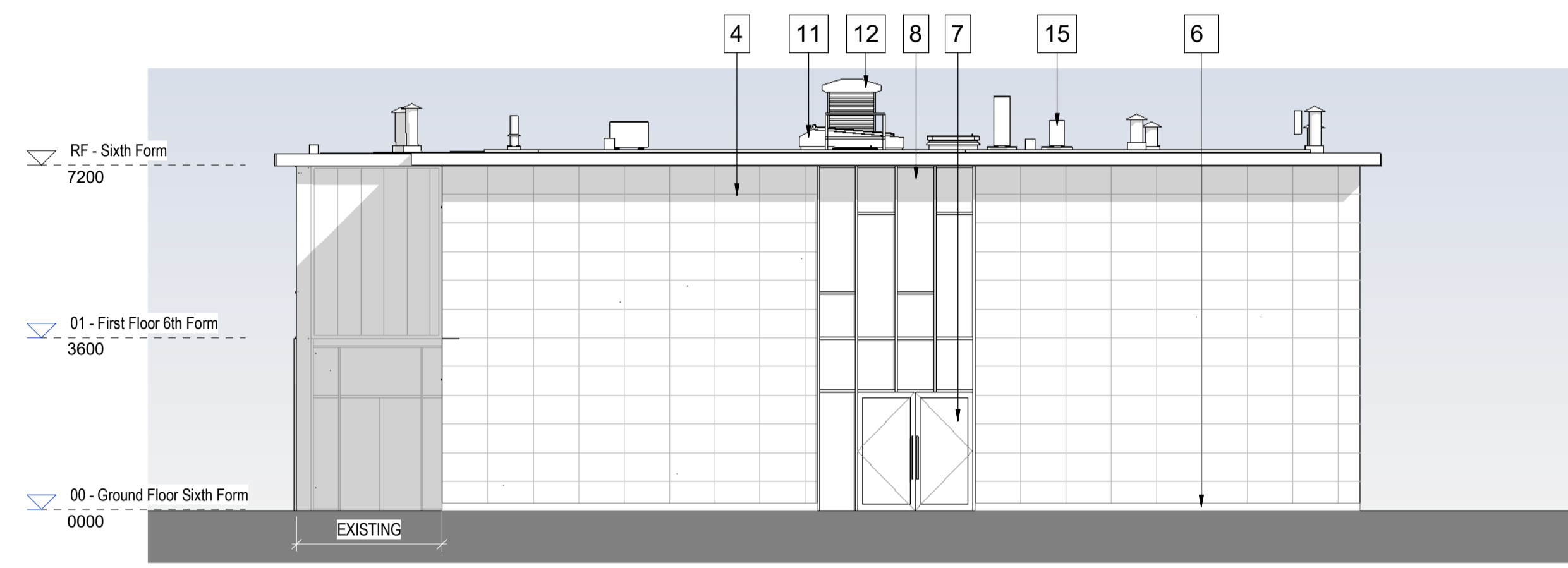
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2	Product: Curtain Wall with Window & Doors Colour: Dark grey
3	Product: Bronze Satin Colour: White
4	Product: 6th Form Cladding Colour: Equitone Natura - Quartz White
5	Product: Existing 6th Form Trepsa Cladding Colour: White
6	Product: Plinth Colour: Dark grey to match
7	Product: Window & Door with louvre Colour: Dark grey to match existing
8	Product: Curtain Wall Colour: Dark grey
9	Product: Roof Fascia Colour: Dark grey
10	Product: Collapsible railings Colour: Galvanised
11	Product: Rooflight Colour: to match existing
12	Product: Window/door aluminium Colour: Mill finished aluminium
13	Product: Fixed Roof Access
14	Product: External Door Hoop Colour: Refer to landscape drawings
15	Product: Existing plant
16	Product: Metal canopy (with clear glazing) Colour: White
17	Product: Render finish Colour: Mid grey to match existing cladding
18	Product: Corrugated metal roof Colour: Mid grey
19	Product: Windows Colour: Dark grey
20	Product: PV Panel

NOTE: Products and colours to be equal or equivalent.

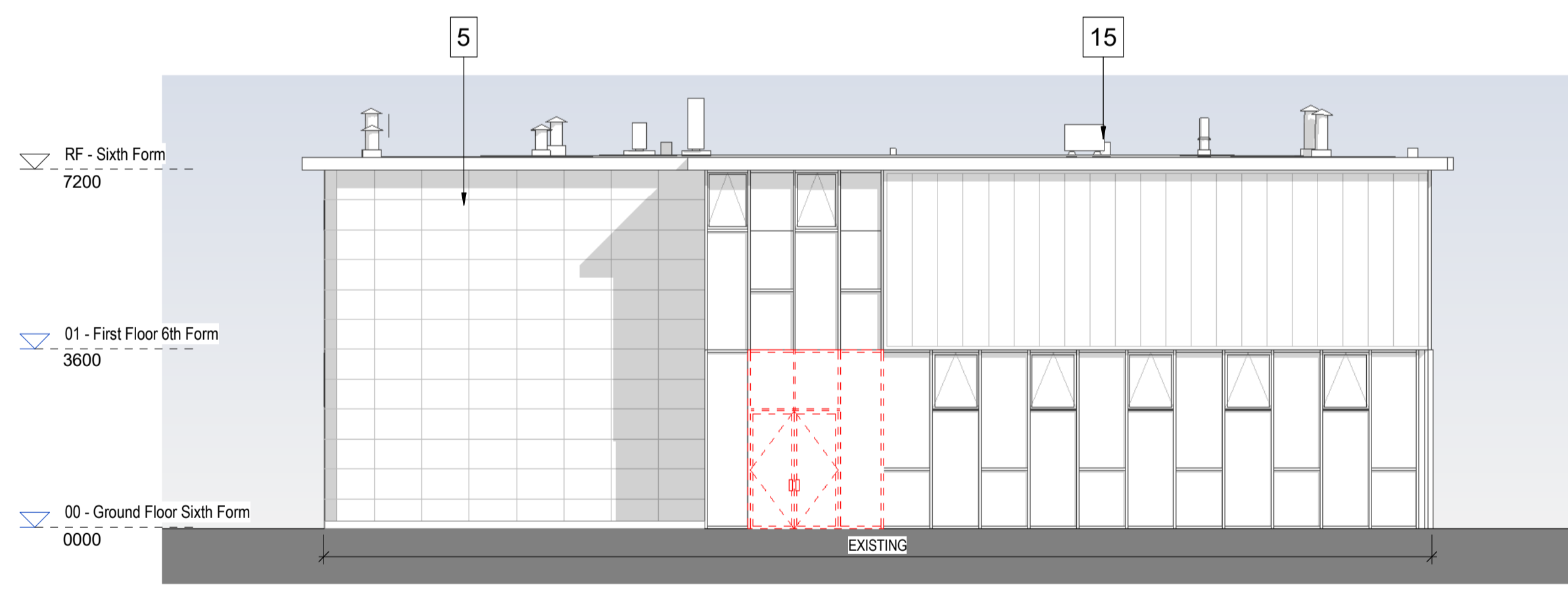
DEMOLITION NOTES:	
	Existing elements to be demolished.
	Demolished External Walls
Refer to plans & sections also.	



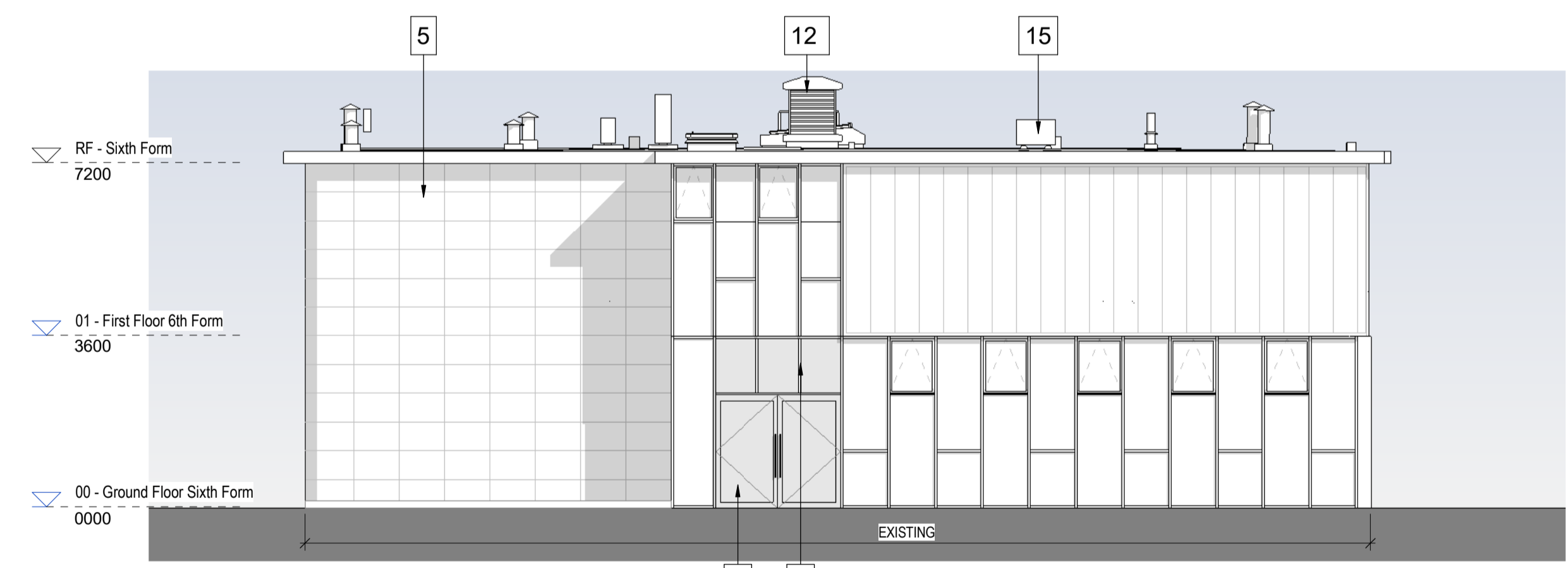
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Scale: 1 : 100



Elevation 6th Form West Proposed  
Scale: 1 : 100



Elevation 6th Form East Existing  
Scale: 1 : 100

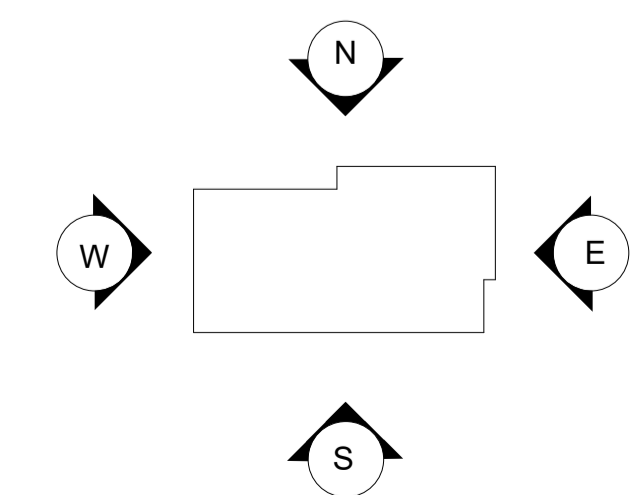


Elevation 6th Form East Proposed  
Scale: 1 : 100

**CONSTRUCTION PHASE HAZARD IDENTIFICATION**  
in accordance with the Construction (Design & Management) Regulation 2015.

**CDM**  
The hazard sign is a notification to other designers and contractors of foreseeable occupational risks resulting from the design activities carried out by HLM Architects Ltd., which are beyond those reasonably expected to be identified by a competent person as defined in the Construction (Design & Management) Regulations 2015 - Regulation 9 & 10 and Industry Guidance for Designers (Section 4) published by the CDM (2015)

DRAWING REVIEWED	YES or NO	YES
EXCEPTIONAL RISKS / RISK CONTROL MEASURES	see warning triangle	see warning triangle



Elevation Legend

Project	St Crispin's School	
Client	WOKINGHAM BOROUGH COUNCIL	
Revisions	S4 STAGE APPROVAL	Submittal APPROVAL
Drawing No.	STC-HLM-P3-XX-DR-A-00303	Revision
Client	Scale @ A1	Drawn
	1:100@A1	AL
Date	06/12/2022	Checked
		KP

Notes Check all dimensions on site. Do not scale from this drawing. Report any discrepancies and omissions to HLM Architects. This Drawing is Copyright©

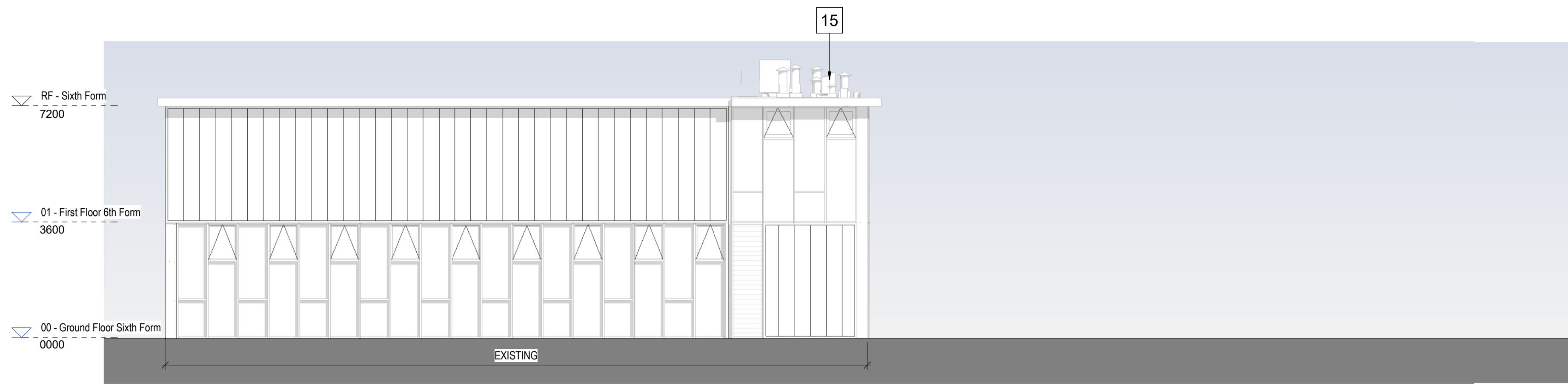
1:500  
1:100

50 M  
10 M

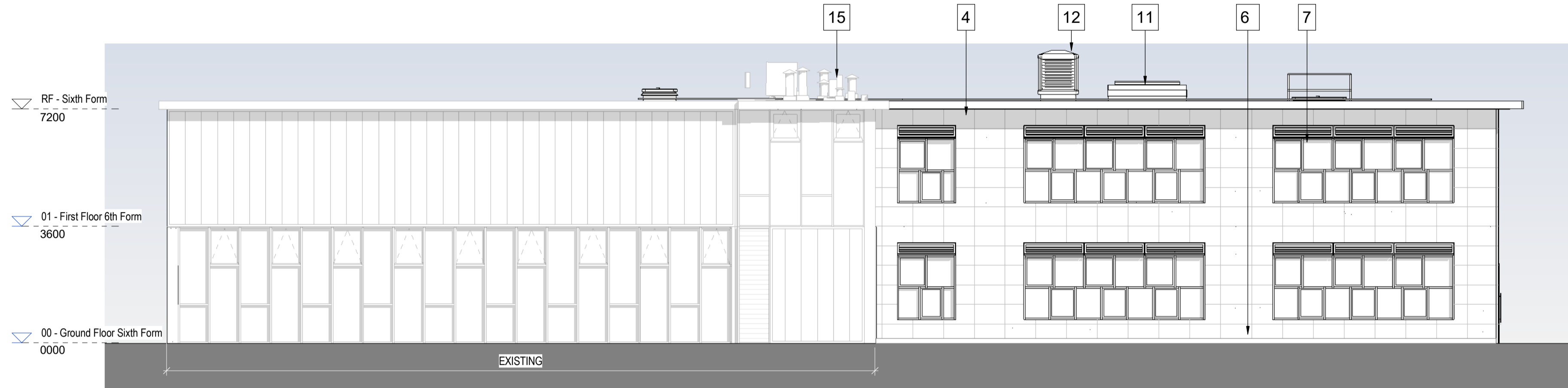
Project: STC-HLM-P3-XX-DR-A-00303  
Title: GA ELEVATIONS (PHASE 3) 6TH FORM  
Client: WOKINGHAM BOROUGH COUNCIL  
Scale @ A1: 1:100@A1  
Date: 06/12/2022  
Drawn: AL  
Checked: KP  
Submittal APPROVAL: P05

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F: +44 (0) 20 7921 4850  
london@hlmarchitects.com  
London E1 8DE

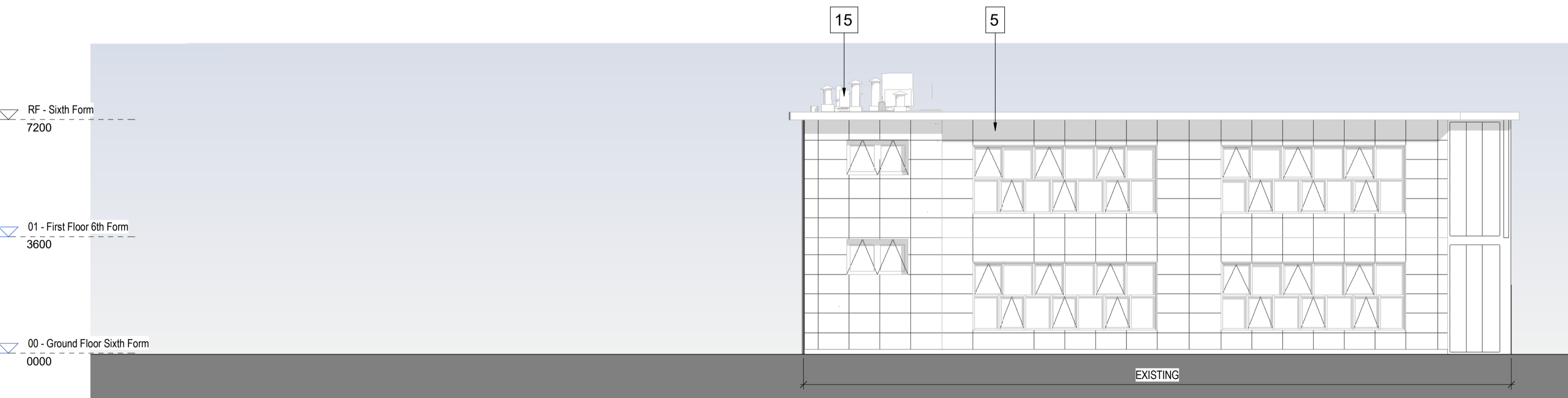
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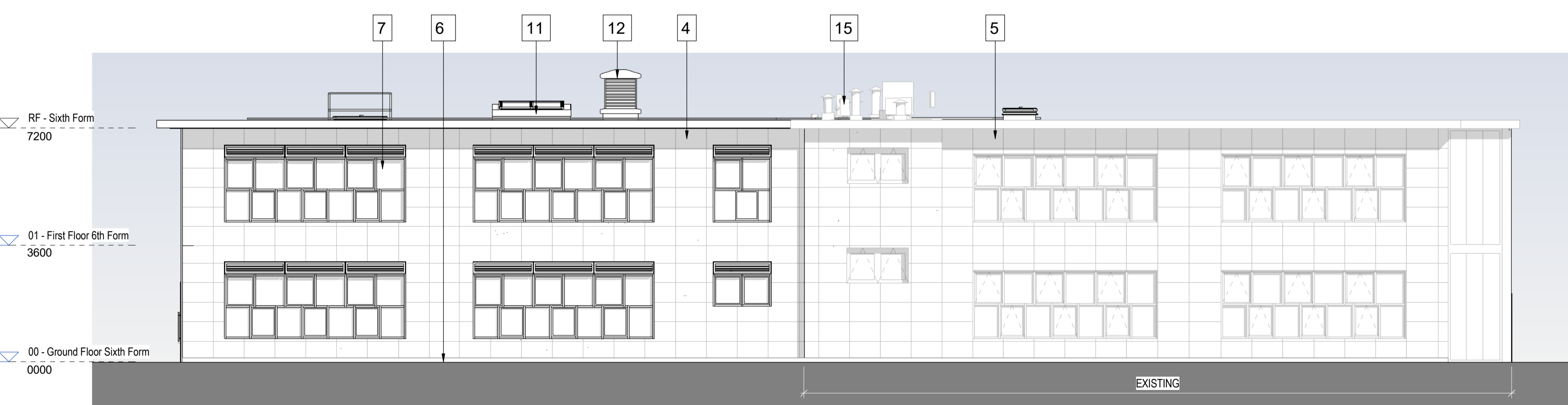
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Elevation 6th Form North Proposed  
Scale: 1 : 100



Elevation 6th Form South Existing  
Scale: 1 : 100



Elevation 6th Form South Proposed  
Scale: 1 : 100

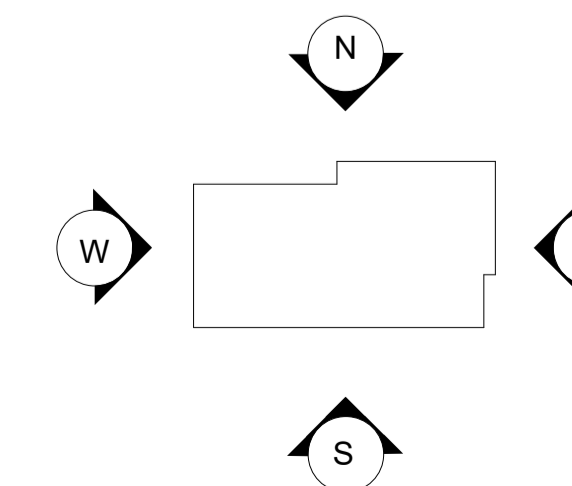
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2	Product: Curtain Wall with Window & Doors Colour: Dark grey
3	Product: Brise Soleil Colour: White
4	Product: 6th Form Cladding Colour: Equitone Natura - Quartz White
5	Product: Existing 6th Form Trepan Cladding Colour: White
6	Product: Plinth Colour: Dark grey to match
7	Product: Window & Door with louvre Colour: Dark grey to match existing
8	Product: Curtain Wall Colour: Dark grey
9	Product: Roof Fascia Colour: Dark grey
10	Product: Collapsible railings Colour: Galvanised

11	Product: Rooflight Colour: to match existing
12	Product: Window Sill Colour: Mill finished aluminium
13	Product: Fixed Roof Access
14	Product: External Door Hoop Colour: Refer to landscape drawings
15	Product: Existing plant
16	Product: Metal canopy (with clear glazing) Colour: White
17	Product: Render finish Colour: Mid grey to match existing cladding
18	Product: Corrugated metal roof Colour: Mid grey
19	Product: Windows Colour: Dark grey
20	Product: PV Panel

NOTE: Products and colours to be equal or equivalent.

DEMOLITION NOTES:	
	Existing elements to be demolished.
	Demolished External Walls
Refer to plans & sections also.	

181



Elevation Legend

**CONSTRUCTION PHASE HAZARD IDENTIFICATION**  
in accordance with the Construction (Design & Management) Regulation 2015.

**CDM**  
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DRAWING REVIEWED	yes or no	YES
EXCEPTIONAL RISKS / RISK CONTROL MEASURES	see warning triangle	none or see warning triangle

Project	St Crispin's School	Title	GA ELEVATIONS (PHASE 3) 6TH FORM SHEET 2	Rev	06/12/2022	AL	Rev	01	
Client	Wokingham Borough Council	Scale @ A1	1:100@A1	Drawn	AL	Checked	KP	Date	06/12/2022

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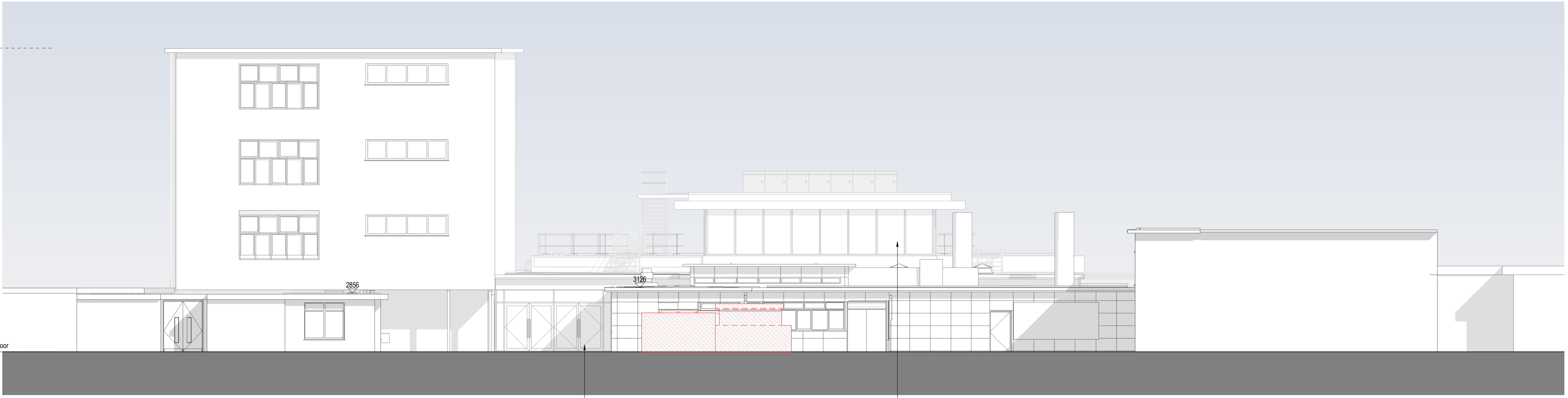
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RF - Tower  
14750

00 - Ground Floor  
0



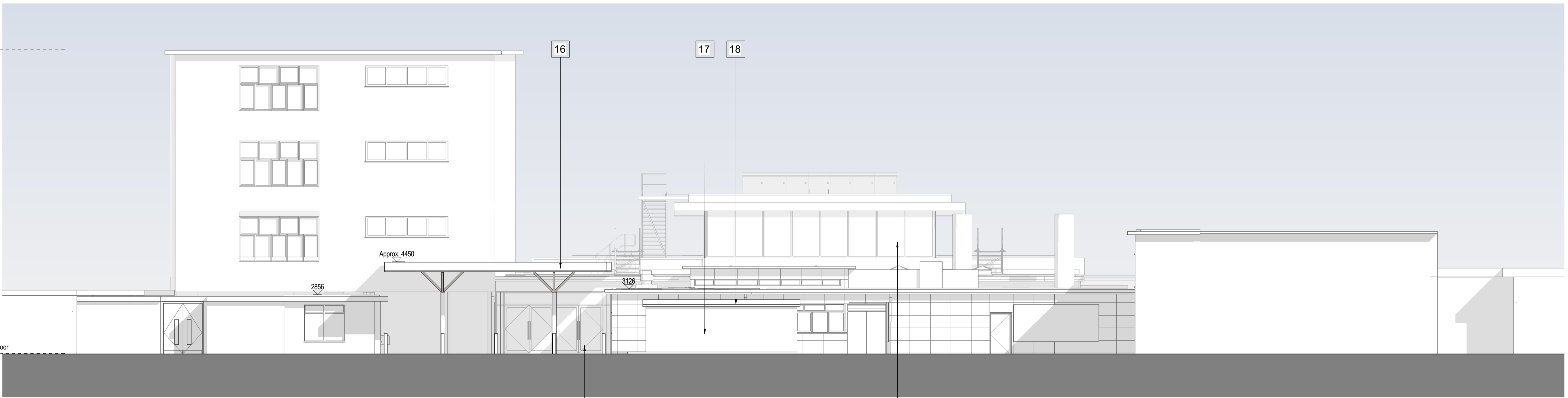
**Elevation Canopy - North Existing Phase 4**  
Scale: 1 : 100  
REFER TO DRAWING NO.301 ALSO

Proposed Dining  
Extension (Phase 1)

Proposed Dining  
Extension (Phase 1)

RF - Tower  
14750  
183

00 - Ground Floor  
0



**Elevation Canopy - North Proposed Phase 4**  
Scale: 1 : 100

Proposed Dining  
Extension (Phase 1)

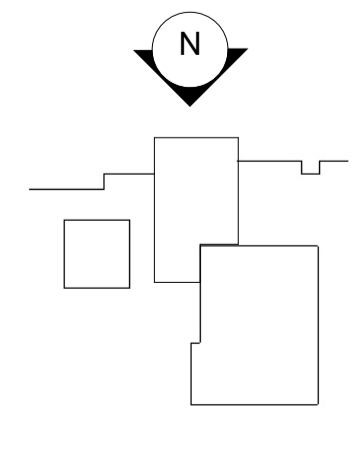
Proposed Dining  
Extension (Phase 1)

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8	Product: Curtain Wall Colour: Dark grey
9	Product: Roof Fascia Colour: Dark grey
10	Product: Collapsible railings Colour: Galvalume

11	Product: Rooflight Colour: to match existing
12	Product: Windcatcher Colour: Mill finished aluminium
13	Product: Fixed Roof Access
14	Product: External Door Hoop Colour: Refer to landscape drawings
15	Product: Existing plant
16	Product: Metal canopy (with clear glazing) Colour: White
17	Product: Render finish Colour: M3 grey to match existing cladding
18	Product: Corrugated metal roof Colour: M3 grey
19	Product: Windows Colour: Dark grey
20	Product: PV Panel

**DEMOLITION NOTES:**

- Existing elements to be demolished.
- Demolished External Walls  
Refer to plans & sections also.



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DRAWING REVIEWED	YES
EXCEPTIONAL RISKS / RISK CONTROL MEASURES	see warning triangle
note or see warning triangle	

Project	St Crispin's School	Title	GA ELEVATIONS (PHASE 4) CANOPY	Pos	PLANNING APPLICATION ISSUE	06/12/2022	AL	KP
Client	WOKINGHAM BOROUGH COUNCIL	Scale @ A1	1:100@A1	Pos	PLANNING APPLICATION ISSUE	12/12/2022	AL	KP
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		Date	06/12/2022	Pos	DRAFT ISSUE	13/12/2022	AL	KP
		Checked	KP	Rev	Description	Date	By	CHK
		Revision	S4 STAGE APPROVAL					
		Revision No.	STC-HLM-P4-XX-DR-A-00304					
		Revision	P05					

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1:500  
1:100

50 M  
10 M

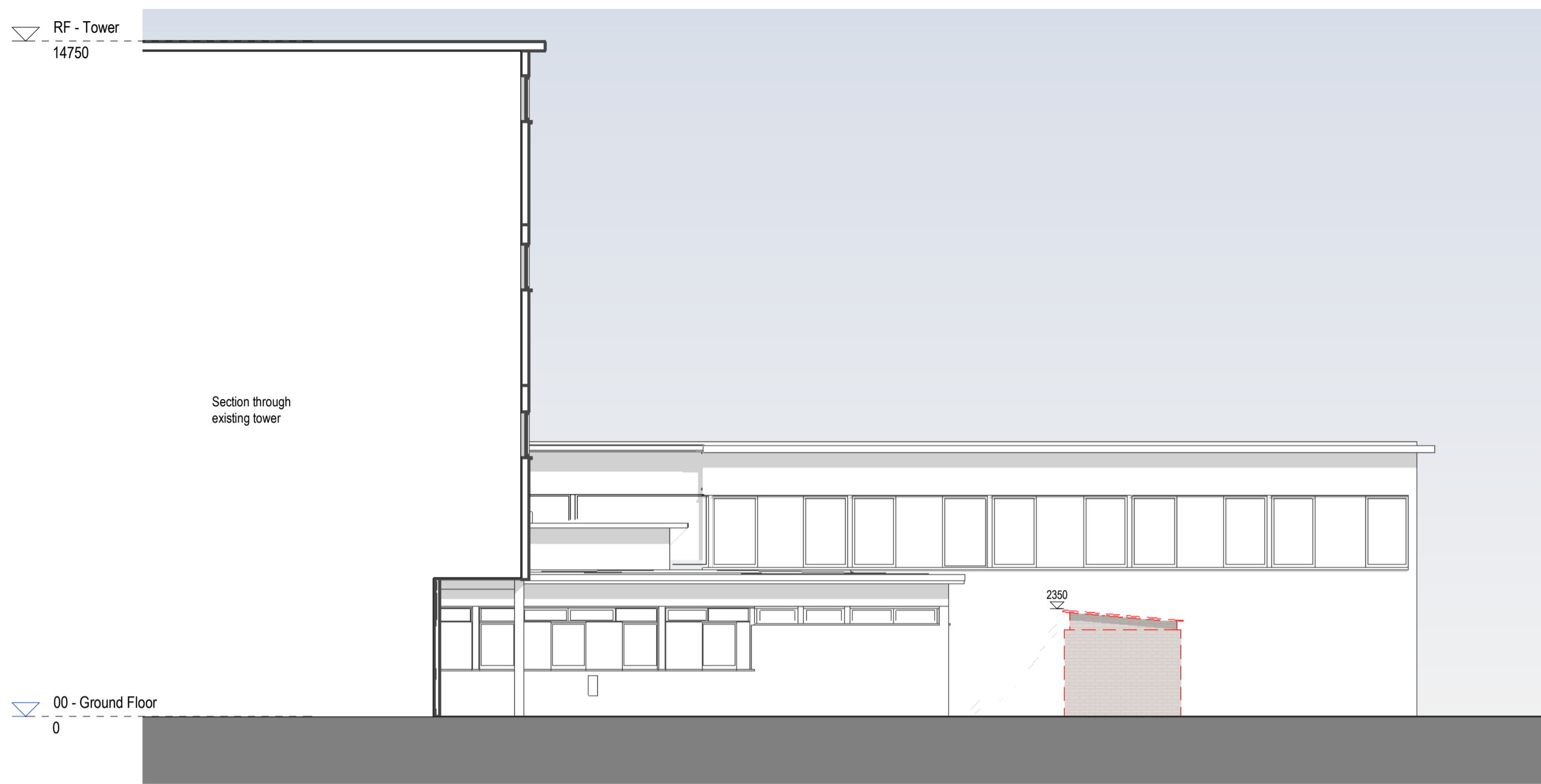
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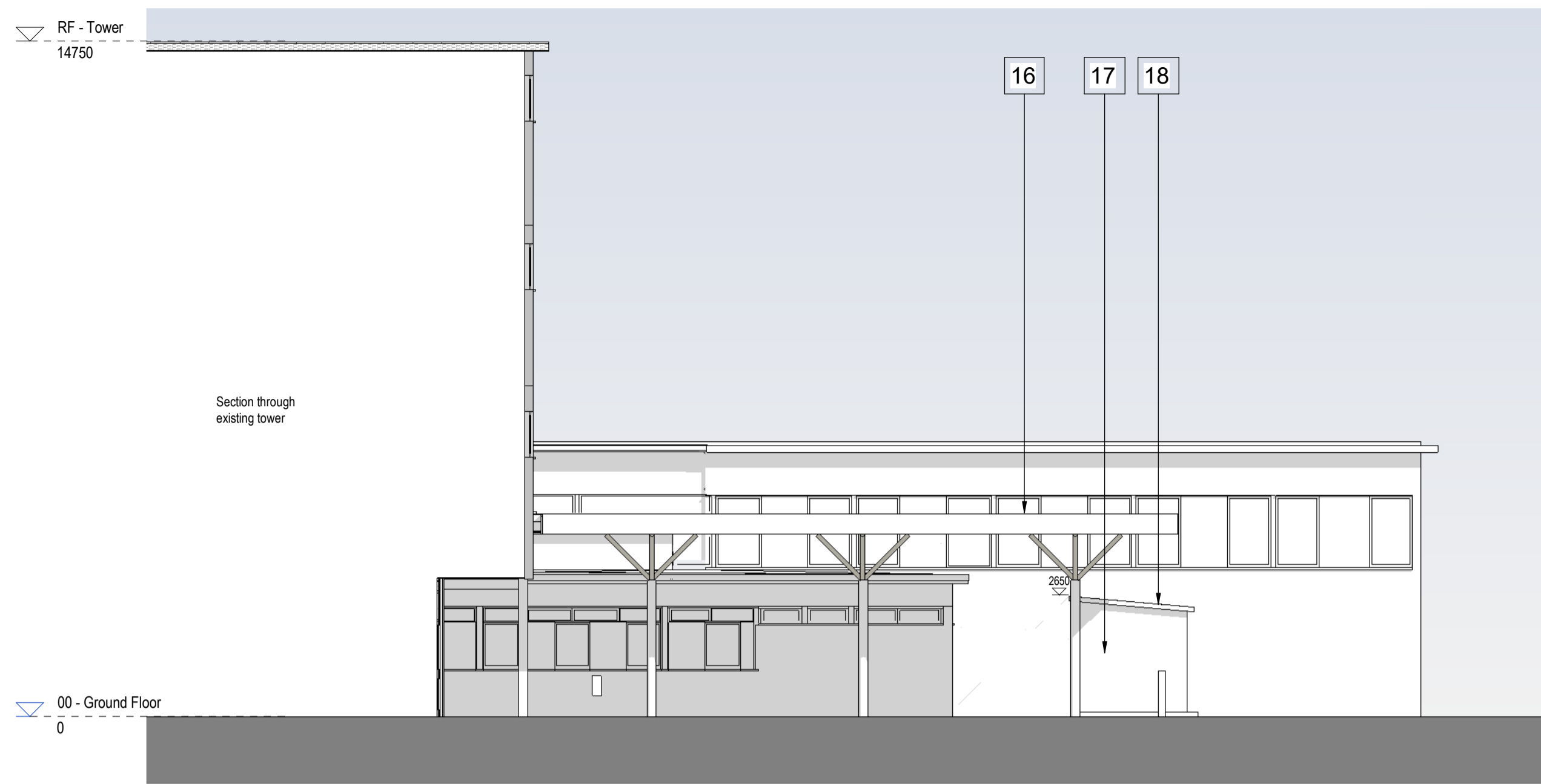
NOTE: Products and colours to be equal or equivalent.

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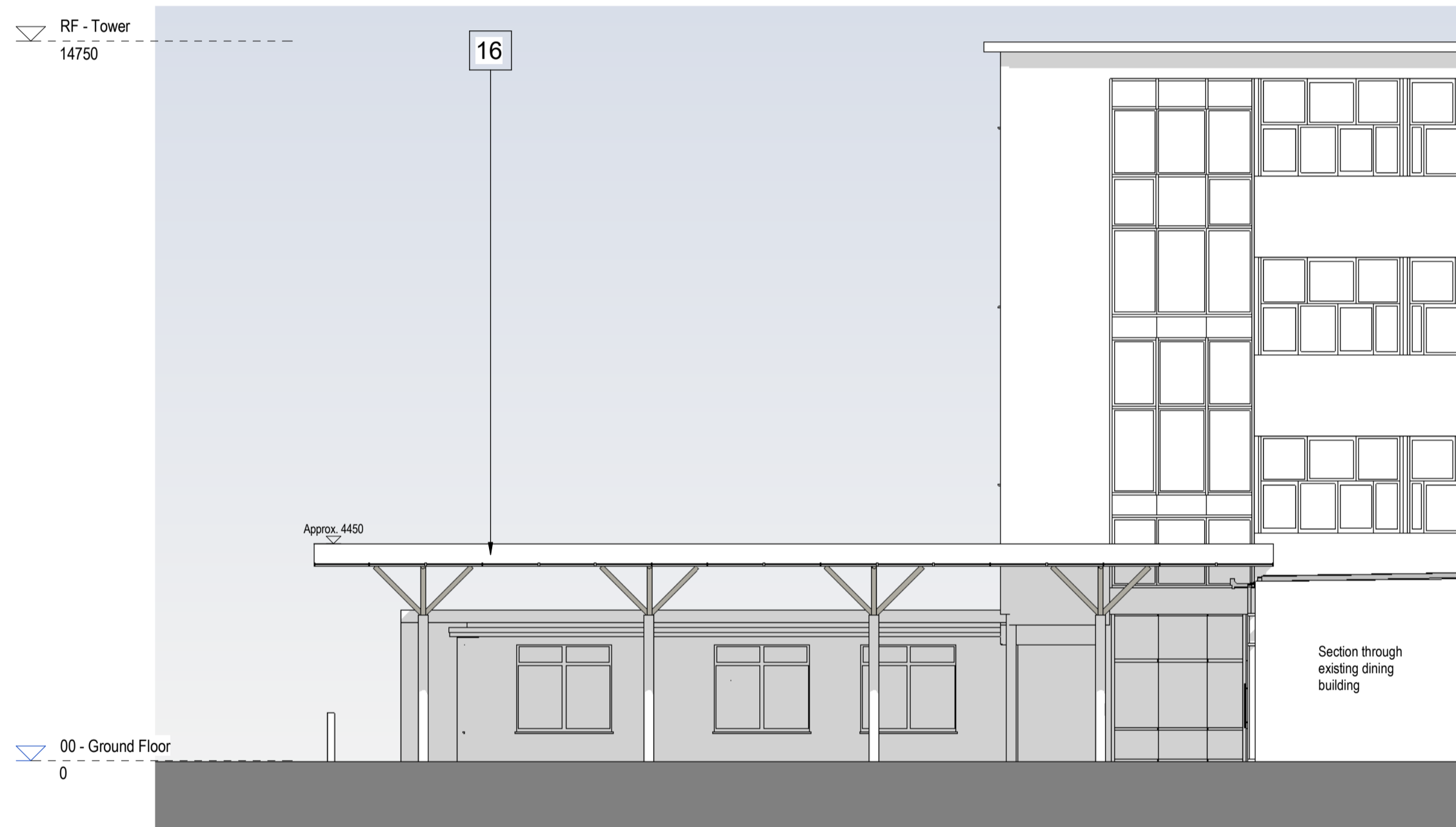
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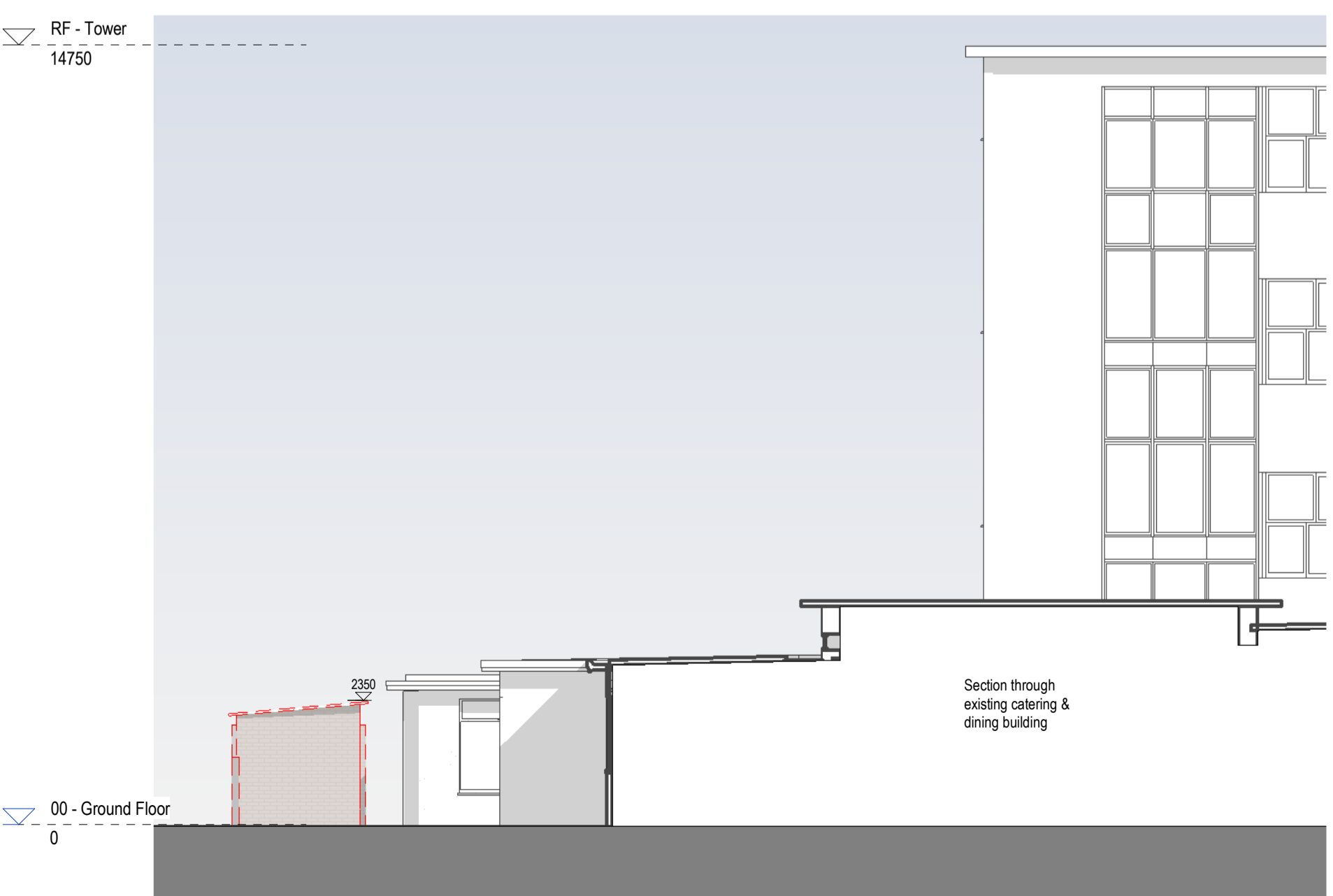
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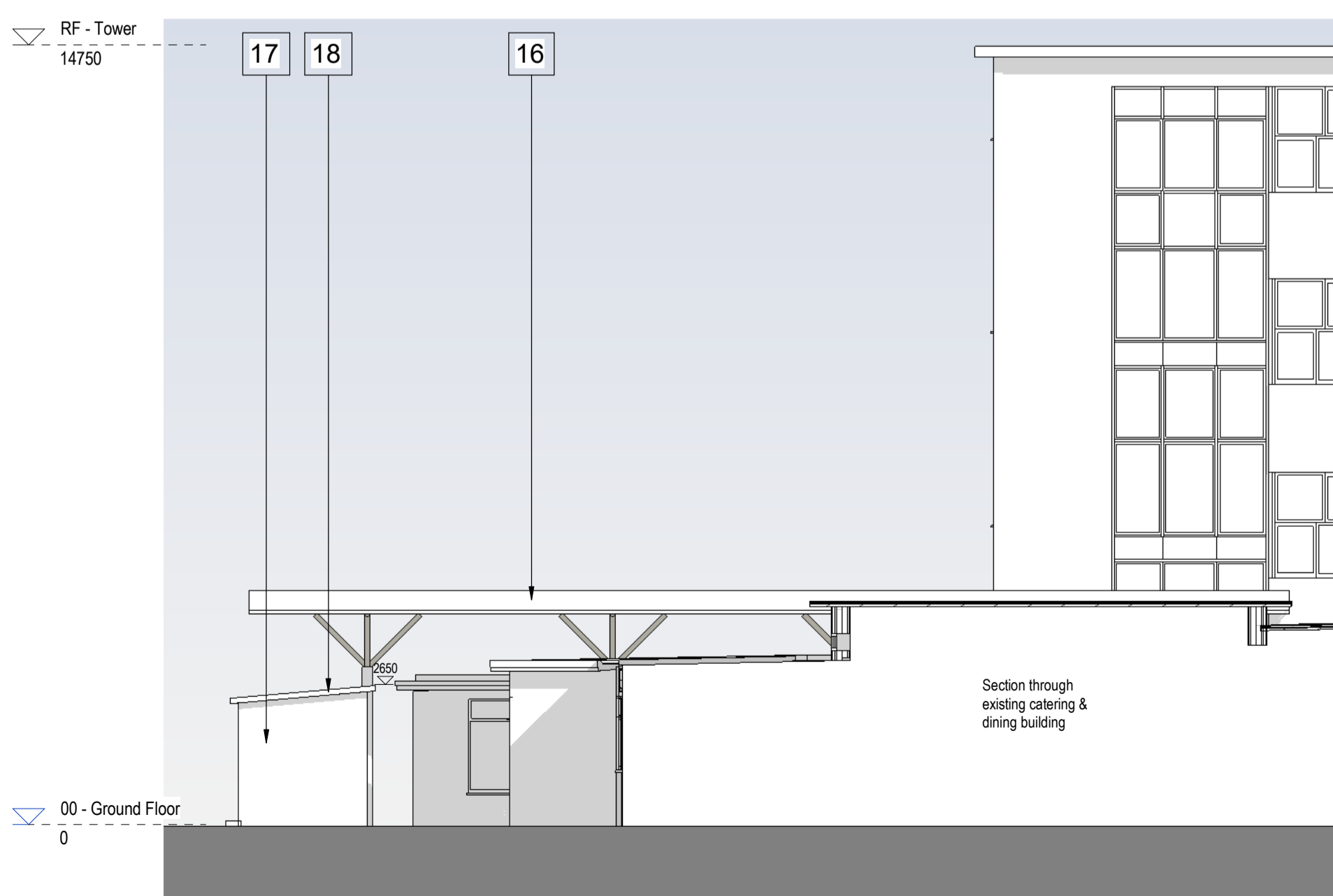
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Elevation Canopy - West Proposed Phase 4  
Scale: 1 : 100



Elevation Bin Store - West Existing Phase 4  
Scale: 1 : 100



Elevation Bin Store - West Proposed Phase 4  
Scale: 1 : 100

**CONSTRUCTION PHASE HAZARD IDENTIFICATION**  
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**CDM**  
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DRAWING REVIEWED	YES
yes or no	
EXCEPTIONAL RISKS / RISK CONTROL MEASURES	see warning triangle
none or see warning triangle	

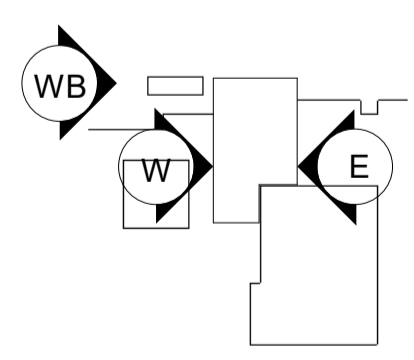
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Refer to plans & sections also.

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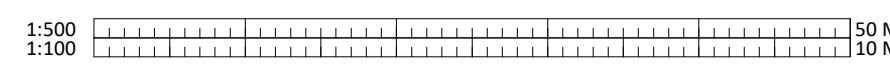
Elevation Legend

Project	Title	PLANNING APPLICATION ISSUE	06/12/2022	AL	KP
St Crispin's School	GA ELEVATIONS (PHASE 4) CANOPY SHEET 2	Revisions	S4 STAGE APPROVAL		
Client	Scale @ A1	Drawn			
WOLKINGHAM BOROUGH COUNCIL	1:100@A1	AL			
	Date	Checked			
	06/12/2022	KP			

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# Agenda Item 96.

Application Number	Expiry Date	Parish	Ward
220987	10/3/2023 (EOT)	Remenham	Remenham, Wargrave and Ruscombe;

<b>Applicant</b>	Mr Adam Toop
<b>Site Address</b>	The Rose Toop Boatyard Wargrave Road RG9 3JD
<b>Proposal</b>	Full application for the proposed ground floor and first extensions to the existing buildings to provide additional workshop, gallery and mezzanine level for dry storage along with recreational floorspace. Re-cladding of external walls with vertical timber boards. Creation of a river cutting to provide additional /replacement moorings.
<b>Type</b>	Full
<b>Officer</b>	Helen Maynard
<b>Reason for determination by committee</b>	Listed by Councillor Howe and Major application

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 8 March 2023
<b>REPORT PREPARED BY</b>	Assistant Director – Place

<b>SUMMARY</b>
<p>This is a full planning application for alterations to an existing boatyard comprising:</p> <ol style="list-style-type: none"> <li>1. The erection of a first floor extension to the main building. This requires raising of the roof, both eaves and ridge height by approximately 1.5m. the roof extension will be approximately 18m x 13m to create a 154sqm mezzanine level and a 60sqm gallery walkway</li> <li>2. The erection of a workshop extension (5.5m x 13.4m) with a dual pitch roof, 5.0m in height to ridge and 4m to eaves level.</li> <li>3. Alterations to the fenestration of the central building on the south west elevation, comprising predominantly glazing of the elevation of the building with bifold doors at first floor level.</li> <li>4. Formation of a 48sqm balcony at first floor level on the south west elevation of the central building</li> <li>5. Engineering operation comprising cutting within the site removal of existing grassed area and formation of 10 moorings at the front of the building including 5 pontoons 0.8m in width three of which are approximately 10.7m in length, one is approximately 11.4m in length and one approximately 13.8m in length including the installation of 36, 2m high timber posts, bankside planting and formation of steps and gates to parking area</li> <li>6. Cladding of entire building in vertical timber boarding</li> <li>7. Installation of hardstanding and stepped access to car park.</li> <li>8. Formation of 20 parking spaces</li> </ol> <p>Plus various internal alterations to form six toilets and three shower rooms. The shower/toilet facilities will be for those using the moorings and the site facilities.</p> <p>The agent has stated in the Planning Statement that the site will be for the storage, maintenance, repair and renovation of boats for both the Rose Toop collection of timber</p>

boats and tenant boatbuilders. In addition, there will be a storage, display, memorabilia archive and library for the Rose Toop Collection.

The Agent previously stated in a previously refused application for the same development (ref: 213354 refused 22 December 2022) that the mezzanine will be used to host societies and groups of enthusiasts approximately 15 people approximately once per month and with more activity in the summer and the moorings will be publicly available. It is assumed that this is still the intended use as the Applicant refers to this in their Planning Statement.

The application does not involve any change of use or 'redevelopment' of the site as referred to in a number of representations.

The aforementioned 'visitor centre use', is not applied for as part of this application and is considered to be outside the lawful B1 and B8. The mezzanine, balcony and bathroom facilities can only be used for or ancillary to the storage and maintenance of boats and for no other purposes. In the event of an approval, completion of the development and implementation as set out is likely to initiate an enforcement investigation if the 'visitor use' is pursued.

This application is for physical alterations to the site boatyard. Although the applicant owns the Rose Toop Collection and it is his intention to house the boats here; the collection of boats it may house is not a material planning consideration as planning permission runs with the land not with the Applicant, however well-intentioned their proposals are.

The boatyard lies on the east of the Thames 500m from Henley Bridge. The access to the site is via Wargrave Road (A321). To the north west of the site is Thamesfield Cottage and to the south east of the site is the Henley Rowing Club. The site is located within the Metropolitan Green Belt and within Flood Zone 3.

The proposal is considered to be inappropriate development within the Green Belt that fails to preserve its openness, it has a detrimental impact on the character and appearance of the countryside and the Landscape Character of the area.

The application has been listed for Committee by Cllr Howe on the basis that that the proposed changes will make a difference to improving the site looks and usage. In addition to this, the application is a major planning application.

#### **PLANNING STATUS**

- Major/Modest/Limited development location
- Wind turbine safeguarding zone
- Farnborough Aerodrome consultation zone
- Sand and gravel extraction
- Special Protection Area – 5 and 7 km
- Groundwater protection zone
- Landfill consultation zone
- Minerals consultation zone
- Nuclear consultation zone
- Contaminated land consultation zone

<b>RECOMMENDATION</b>
-----------------------

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

**A. Inappropriate development in the Green Belt**

The proposal is inappropriate development in the Green Belt that would have a greater and detrimental impact on the openness of Green Belt by reason the intensification of the use, increase in built form and resulting prominent urbanising development. No very special circumstances exist to outweigh this harm or justify the development. The development is contrary Core Strategy policies CP1 and CP12, MDD Local Plan policies CC01, CC02 and TB01 and section 13 of the National Planning Policy Framework (2021).

**B. Impact on Countryside & Landscape Character**

The proposed development is in the countryside and outside of development limits and would have a detrimental impact on the character and appearance area by reason of an excessive increase in scale, height and prominence that would lead to the encroachment of built form and urbanisation of a sensitive location along the bank of the River Thames. The proposal would be contrary to Core Strategy Policy CP1, CP3, CP11 and MDD Local Plan policies CC01, CC02, CC03 and TB21, the Wokingham Borough Design Guide SPD, the Wokingham Landscape Character Assessment and section 15 of the National Planning Policy Framework (2021).

*Informatives:*

1. This decision is in respect of the drawings and plans numbered: 1245.PL.001q; 1245.PL.002y; 1245.PL.003q; 1245.PL.004k; 1245.PL.010p; 1245.PL.0011q; and Planting Intent Report (including plans by The Green Room Garden Design dated February 2023).

<b>PLANNING HISTORY</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
213354	Full application for the proposed ground floor and first floor extensions to the existing building and raising the central roof. To also include external balcony and fenestration changes to the river frontage. Cladding of external walls with vertical timber boarding and the creation of an additional river cutting for additional/replacement moorings.	Refused  22 December 2021
153483	Proposed installation of 6no. floating stages	Refused Dismissed at Appeal
F/2010/2647	Replacement of 50m bank run of interlock steel river bank protection with identical material and to same height and measurements as existing	Approved 24 January 2016

VAR/2007/0052	Application for variation of condition 10 of planning consent F/2005/6031 for stopping of existing vehicular access to site and reinstating footway and verge crossings.	Application not proceeded with 21 February 2007
F/2005/6031	Proposed erection of replacement fire damaged boatyard buildings. Amendment to consent F/2006/4011 to include new access and stopping up existing access	Approved 23 December 2005
F/2005/4011	Proposed erection of replacement fire damaged boat storage and repair building	Approved 5 May 2005
26572	Erection of two buildings extensions to be used as boatyard stores and workshop and also a covered boat store.	Conditional approval
10227	Construction of covered storage shed for boats	Approved

### SUMMARY INFORMATION

#### For Commercial

Site Area: 0.08ha (882sqm)

Previous land use(s) and floorspace(s):

B1 & B8 (Boatyard) 918sqm

Change in floorspace: + 299.84sqm

Proposed parking spaces: 20 spaces

### CONSULTATION RESPONSES

#### **Berks, Bucks and Oxon Wildlife Trust WBC Biodiversity**

No comments received.

No objections subject to conditions detailing the implementation of bat and bird boxes and landscaping.

#### **WBC Drainage**

LLFA has no objection to this application.

“Although we have given a view as LLFA, commented on this application but please note that the Environment Agency is the main approval body for main rivers and comments made by LLFA are for advisory purposes nature only. It is the responsibility of applicant to get approval from Environment Agency for fluvial flooding.

#### **WBC Highways**

No Objections; parking and existing access acceptable.

#### **WBC Tree & Landscape**

Objection. Unacceptable impact on landscape character and setting of the openness of the Green Belt resulting from the urbanised form where the riverbanks is non-urban in character and valued for its scenic quality and recreation on and adjacent to the river.

#### **Environment Agency**

Initial objections. However, revised plans received, and objections are removed subject to conditions relating to the planting/biodiversity enhancements;

	Construction Environmental Management Plan; Flood Risk Assessment.
<b>South East Rivers Trust</b>	No comments received.
<b>Natural England</b>	No comments received.
<b>Rivers Advisory Group</b>	No comments received.

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

**Town/Parish Council:** Support

**Local Members:** No comments received.

**Neighbours:**

<b>Support</b>		
1.	Cookham Bridge, SL6 9SN	<ul style="list-style-type: none"> <li>• Improvement on existing boatyard</li> <li>• Enhance stretch of river</li> <li>• Opportunity for people to view and learn about boats used on the Thames in the past</li> </ul>
2.	Meadow Farm, M Marlow Road	<ul style="list-style-type: none"> <li>• Applicant has a passion for boats</li> <li>• Facility will improve the site</li> <li>• Asset for boat community and the area</li> </ul>
3.	116 Shiplake Bottom Peppard Common RG9 5HR	<ul style="list-style-type: none"> <li>• Re-enhance the area</li> <li>• Bring back local jobs</li> <li>• Highlight skill of traditional river craftsmen</li> </ul>
4.	5 Hamilton Road, Wargrave	<ul style="list-style-type: none"> <li>• Re-enhance the area</li> <li>• Bring back local jobs</li> <li>• Highlight skill of traditional river craftsmen</li> </ul>
5.	40 Portland Avenue, Hove, BN3 5NG	<ul style="list-style-type: none"> <li>• Improve visual amenity of the area</li> <li>• Safeguarding use for river related activities</li> </ul>
6.	116 Shiplake Bottom Peppard Common RG9 5HR	<ul style="list-style-type: none"> <li>• Something needs to be done with this space</li> </ul>
7.	40 Deanfield, Henley, RG9 1UG	<ul style="list-style-type: none"> <li>• Support the Applicant</li> <li>• Improvement to the site</li> <li>• Benefits to boating in the area.</li> </ul>
8.	Henley Royal Regatta HQ, RG9 2LY	<ul style="list-style-type: none"> <li>• Creating an attractive building</li> <li>• Important associated skills and employment</li> <li>• Arethusa boat (HRR Umpire's launch) part of the collection</li> </ul>
9.	Christmas Cottage, Send, Surrey GU23 7DE	<ul style="list-style-type: none"> <li>• Classic Motor Boat Association</li> <li>• Support heritage and skills of Rose Toop Collection</li> <li>• Improve aesthetics of boatyard</li> <li>• New employment</li> <li>• Important Archive of British Boats</li> </ul>

10.	Well Cottage, Wallingford OX10 8ER	<ul style="list-style-type: none"> <li>• Allow for history and Thames launches to be showcased</li> <li>• Aesthetically improve the site</li> <li>• Beauty to prominent location</li> <li>• Support Applicant</li> <li>• Look forward to viewing the collection</li> </ul>
11.	5 Britannia Place, Henley, RG9 1AG	<ul style="list-style-type: none"> <li>• Home for a unique collection</li> <li>• Educational tool for craftsmen</li> <li>• Centre of excellence</li> <li>• Improve aesthetics of utilitarian buildings</li> <li>• Improve the river vista</li> <li>• Support Applicant</li> </ul>
12.	36 Mansion Court, Southsea, PO3 0RX	<ul style="list-style-type: none"> <li>• Support nature of the facility</li> <li>• Preserve heritage of boat building</li> <li>• Support Applicant</li> </ul>
13.	Veebee, Wargrave Road	<ul style="list-style-type: none"> <li>• Vision is outstanding</li> <li>• Heritage of Thames critically important to local neighbourhood</li> <li>• Sensitive and imaginative proposal</li> <li>• Opportunity for local traders and the public</li> </ul>
14.	153 Greys Road, Henley	<ul style="list-style-type: none"> <li>• Wonderful addition to riverside</li> <li>• Supported by community</li> <li>• Retaining traditional boatbuilding in the town</li> </ul>
15.	Elizabeth Road, Henley	<ul style="list-style-type: none"> <li>• Development of an ugly warehouse into a home for vintage boats is a vast improvement on the landscape</li> </ul>
16.	Bray Broc Hall, Maidenhead, SL6 1UT	<ul style="list-style-type: none"> <li>• Improve current site</li> <li>• More visually acceptable</li> <li>• Support for wooden boat building industry</li> <li>• Boost to the area</li> </ul>
17.	Dukes Wharf, Runcorn, WA7 3AE	<ul style="list-style-type: none"> <li>• Important for heritage collection of boats.</li> <li>• River rowing museum and traditional boat festival in Henley help support this facility.</li> </ul>
18.	1 Masefield House, Henley	<ul style="list-style-type: none"> <li>• Will make the river more attractive</li> </ul>
19.	Nash House, Pack and Prime Lane, Henley	<ul style="list-style-type: none"> <li>• Beautiful addition to riverbank</li> <li>• Support heritage of the river</li> </ul>
20.	Pemberley, Henley	<ul style="list-style-type: none"> <li>• Beneficial to the town as well as those with an interest in boats</li> <li>• Perfect place for this heritage activity</li> <li>• Boatyard museum would be a highlight in Henley and support local economy</li> <li>• Exciting project.</li> </ul>
21.	45 Kings Road, Henley	<ul style="list-style-type: none"> <li>• Supports boatbuilding and British heritage</li> <li>• Supports Applicant</li> </ul>
22.	51 High Street Tetbury GL8 8NF	<ul style="list-style-type: none"> <li>• Support all proposals</li> <li>• Wonderful ideas</li> </ul>
23.	Oak Hatch 81 Reading Road Henley	<ul style="list-style-type: none"> <li>• Should be approved</li> <li>• Wonderful asset</li> </ul>



		<ul style="list-style-type: none"> <li>• Employment opportunities</li> <li>• Housing of historic boats</li> <li>• Transform the area of river and improve views</li> </ul>
24.	Mere Close, Marlow SL7 1PP	<ul style="list-style-type: none"> <li>• Important collection of traditional craft</li> <li>• Museum, facility and education centre enhances the site</li> </ul>
25.	Silgrove House, Rotherfield Greys, Henley	<ul style="list-style-type: none"> <li>• Enhance the site visually particularly from the river</li> <li>• Currently ugly</li> <li>• Create additional amenity to residents and boating enthusiasts</li> </ul>
26.	Moorlands Pinkneys Green SL6 6QG	<ul style="list-style-type: none"> <li>• River Thames Society support the application</li> <li>• Not detrimental to the scheme</li> <li>• Enhance the riverside</li> </ul>
27.	14 North View, London SW19 4UJ	<ul style="list-style-type: none"> <li>• Enhance the Thames Heritage</li> <li>• Enjoyment for river boat users and enthusiasts</li> <li>• Attractive generous well conceived proposal</li> <li>• Important collection</li> </ul>
28.	The Norman Hall, Sutton Courtenay, OX14 4NJ	<ul style="list-style-type: none"> <li>• Valuable asset to traditional boating</li> <li>• Preserve and display boats and boating history important</li> <li>• Scale, appearance and construction appropriate and sympathetic.</li> </ul>
29.	River & Rowing Museum, Henley	<ul style="list-style-type: none"> <li>• Reworking of façade improve visual appearance</li> <li>• Preservation and presentation of unrivalled collection</li> <li>• Reinforcing Henleys riverside as a vibrant cultural public space</li> <li>• We envisage that a relationship with the Collection will enable us to achieve far more than we can alone</li> <li>• Believe strongly in the promotion and preservation of Thames boat building which this application supports</li> </ul>
30.	25 Denbigh Road, London W13 8NJ	<ul style="list-style-type: none"> <li>• Supports the boating community using this part of the river and secures home for unique collection</li> <li>• Work for local craftsmen and preserve these skills</li> </ul>
31.	1 River Terrace, Henley	<ul style="list-style-type: none"> <li>• Improve aesthetics of utilitarian building</li> <li>• Ideal for commercial operation</li> <li>• Cladding in keeping with the area</li> <li>• Well suited for Rose Toop Collection</li> </ul>
32.	11 Vermuyden, Earith, PE28 3QP	<ul style="list-style-type: none"> <li>• Opportunity to have unique examples of these boats</li> <li>• Collection cannot be broken up</li> </ul>
33.	26 Station Approach, Hinchley Wood KT10 0SR	<ul style="list-style-type: none"> <li>• International important boat collection</li> <li>• Site is an eyesore and developing it is applauded and encouraged</li> <li>• Much needed facility</li> </ul>
34.	New Street, Henley	<ul style="list-style-type: none"> <li>• Exciting conservation project for preservation of a traditional skill</li> <li>• Enhance waterside biodiversity into a wetland ecosystem</li> <li>• Current hazardous industrial buildings on site</li> <li>• notforprofit mission to renovate this neglected site into what could become a widely admired boating institute.</li> </ul>
35.	43 Clonmel Close,	<ul style="list-style-type: none"> <li>• Meets requirements for development in Green Belt</li> <li>• Maintains heritage</li> </ul>

	Caversham RG4 5BF	<ul style="list-style-type: none"> <li>• Sustainable</li> </ul>
36.	Summer Place, Loddon Drive, Wargrave	<ul style="list-style-type: none"> <li>• Enhancement of site</li> <li>• Improve appearance</li> <li>• Collection contains traditional river craft which should be preserved</li> </ul>
37.	23 St. Ann's Villas, London W11 4RT	<ul style="list-style-type: none"> <li>• Important collection of boats</li> <li>• Critical it has a proper home</li> <li>• Location is perfect for this</li> </ul>
38.	4 Willow Drive, Maidenhead	<ul style="list-style-type: none"> <li>• Important collection</li> <li>• Great location</li> </ul>
39.	4 High St, Wargrave	<ul style="list-style-type: none"> <li>• Materials are appropriate and sympathetic to the area</li> <li>• Retention of use as boatyard is in keeping with historical use of site.</li> <li>• Important collection of boats.</li> </ul>
40.	Meadowcroft, Southampton SO45 1YN	<ul style="list-style-type: none"> <li>• Looks fine</li> </ul>
41.	434 Hurst Road, W Molesey, KT9 1QS	<ul style="list-style-type: none"> <li>• Incredible boat collection available to view</li> <li>• Replacement of lost riverside facility</li> <li>• Support traditional boaters</li> <li>• Great change of use of industrial site without it being changed to housing</li> </ul>
42.	The Henley Society	<ul style="list-style-type: none"> <li>• Ideal home for this exhibition of historic craft</li> </ul>
43.	49 Hill Grove, Kidderminster DY10 3AR	<ul style="list-style-type: none"> <li>• Addresses previous reasons for refusal</li> <li>• Valuable asset for conservation of heritage craft</li> <li>• Improve appearance of river frontage</li> </ul>
44.	18 Bramble Hill, Chandlers Ford, SO53 4RP	<ul style="list-style-type: none"> <li>• Great improvement</li> <li>• Prestigious boat collection</li> <li>• Support revised proposal</li> </ul>
45.	Ladye Place Cottage, Shepperton TW17 9LQ	<ul style="list-style-type: none"> <li>• Re-purpose site for the collection of historic craft</li> <li>• Enhances the site</li> <li>• Appropriate location</li> </ul>
46.	12 Southborough Close, Surbiton KT6 6PU	<ul style="list-style-type: none"> <li>• Support proposals for this museum</li> <li>• Refusal reasons have been addressed</li> </ul>
47.	Thames Traditional Boat Society	<ul style="list-style-type: none"> <li>• Outstanding collection of boats</li> <li>• River enhanced by scheme and cladding of building</li> <li>• Opportunity to accommodate various uses, activities and trades</li> <li>• Few facilities for non powered boats on nearby</li> </ul>
48.	2 Holly Bank, Wallingford OX10 6ER	<ul style="list-style-type: none"> <li>• Chair of Wooden Boatbuilders Trade Association</li> <li>• Proposed location for this collection is inspirational</li> <li>• Transform appearance of the site</li> <li>• Internationally important collection</li> </ul>
49.	24 Robin Hood Lane, Winnersh	<ul style="list-style-type: none"> <li>• Collection needs a permanent home; this location is ideal</li> </ul>

50.	57 Speldhurst Road, London W4 1BY	<ul style="list-style-type: none"> <li>•WBC commended for taking care when considering the importance of the riverside. I hope this application addresses the reasons for refusal.</li> <li>•Hobbs continues to use 1/3 of the site so only part of site used for the Collection</li> <li>•Public amenity aspects of the proposal will benefit all.</li> </ul>
51.	64 Clemens St, Leamington Spa, CV31 2DN	<ul style="list-style-type: none"> <li>•Thames Traditional Boat Society</li> <li>•Collection is a major part in the heritage of the society</li> <li>•Important to make it accessible to more people</li> </ul>
52.	53 Bean Oak Road, Wokingham	<ul style="list-style-type: none"> <li>•The area needs more leisure facilities</li> </ul>
53.	Sphinx Hill, Wallingford, OX10 9JF	<ul style="list-style-type: none"> <li>• An island nation must have boats in its blood; so as a concept this application will do nothing but enhance the community and pay tribute to its heritage</li> <li>• This scheme shows every sign of helping to advance our understanding of and love for the river and rivercraft, as the River and Rowing Museum has done on the other side of the Thames.</li> </ul>
54.	53 Bean Oak Road, Wokingham	<ul style="list-style-type: none"> <li>• Wokingham needs less housing and more open space and places of interest and leisure.</li> </ul>
55.	Ferry Landing, Wargrave	<ul style="list-style-type: none"> <li>• Addressed reasons for refusal on previous application</li> <li>• Some glazing removed</li> <li>• Flood risk and habitat concerns addressed</li> </ul>
56.	Royal Mansions, Henley	<ul style="list-style-type: none"> <li>• Support Applicant</li> <li>• Would like to see this new museum</li> </ul>
57.	The Pines, Southampton SO40 4UN	<ul style="list-style-type: none"> <li>• Improvement on current commercial farm building</li> <li>• Promote jobs and historic collection</li> <li>• Great location</li> </ul>
58.	1 Makins Road, Henley	<ul style="list-style-type: none"> <li>• Support the plans for a museum here.</li> <li>• Support rich heritage of boat building</li> <li>• Improve the current buildings on site.</li> </ul>
59.	51 New Road, Bourne End, SL8 5BT	<ul style="list-style-type: none"> <li>• Supported by The Inland Waterways Amenity Advisory Committee</li> <li>• In keeping with boatyard usage</li> </ul>
60.	St James Close, Pangbourne	<ul style="list-style-type: none"> <li>• Historical boatyard ensures skills are retained in the future</li> </ul>
61.	223 Rosendale Road, London SE21 8LW	<ul style="list-style-type: none"> <li>• Maritime Heritag Trust</li> <li>• Support this exceptional important collection</li> <li>• Addresses concerns of previous application</li> </ul>
62.	19 Priory Way, Datchet, SL3 9JQ	<ul style="list-style-type: none"> <li>• Admirable, imaginative scheme</li> <li>• Improve the appearance of the area</li> <li>• Housing an historic collection</li> <li>• Asset to the town</li> <li>• Addresses concerns of previous application</li> <li>• Supports Applicant</li> </ul>
63.	New Street, Henley	<ul style="list-style-type: none"> <li>• Great scheme</li> <li>• No reason to refuse this</li> </ul>

		<ul style="list-style-type: none"> <li>• Encourages and protects biodiversity</li> <li>• Great home for this collection</li> </ul>
64.	19 Priory Way, Datchet, SL3 9JQ	<ul style="list-style-type: none"> <li>• Enhance the area</li> <li>• Important collection</li> <li>• Bonus to those passionate about traditional boats</li> <li>• Supports Applicant</li> </ul>
65.	22 Greys Road, Henley	<ul style="list-style-type: none"> <li>• Both Henley and Wokingham will benefit from the provision of this museum</li> </ul>
66.	Rt Hon Theresa May MP	<ul style="list-style-type: none"> <li>• Work has been done to address previous reasons for refusal</li> <li>• Development will add value to the local area with a workshop, gallery and recreational spaces</li> </ul>
67.	Little Croft, Lower Shiplake, RG9 3PA	<ul style="list-style-type: none"> <li>• Great visitor asset to the town</li> <li>• Enhance look from the river.</li> </ul>
68.	2 Wargrave Road, Remenham	<ul style="list-style-type: none"> <li>• Good for the community</li> <li>• Positive addition to educational and cultural institutions in the area</li> </ul>
69.	1 Park Crescent, Abingdon OX14 1DF	<ul style="list-style-type: none"> <li>• Previous refusal reasons addressed</li> <li>• Will be a valuable attraction to the area complementing the river and rowing museum</li> </ul>
70.	2 Wargrave Road, Remenham	<ul style="list-style-type: none"> <li>• Really excited to see this come to fruition, development will be beneficial to the community</li> </ul>
71.	Slatters Farm, Aylesbury, HP18 9RQ	<ul style="list-style-type: none"> <li>• Nationally important collection of boats</li> <li>• Improvements to site and aesthetical improvement</li> <li>• Not a business venture but an act of altruism</li> </ul>
72.	9 Broom Close, Esher KT10 9ET	<ul style="list-style-type: none"> <li>• Revisions address refusal reasons</li> <li>• Supports important river heritage</li> <li>• Education and experience for current and future generations.</li> <li>• Enhance the environment.</li> </ul>

*Officer Notes:*

*Only material planning considerations raised in the above comments will be considered in the Officer's report.*

*Of the 72 letters of support approximately 9 representations are from addresses within Wokingham Borough Council administrative area.*

**APPLICANTS POINTS**

- Both before and after the erection of the current buildings, the boatyard use of the site has involved the storage, maintenance, restoration and repair of boats both within existing buildings and in the open (of boats owned by Hobbs and by third parties), the craning in of boats into the river at the start and end of the river season and use of the river frontage for mooring purposes.
- The site has been purchased by the applicant, principally for the storage, maintenance and repair of the Rose-Toop Collection of hand-built wooden vintage

river craft and for storage and display of the associated library, archives and ephemera/memorabilia which is ancillary to the boatyard use and is complementary to the primary activity and would not exist without it. There are currently 37 boats in the Rose-Toop Collection.

- The showers, toilets and other facilities are for both employees of the site and those who wish to use the moorings and is ancillary to the main use.
- The site is not a mixed use/leisure/hospitality/museum use.
- The applicant has spent significant time enhancing the scheme to address the Environment Agency comments during the application.

<b>PLANNING POLICY</b>		
National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP3</b>	General Principles for Development
	<b>CP4</b>	Infrastructure Requirements
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP11</b>	Proposals outside development limits (including countryside)
	<b>CP12</b>	Green Belt
	<b>CP15</b>	Employment Development
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC05</b>	Renewable energy and decentralised energy networks
	<b>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC09</b>	Development and Flood Risk (from all sources)
	<b>CC10</b>	Sustainable Drainage
	<b>TB01</b>	Development within the Green Belt
	<b>TB21</b>	Landscape Character
	<b>TB23</b>	Biodiversity and Development
	<b>TB24</b>	Designated Heritage Assets
Supplementary Documents (SPD)	Planning <b>BDG</b>	Borough Design Guide – Section 4

## PLANNING ISSUES

### Location:

1. The boatyard lies on the east of the Thames 500m from Henley Bridge.
2. The access to the site is via Wargrave Road (A321). To the north west of the site is Thamesfield Cottage and to the south east of the site is the Henley Rowing Club.
3. The site is located within the Metropolitan Green Belt and within Flood Zone 3.

### Description of development:

4. This is a full planning application for alterations to an existing boatyard comprising:
  - The erection of a first floor extension to the main building. This requires raising of the roof, both eaves and ridge height by approximately 1.5m. the roof extension will be approximately 18m x 13m to create a 154sqm mezzanine level and a 60sqm gallery walkway
  - The erection of a workshop extension (5.5m x 13.4m) with a dual pitch roof, 5.0m in height to ridge and 4m to eaves level.
  - Alterations to the fenestration of the central building on the south west elevation, comprising predominantly glazing of the elevation of the building with bifold doors at first floor level.
  - Formation of a 48sqm balcony at first floor level on the south west elevation of the central building
  - Engineering operation comprising cutting within the site removal of existing grassed area and formation of 10 moorings at the front of the building including 5 pontoons 0.8m in width three of which are approximately 10.7m in length, one is approximately 11.4m in length and one approximately 13.8m in length including the installation of 36, 2m high timber posts, bankside planting and formation of steps and gates to parking area
  - Cladding of entire building in vertical timber boarding
  - Installation of hardstanding and stepped access to car park.
  - Formation of 20 parking spaces
5. Plus various internal alterations to form six toilets and three shower rooms. The shower/toilet facilities will be for those using the moorings, site facilities as well as employees.
6. The agent has stated in the Planning Statement that the site will be for the storage, maintenance, repair and renovation of boats for both the Rose Toop collection of timber boats and tenant boatbuilders. In addition, there will be a storage, display, memorabilia archive and library for the Rose Toop Collection.

### Proposed use of the Site:

7. As advised above, it is apparent from the submitted information, the Applicant's website (<https://www.rosetoopcollection.com/our-services> ) and a number of the representations made on the application that the Core part of the Applicant's business relates to recreational boating and leisure, hospitality and museum facility. The Applicant considers that these uses are ancillary to the use of the site for boat storage and maintenance. This 'recreational' activity is specified in the description of development, however no material change of use of the site has been applied for.
8. The Applicant has provided an explanation within the Planning Statement submitted with this application, however it is the Local Planning Authority's view that the recreational use amounts to a material change of use of land for which planning permission is required (this has not been applied for as part of this application). This LPA's reasons are set out below.
9. The context and lawful use of the site is set out in planning permission F/2005/4011 which comprises a condition that states:

*Condition 4: The premises shall be used only as a boatyard and for boat storage and no other purpose (including any other purposes in Class B1 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification)". Reason: In granting permission the Local Planning Authority has had regard to special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.*

10. Planning permission 26572 also comprises a similar condition:

*Condition 2: The use of the building extensions hereby permitted shall be strictly limited to the purposes set out in the application form and accompanying details. Reason: To ensure that an inappropriate intensification of the commercial use of the site does not occur contrary to the policies of the Green Belt Local Plan and to the amenities of the area generally.*

11. It is understood that the use of this space is for the applicant to use in connection with his boat collection and is associated with his personal boating and recreational interest rather than boatyard use itself. It is understood that the applicant is not a boatbuilder by trade. The mixed recreational/leisure/hospitality/museum use does not directly relate to the boatyard and could be considered to create a separate planning use given there is a separate access to the building for this space with no functional relationship to the boatyard.
12. A mixed boatyard/boat storage/recreational/leisure/hospitality/museum use could independently operate if the primary use of the boatyard ceased.
13. In order for a use to be genuinely ancillary, an activity must not be extraordinary and be subordinate. This is supported by extensive case law regarding whether, or not, a use is subordinate to a lawful use. Despite extensive case law which is useful in setting out an approach to ancillary development, it is considered a matter of fact and degree in each case. In this application, the mixed recreational/leisure/hospitality/museum use would not be considered ancillary to the boat storage and maintenance use of the site.

14. Primary uses of land often include ancillary activities, however it is an essential feature of ancillary uses that there must be a functional relationship between the ancillary and primary use. An ancillary use must be related or connected to the primary use, in this case B1 or B8. The internal layout also indicates separate unrelated uses. A recreational visit by enthusiasts to the proposed museum at the site is not directly linked to the lawful industrial (B1 & B8 use). If the industrial boatyard use ceased and it was let or sold to an unrelated user (i.e. not the Rose Toop Collection of boats) and the archive remained with regular visitors there would be a material change of use of this part of the building creating a different mixed use.
15. The mixed use is considered to be extraordinary and not ordinarily ancillary to the primary use, whether or not it may be considered subordinate. Smallness itself is therefore not a reason for holding a use to be ancillary to another use.
16. Ancillary does not mean that the size of the space is small in the context of the development. An ancillary use to a boatyard could be an office, toilet and/or kitchenette facilities for workers only. Although there may be considered a degree of linkage between the use of the mezzanine and the role of the owner, housing and maintaining an important collection of boats, the use is not directly related to the boatyard at the site. It would not be reasonable to provide conditions limiting an ancillary use, if it was genuinely deemed to be ancillary to the primary use of the land.
17. No information has been provided as to the current number of employees or any additional employment generated by the recreational use. It appears that six toilets and three bath/shower rooms would be over and above what could be considered ancillary to a modest boatyard.
18. If the application is approved, the Environment Agency require an accommodation licence for the alterations to the wet dock and moorings. If a permit is approved, the moorings could be used by anyone. On this basis, there would be further uncertainty whether three bathrooms and shower rooms could be considered ancillary to the use when they may not be used in association with the boatyard use.
19. It is noted that a mixed use would take the use out of a water compatible use (boatyard) and could be considered akin to a mixed use (Sui Generis) including "leisure" which falls within the "less vulnerable" use class (flood risk discussed further below). This must be assessed differently in terms of flood risk as it is likely that more people will be entering and using the building.
20. The use of the land further influences the assessment of this application. Discussion on the extension and the use is set out in the Green Belt assessment below.
21. There is also a concern that that the introduction of this new recreational use not ancillary to the lawful use might impact on neighbours amenities.
22. It would also have an impact on parking and access arrangements.
23. On the basis that no change of use has been applied for, the 'recreational floorspace' could only be considered as an ancillary use which could not be controlled by planning conditions as it would not meet the tests for imposing such conditions. In the event of approving such an application, the implementation and completion of the



development described by the Applicant could result in a breach of planning control requiring an investigation.

24. The application is not assessed on the basis of a mixed-use site comprising boat storage, maintenance, hospitality and leisure uses i.e. Sui Generis, it has been assessed in relation to the lawful boatyard use applied for.

### Principle of Development

25. The principle of development remains the same as the previously refused scheme ref: 213354.
26. The application site is within the Green Belt. Paragraph 147 of the NPPF establishes that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 149 states that: "A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt". There are certain exceptions to this listed at paragraphs 149 and 150.
27. The development includes the extension and alterations to an existing boatyard. The only exception the development could fall within definitional scope of is 149 (g). This refers to the "redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development".
28. The proposal would have a greater impact on the openness of the Green Belt than the existing development. The development would be numerically and appreciably greater in height, volume and footprint (set out in the table below). The building would also change from single-storey to two-storey. It appears that the increase in height is solely to accommodate a use that does not form part of this application and for which there is no justification. [Officer Note: The volume calculations have been provided by the Applicant. Approximate measurements of heights and floorspace have been taken from the submitted plans].

Volume:

<b>As existing</b>	<b>As proposed</b>
6529 cubic metres	7625 cubic metres

Heights of building (raising roof of central building):

<b>As existing</b>	<b>As proposed</b>
6.27m to ridge	7.73m to ridge

Floorspace:

<b>As existing</b>	<b>As proposed</b>
918sqm	1217sqm

29. Even in putting aside the numerical increase in size, the development would also be more prominent in the landscape due to the design, which includes a prominent large bank of glazing the elevation facing the river. The building would change form a low-key utilitarian structure which is characteristic of the commercial use of the site to a large a highly noticeable glazed structure on the well-used stretch of the River Thames and from the Thames Path.

30. The existing buildings are prominent in this location, although there is a neighbouring building of similar height (Rowing Club) this is a recreational facility which supports the primary purposes of the Green Belt and is more screened from public view by mature trees and the buildings on Rod Eyot Islands than the application site. Any increase in height of the existing building will have a significant impact on the openness of the Green Belt.
31. The proposal is therefore inappropriate development within the Green Belt that fails to meet any of the exceptions set out in paragraph 149 and 150 of the NPPF.
32. Additionally, the proposal also includes the erection of additional moorings that will further exacerbate the negative impact on the openness of the Green Belt. Although these cannot easily be assessed via a metric measurements in a similar way to a building (as above), they significantly increase the built form and urbanise the site. Moorings at the site have been previously considered in the appeal decision Ref: 153483 and were found to be inappropriate development in the Green Belt. The Inspector concluded that the moorings were not for recreation use and would adversely impact the openness of the Green Belt:
33. *'On the basis of the evidence before me, I therefore consider that the proposed development would not, in itself, constitute the provision of appropriate facilities for outdoor recreation in the sense of paragraph 89. Moreover, and in any event, the proposal could not be considered an appropriate outdoor recreation use in the context of paragraph 89 due to my finding about the adverse impact of the proposal on the openness of the Green Belt which I consider next.'*
34. *'As a result, the proposal does not fall within any of the exceptions set out at paragraph 89 of the Framework and would therefore be inappropriate development in the Green Belt.'*
35. The Environment Agency removed their objections to the moorings stating, *'to conserve the visual amenity of the river and prevent congestion and over-development, moorings at private frontages should not be for any use other than for the private boat belonging to the property owner.'* There would be 10no. moorings, and these would not be for private use of the boatyard. However, the congestion and over-development initially referred to by the EA is consistent with the previous appeal decision as it would harm the open of the Green Belt.
36. The pontoons are floating and attached to 36 timber posts (protruding 2m above the height of the pontoon) and they are considered to be permanent fixtures. The pontoons would be significant in size and permanently fixed into the river and boats could be moored here at any time of day or year resulting in a permanent structure extending up to 14m into the river Thames disproportionately spreading development into the undeveloped river. Whilst it is understood that boats can be moored in this area against the existing mooring. This would be for fewer boats in a linear mooring parallel with the riverbank and no permeant structures existing that permanently harm the open character off the Green Belt.
37. Furthermore, the introduction of 2m high gates and high hedges to enclose the site from the river further impacts on the openness of the site and the Green Belt.

### *Very special circumstances*

38. No very special circumstances (“VSC”) have been put forward by the applicant to justify the expansion of commercial premises within the Green Belt.
39. The site is to be used for a private collection of boats, by a private individual, there are therefore limited economic, social or environmental benefits to the proposal.
40. It is noted from discussions on site that part of the site is rented out to Hobbs of Henley. Although this is likely to be useful income for the Applicant, this cannot be considered within the planning merits of the proposal. There is no reason why the existing tenanted areas could not be used by the applicant to avoid the need for an extension. Furthermore, the open sided part of the boatyard could be enclosed to provide a substantial increase in floorspace for the purposes described rather than having to extend the buildings further and encroach into undeveloped and open land.
41. It is also worth noting that the 2005 development at the site (ref: 050510) was only considered to be appropriate development in this location due to the very special circumstances. These VSC were that an unexpected fire took place at the site destroying the original boatyard and that there was a reduced quantum of development than before the fire therefore a positive impact on openness.

### *Conclusion on Green Belt impact*

42. The proposed development would constitute a substantial extension to the existing building and lead to a significant increase in built form and an inappropriate use on the site for which there is no justification. The proposed development is considered to be inappropriate development that would harm the openness of the Green Belt over and above the current situation.

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

#### *Impact on Countryside*

43. Policy CP11 seeks to protect the separate identity of settlement and maintain the quality of the environment. The policy states that proposals outside of development limits will not normally be permitted except where:

*“It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; **and** It does not lead to excessive encroachment or expansion of development away from the original buildings;...”*

44. The proposed development clearly leads to excessive expansion of the development away from the original buildings and encroachment into open countryside including an increase in both footprint and in height of the existing building and encroachment into the River Thames by way of pontoons. It does not, therefore meet the requirements of policy CP11 (2).

#### *Landscape and Trees:*

45. The site is bounded along one side by the River Thames and to the other side by Wargrave Road. The surrounding area is semi-rural in character, with the appeal site sitting amongst well-spaced built form running along the south-western side of Wargrave Road.
46. On the opposite bank of the river is the town of Henley-on-Thames, with a large area of public open space directly opposite the appeal site known as Mill Meadow Park. This is a popular public park, with public footpaths running along the water's edge, a band stand, café with outside seating and other public recreation spaces. The river is sufficiently narrow at this location to allow clear and direct views across the water to the site.
47. The site is located in Wokingham Brough Landscape Character Area A1 – 'Thames River Valley', a high-quality landscape. The landscape strategy is conserve and enhance the peaceful, natural character of the meandering river channel, network of streams and channels, belts of bankside woodland and distinctive willow pollards and other trees. In particular, there is an opportunity to consider restoration of the hedgerow framework and restoration of the pasture along the floodplain. The landscape guidelines include;
- Conserve the scenic quality and natural character of the river corridor and tributary streams particularly from development, intensification of land
  - Use and encroachment by scrub and secondary woodland.
  - Reinstate or repair hedgerows with native species where there are opportunities to do so, particularly from highly visible locations e.g. along roadsides.
  - Conserve, enhance and manage wetland and waterside habitats, including BAP priority habitats such as woodland, from changes in land use including to arable farming.
  - Enhance sense of place through careful design (including siting, massing, scale, materials and landscape – as well as sensitive lighting to retain dark skies at night) to minimise the impacts of any potential new development on valuable attributes.
48. The WBC Trees and Landscape Officer states that the proposed central building rises high above the flanking sheds so that it has the effect of having no relationship with them. There is significant glass on south-west elevation facing the Thames and it is not clear whether the building will be used at night and what type of lighting will be used. The WBLCA is clear on minimising the impact of new development at night to retain night time dark skies, a landscape attribute of the river.
49. The plans introduce a planting scheme and landscape proposals including trees planting in the parking area and hedge planting to screen the parking from the river and bankside planting. Open views of the river towards the bank should remain open and a high hedge and gates enclosing this space would not be appropriate to maintain openness.
50. The Environment Agency have stated that the planting scheme proposed is not an ideal solution, however the increase in area when compared to the originally submitted drawings is welcomed.

51. The planting scheme is considered acceptable, excluding the high hedged along the south-west boundary, however further information by way of an updated landscaping scheme (soft and hard landscaping) including the bank enhancement/restoration and enhancements to the southern boundary hedge and further options for using coir pallets should be requested or secured by condition if the application is to be approved.
52. The revised planting proposal does not address the reasons for refusal in terms of the impact on the character and appearance of the area and the openness of the Gren Belt resulting from the urbanised form where the riverbank is essentially non-urban in character and valued for its scenic quality and opportunities for recreation on and adjacent to it.

### *Design*

53. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.
54. The proposed building does not appear to be designed for the lawful purposes of the site B1/B8 (boat Storage and maintenance). The extensive glazing, mezzanine, galleries, balcony, timber cladding and internal layout are akin to a leisure building rather than an industrial or commercial boatyard use. It is noted that minimal glazing has been removed from the scheme since the previous refusal, but this, by no means, addresses the concerns raised by Officers.
55. The proposed building does not appear as a traditional commercial boatyard building, the large window features sit at odds with the simple character of a traditional boatyard building and introduce increased light pollution (discussed further in the Trees and Landscape Officer comments).
56. The height of the building and curved roof slope draws attention to the building and adds the impression of bulk to the building. The double height central building would appear visually dominant in this rural environment.
57. Certain design elements outlined above detract from the character and appearance of the area and the substantial glazing would draw attention to the building both during the day and night.
58. The proposed development is considered to be contrary to CP3 due to inappropriate design including the height, bulk and massing which has a determinantal impact on the character of the Countryside location and the wider area.

### **Flooding and Drainage:**

59. The application site lies within Flood Zone 3, which is land defined by the Planning Practice Guide Flood Risk and Coastal Change as having a high probability of flooding.
60. Flood Zone 3 denotes areas at potential risk of flooding of 1% in any one year (1 in 100 year chance of flooding). This is considered to be a high risk area.

61. Flood Zone 3 is further broken down into Flood Zone 3a and 3b, with flood zone 3b classified as the functional floodplain.
62. Sites within or partly within Flood Zone 3a and/or 3b will need to demonstrate that the development proposed is appropriate within this Flood Zone. The Council requires that developers provide assurance that the development will be safe for its lifetime and does not increase flood risk elsewhere. In this zone, developers and local authorities should seek opportunities to:
- reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage systems;
  - relocate existing development to land with a lower probability of flooding.
63. Policy CC09 requires all sources of flood risk, including historic flooding, must be taken into account at all stages and to the appropriate degree at all levels in the planning application process to avoid inappropriate development in areas at risk of flooding. It states that development must be guided to areas of lowest flood risk by applying the sequential approach taking into account flooding from all sources and shall ensure flood risk is not worsened for the application site and elsewhere, and ideally that betterment of existing conditions is achieved.
64. The lawful boatyard use for the storage and maintenance of boats is considered to be a water compatible use. It is noted that the recreation use of the mezzanine is likely to change the flood vulnerability category. The Planning Practice Guidance states that water compatible uses, should be designed and constructed to:
- remain operational and safe for users in times of flood;
  - result in no net loss of floodplain storage;
  - not impede water flows and not increase flood risk elsewhere.
65. The Environment Agency raise no objections to the flood risk assessment submitted with the application (FRA by Stantec dated March 2022) and requires a condition of any approval to ensure the mitigation measures are implemented in full prior to occupation of the development.
66. Although the LLFA Drainage Officer does not object to the proposed development, more detail is required in relation to surface water drainage which could be sought via a condition.

### **Ecology:**

67. The WBC Ecology Officer states that a Preliminary Ecological Appraisal (Windrush Ecology, ref: W4404\_The Rose Toop Collection, Wargrave Road\_15\_09\_21 rev21, February 2022) has been submitted in support of this application. I am of the view that sufficient survey effort has been undertaken to consider the potential for protected species to be present on site and recommends that any implementation should be secured by Condition. The Ecology Officer has not been formally re-

consulted on the revised details as they have advised that providing the EA comments have been addressed, there are no objections.

68. The Environment Agency have stated that revised plans have been received which show additional planting areas incorporated into the scheme and the tangible improvements to the river environment. Subject to conditions, the proposed development is considered to be acceptable on ecological grounds.

## **Highways**

69. The Highways Officer has noted the proposed use of the mezzanine and state that there would only be no traffic implication if the mezzanine use could only be appropriate if the visitors to the site would be by invitation, limited in number of visitors and only 12 times per year. However, if the activity at the site exceeds this, there may be an impact on the highway network.

70. It is the Officer's view that a condition to this effect would not meet the tests set out in the Planning Practice Guidance as it would not be either relevant to the proposed development to be permitted (an extension to a boatyard), enforceable (impossible to monitor) or reasonable in all other respects. If these tests are not met, a condition cannot be imposed and any material change of use of the building would be dealt with through the enforcement process.

## **Neighbour Impact:**

71. Although there are no direct concerns regarding loss of light or any overbearing impact in relation to the neighbours. The proposed uses (discussed above) poses questions regarding noise, traffic etc. and the resultant impact on neighbour amenity in particular to the residents of Thamesfield Cottage and Rivertrees. Further information is required regarding the nature of the use and the frequency of visitors to the site to fully assess the impact on the immediate neighbours. On the basis that there is a lack of information Officers cannot be confident of an acceptable impact on neighbours in terms of noise, and privacy. In the event of any approval, external lighting should be restricted by condition to reduce both the impact on the neighbours, ecology and the character and appearance of the area.

## **Other Matters:**

### **F/2005/4011- Proposed erection of replacement fire damaged boat storage and repair buildings - Approved – 27 April 2005**

72. This permission for the existing buildings was approved in 2005.

73. The erection of commercial buildings in the Green Belt is considered to be inappropriate development, however, in this instance, here were very special circumstances to allow the re-development of a commercial premises in the Green Belt. These circumstances were (a) the previous building was in operation for decades and was damaged by fire (b) the proposed buildings had a reduction in footprint, height and spread of development than the original fire damaged building.

74. The Appellant argues that as the total footprint of the proposal subject of this report, remains smaller than the fire damaged building, it should be considered acceptable.

75. Buildings that no longer exist on the site cannot be taken into account as a material consideration in determining this application.

76. No very special circumstances exist in the current application.

**153483 - Full application for the proposed installation of 6no floating landing stages – Refused and Dismissed at Appeal 12 February 2017**

77. This Planning application at the same site which was refused and dismissed at appeal on 12 February 2017. The moorings part of the proposal is similar to this scheme although would be cut into the existing land could be argued is not dissimilar to this scheme.

78. The inspector concluded that a boatyard/storage use does not fall with any exception set out in the NPPF and therefore would be inappropriate development in the Green Belt. He further states that whilst landing stages would only sit 1m above water they would be considerable in length and protrude perceptibly into the river and span approximately two thirds of the river frontage of the site. As such they would create additional bulk at river level and encroachment into a previously undeveloped area.

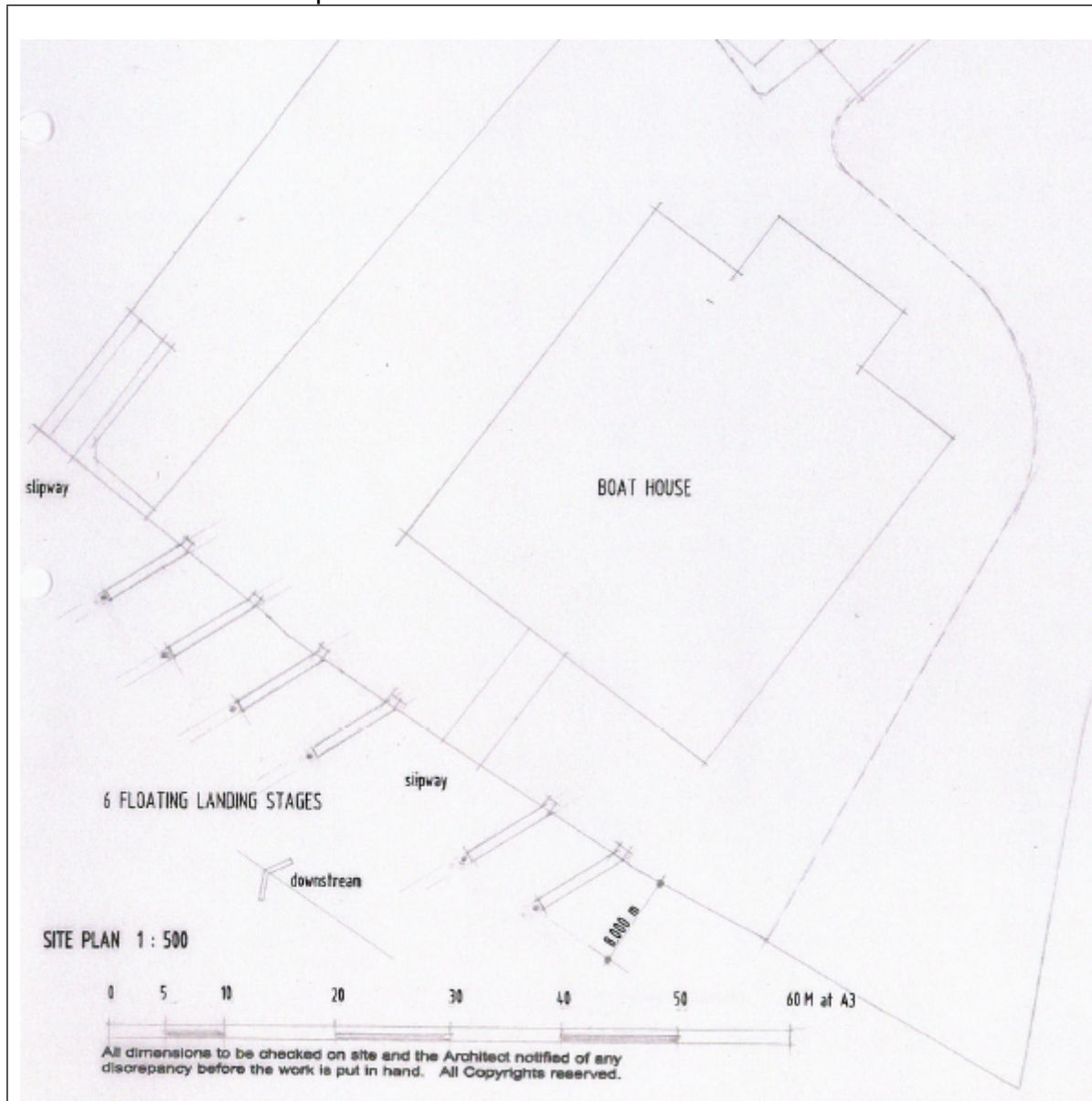
79. It is also noted that this application was for seasonal use only whereas the proposal subject of this decision is for permanent year round use.

80. In terms of impact on the character and appearance of the area, the Inspector states:

*“The built form of the boatyard currently stops at the water’s edge, albeit that on-river moorings exist along the riverbank. The proposed development would effectively lead to the expansion of the built form associated with the boatyard forward into the river. Viewed from Mill Meadow Park, the proposed landing stages, together with their associated boats, would appear as large and prominent additions to the boatyard against the backdrop of the rising undeveloped land of the Green Belt beyond. The proposal would also be clearly visible to users of the river itself in this area of high activity for recreational and commercial water craft”....” there are very few examples of fixed landing stages or pontoons protruding into the water from the bank in the section of the river surrounding the site”.... I therefore conclude that the development would cause significant harm to the character and appearance of the site and surrounding area. In this respect it would conflict with Policies CP3 and CP11 of the CS and Policies CC02 and TB24 of the Wokingham Borough Managing Development Delivery Local Plan (adopted February 2014) (LP), which together require that proposals outside development limits are appropriate in scale and character to the local area and do not lead to excessive encroachment or expansion of development away from original buildings. The proposal would also be inconsistent with the Framework insofar as it requires account to be taken of the intrinsic character and beauty of the countryside.”*



An extract from the site plan can be found below:



- 81. The moorings, pontoons and basin proposed as part of this application have a similar appearance to that set out in the above appeal and the Inspector's comments are therefore also of relevance to this application.
- 82. The Applicant states that the 6x x8 long finger pontoons projecting into the river channel are material different from the pontoons, subject of this report. Although the design of the pontoons may be different, the harm caused by this part of the proposal is the same.
- 83. It is not disputed that the mooring of boats is an intrinsic part of the riverine environment and character however, it is the nature, size and spread of development, as well as the widening of the river channel to create a basin that is of concern to the character of this area. The pontoons with 36 2m timber posts would be visible from some distance above the water level and the moorings stretch 36m along the river bank. Opposite the site is Henley's river side park as well as the Thames Path. Clear views of the pontoons across the river would be seen from this location. In addition, the uses of the pontoons, for both the boatyard and public would create a

concentration of boats in this area where it is less prevalent than in the town centre area. The proposal extends development away from the built-up area and further into the countryside.

84. The removal and re-grading of the to form a basin to prevent the pontoons spreading further into the river and reduce their impact constitutes a significant engineering operation for which there is no justification given the site is to be used for the storage and maintenance of 37 boats.

85. Although the Environment Agency do not wholly object to the principle of pontoons in this location, it is not the remit of the Environment Agency to assess the proposal against the Green Belt and Countryside policies.

## **Conclusion and Planning Balance**

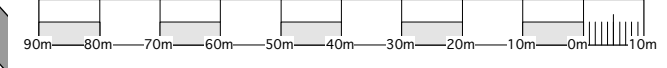
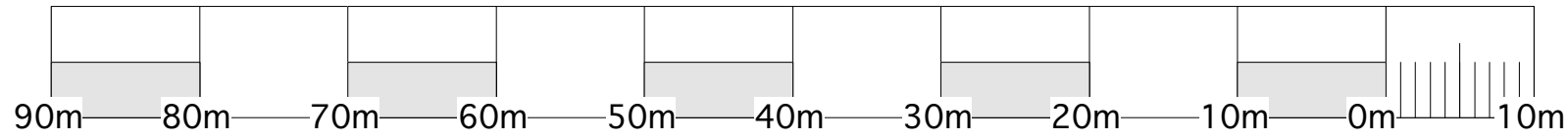
86. There is very limited public benefit provided by the development as it is for extensions and to an existing boatyard. Many of the representations suggest that the site is to be a community facility which does not form part of this application. It must also be acknowledged that a number of representations are not from local people and therefore the public benefit to the local community is again likely to be limited.

87. Any identified benefits are not considered to outweigh the substantial harm which would be cause to the openness of the Green belt, the character of the area, biodiversity, flood risk and an inappropriate design. There are no very special circumstances to outweigh this harm.

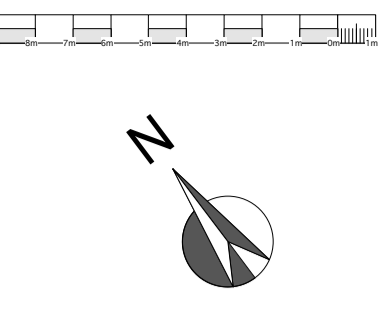
88. The proposal would be contrary to CP1, CP3, CP4, CP7, CP8, CP11, CP12 and CC02, CC09, TB01 and TB21 of the Development Plan and the National Planning Policy Framework.

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

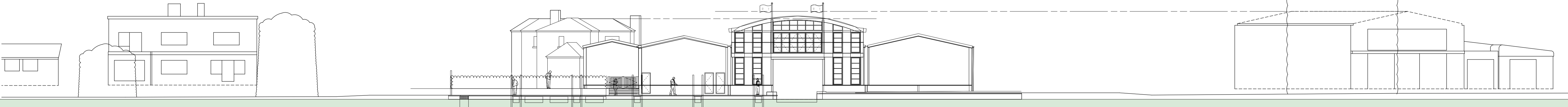
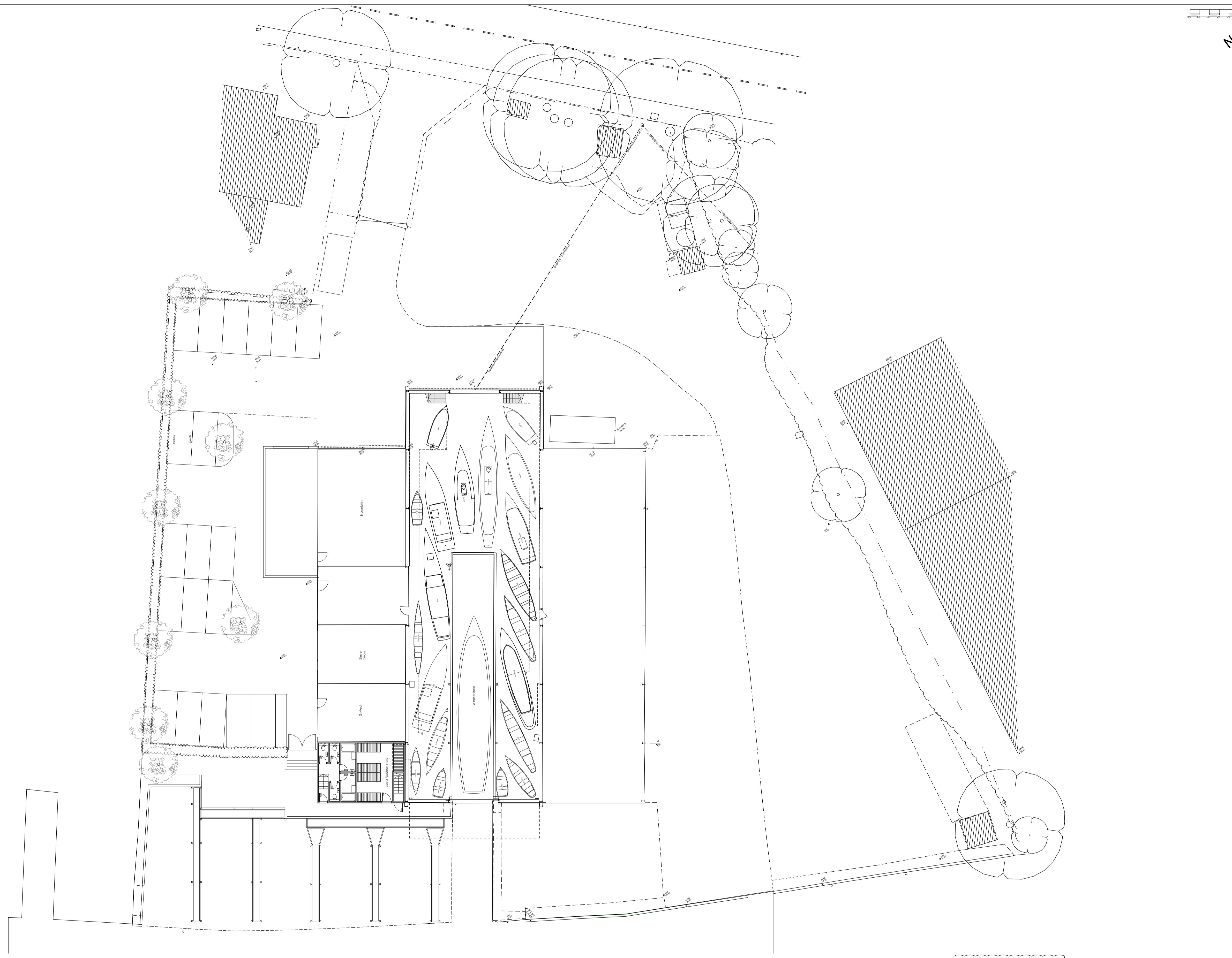
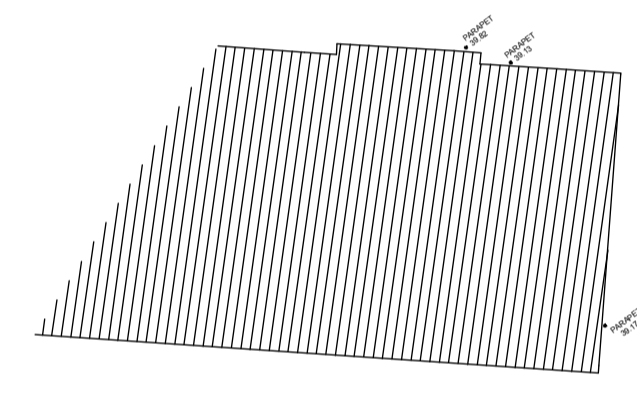
*In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief.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



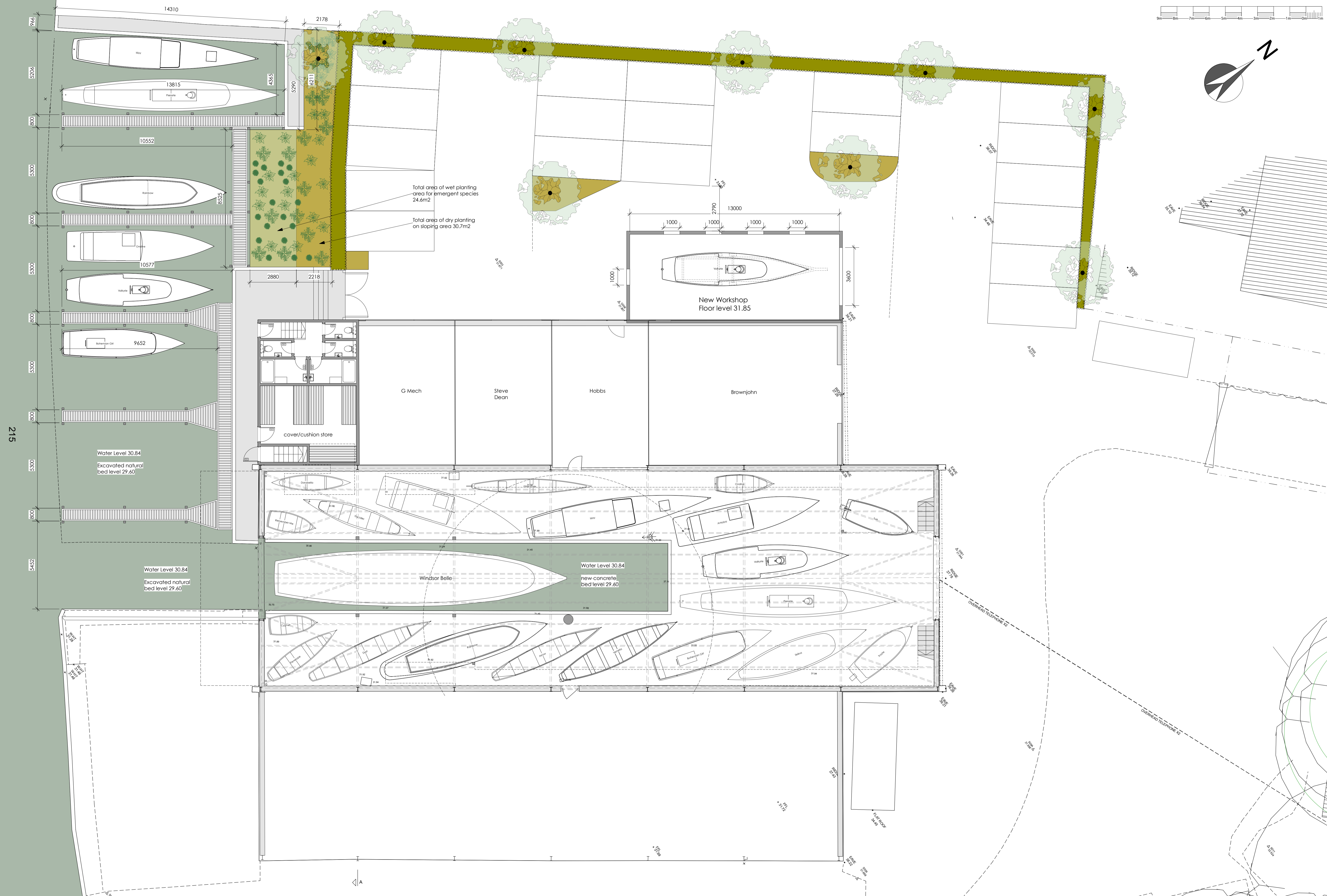
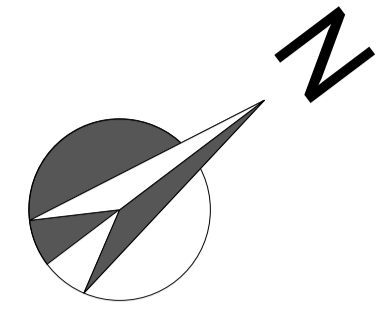
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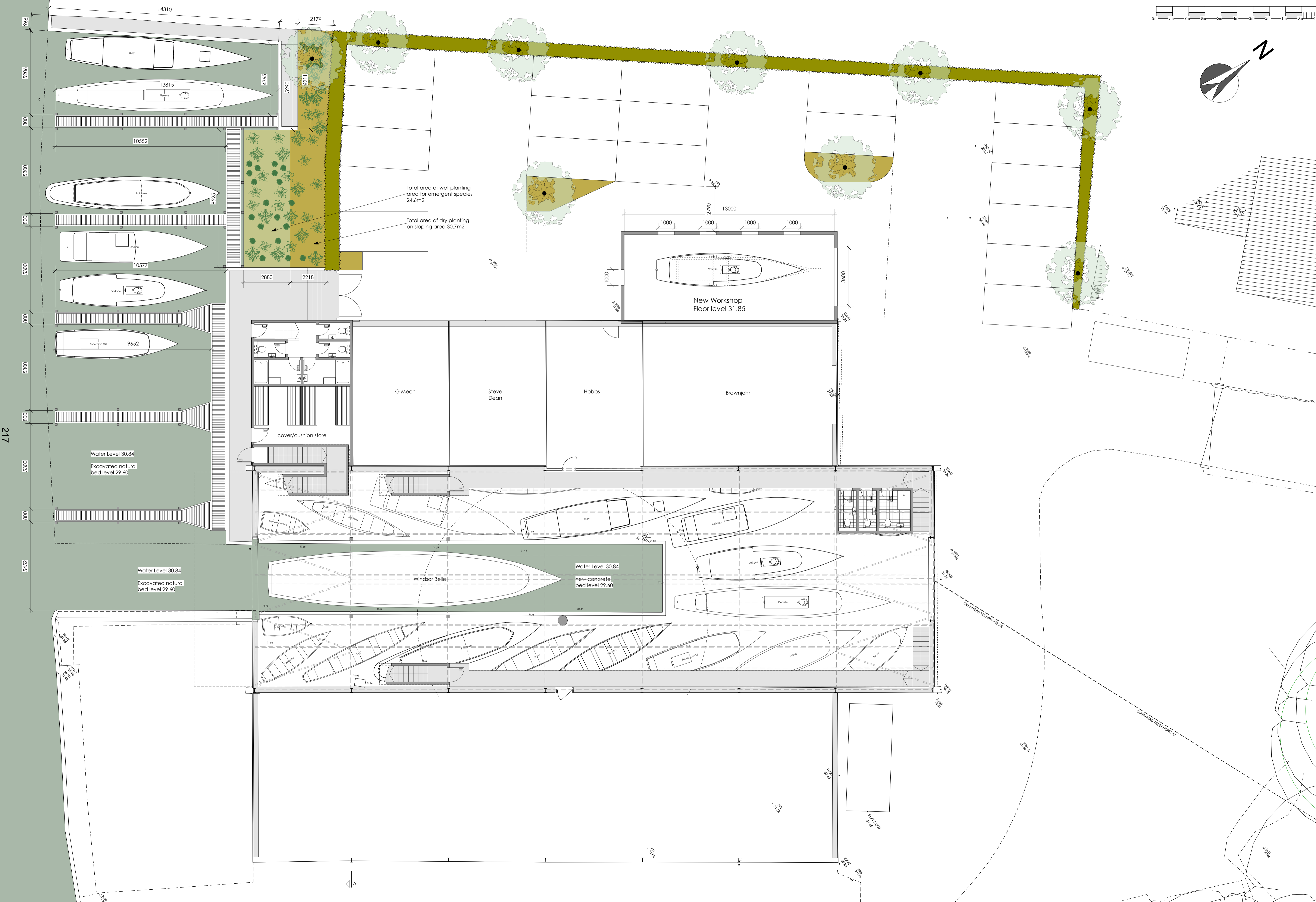
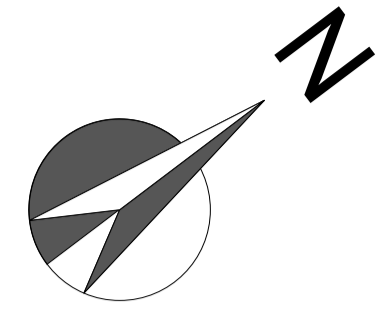
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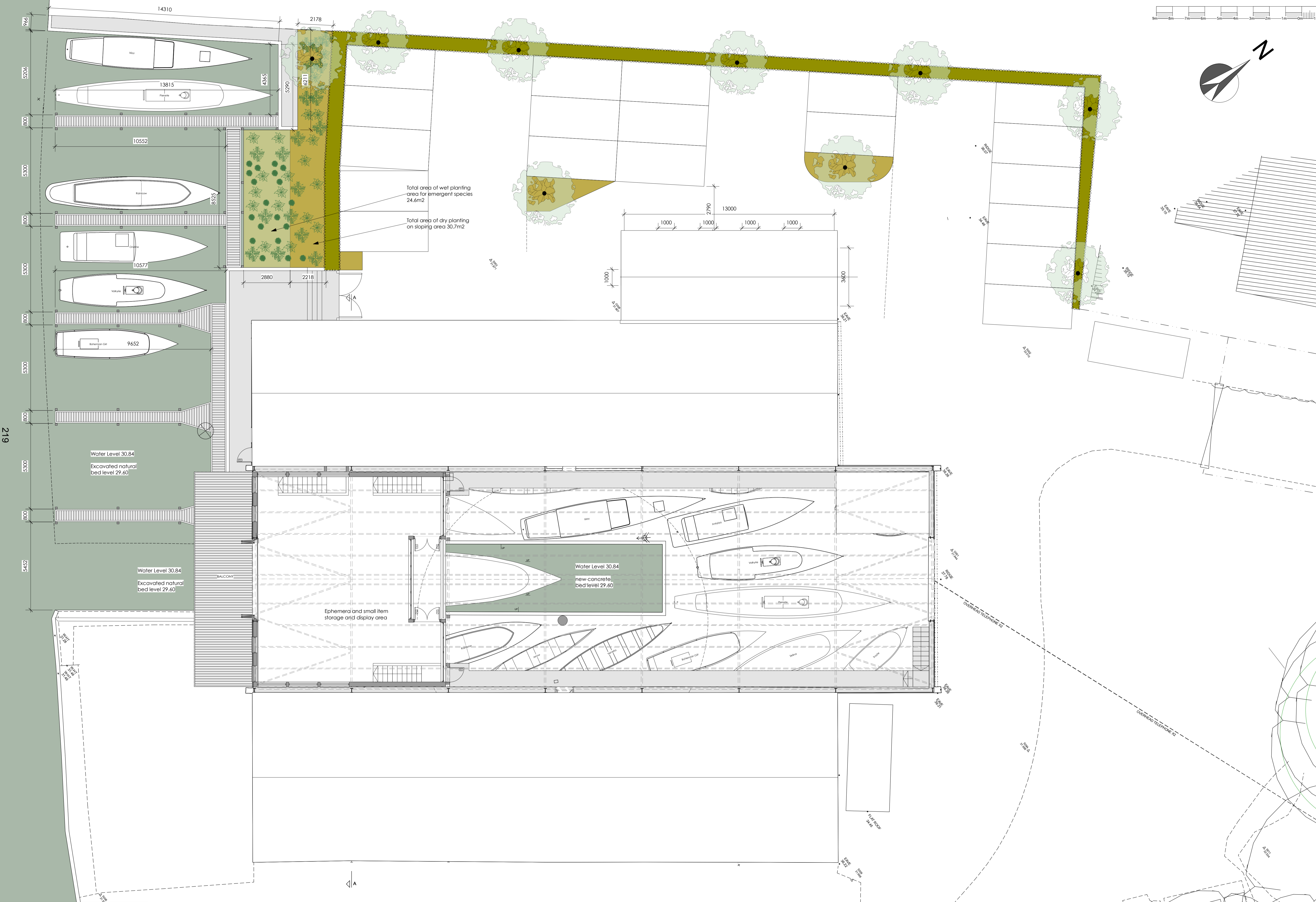
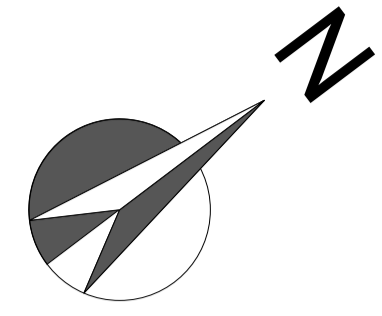
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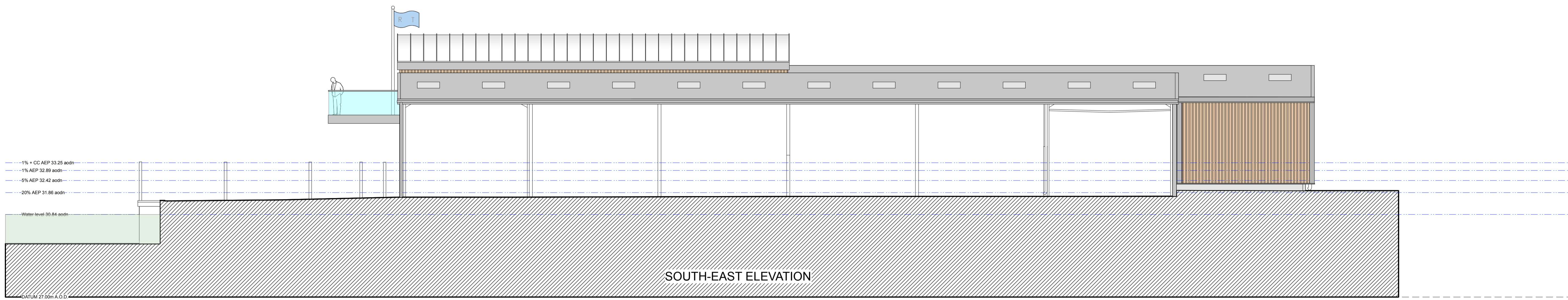
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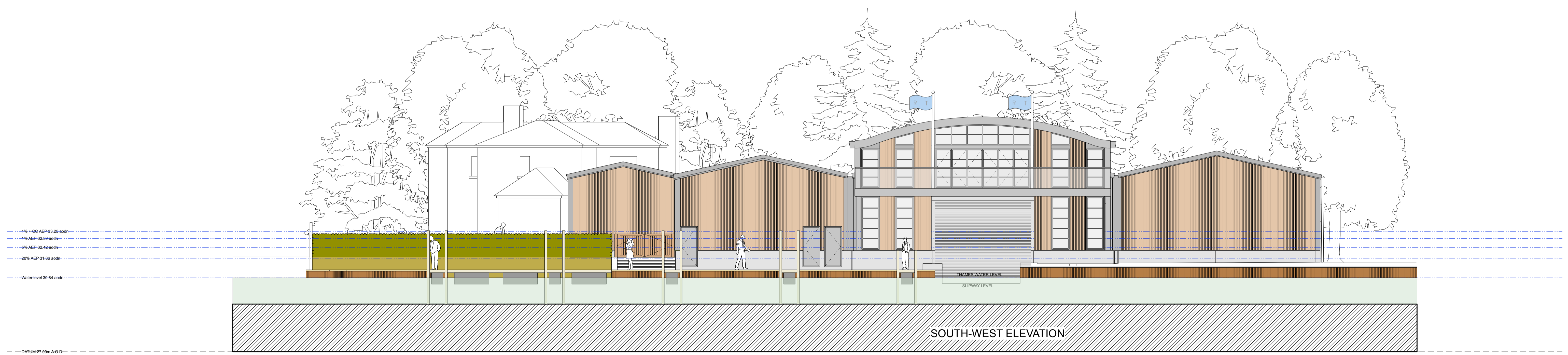
Total area of wet planting area for emergent species 24.6m<sup>2</sup>  
 Total area of dry planting on sloping area 30.7m<sup>2</sup>

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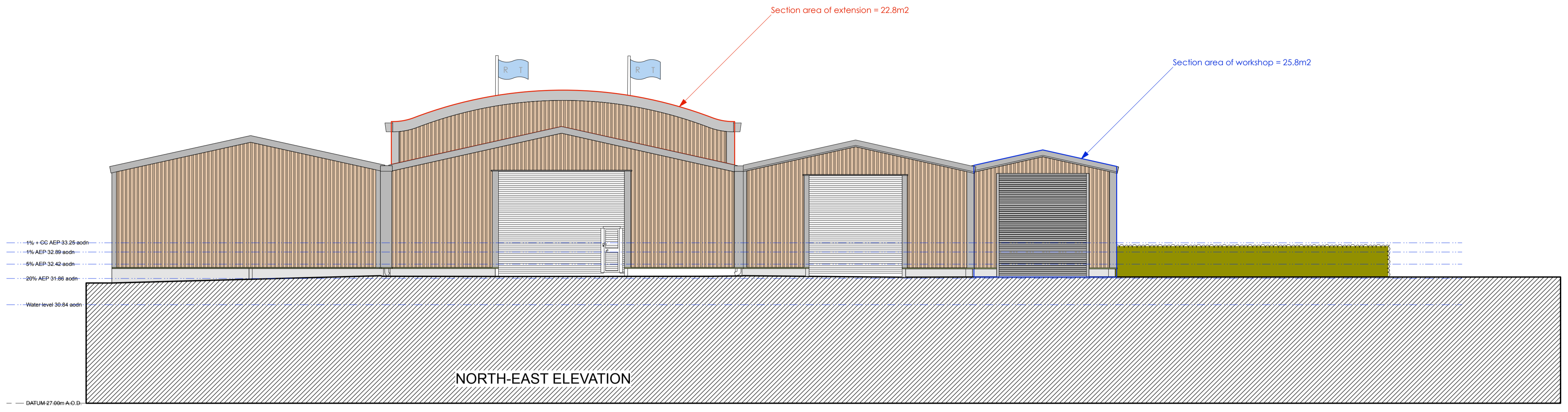
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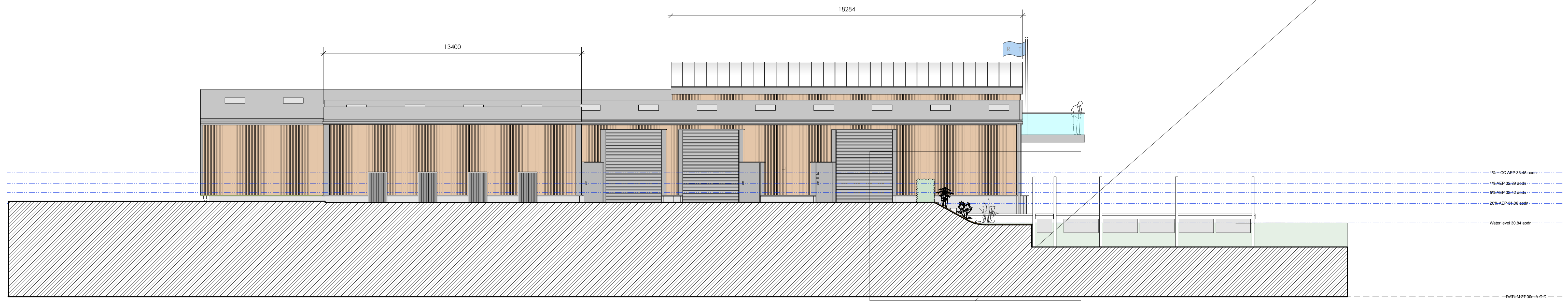
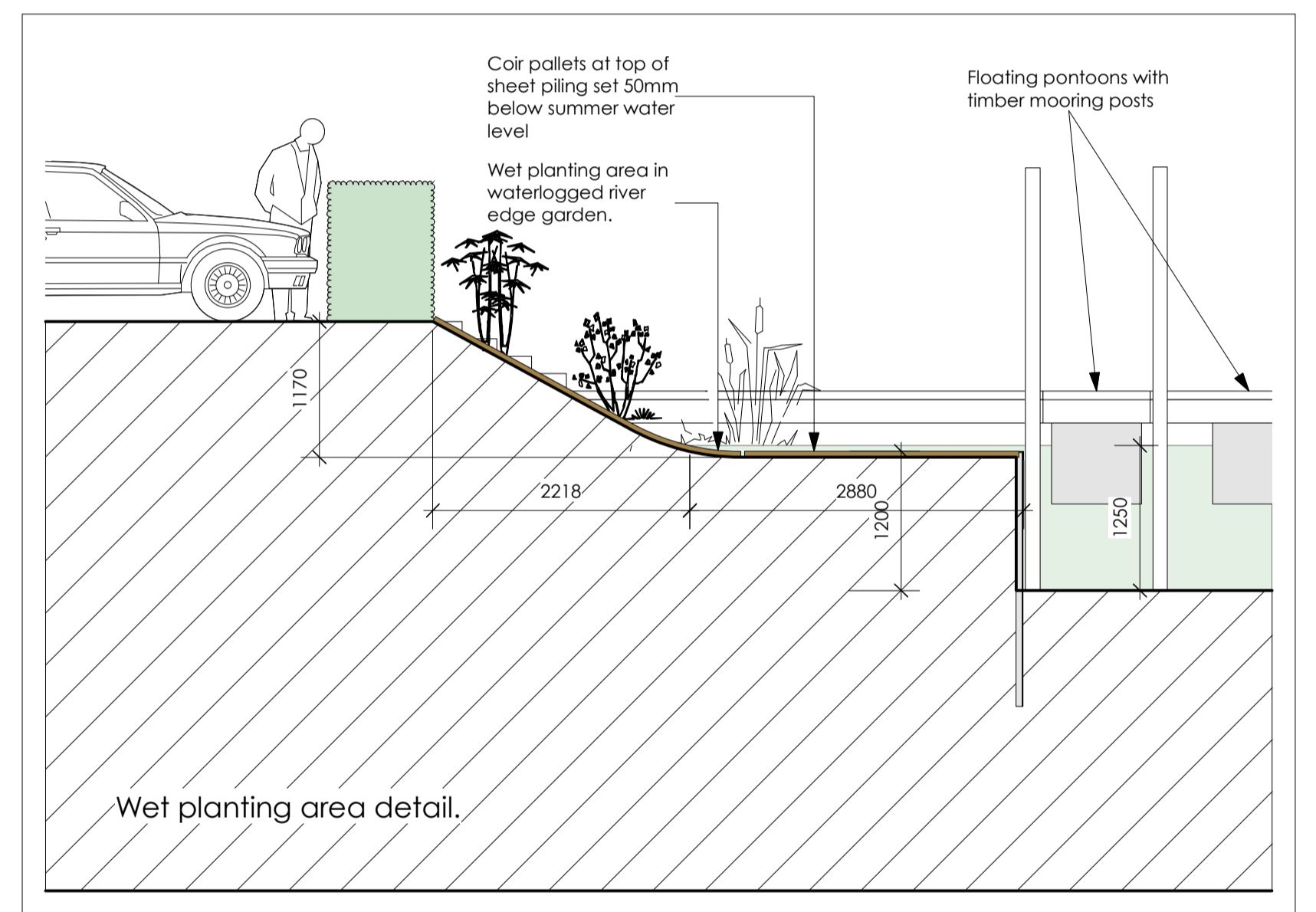


PROPOSED VOLUME CALCULATION

Mezzanine extension - 22.8m<sup>2</sup> x 18.28m = 417m<sup>3</sup>

Workshop extension - 25.8m<sup>2</sup> x 13.4m = 346m<sup>3</sup>

Total proposed volume = 763m<sup>3</sup>



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# Agenda Item 97.

Application Number	Expiry Date	Parish	Ward
230020	15/03/2023	Arborfield Arborfield Newlands	Cross, and Arborfield;

<b>Applicant</b>	Mr. Graham Adams
<b>Site Address</b>	Lockey Farm, Sindlesham Road, Arborfield, RG2 9JH
<b>Proposal</b>	Full planning permission for the erection of 2 buildings for Class E use. (Retrospective)
<b>Type</b>	Full
<b>Officer</b>	Kieran Neumann
<b>Reason for determination by committee</b>	<p>Listed by Councillor Gary Cowan:</p> <p><i>"I support this planning application. Lockey Farm is an integral part of the village and community of Arborfield and has been for some years now. Lockey Farm also serves the needs of the residents of the wider Wokingham Borough and beyond.</i></p> <p><i>In the current very difficult environment following the impact of the pandemic on small businesses the pressures on survival are considerable and any action by Wokingham to help a local business to survive should not be missed.</i></p> <p><i>If the Officer recommendation is for refusal I would like to ask that this Planning Application is brought forward to the Planning Committee."</i></p>

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 8 March 2023
<b>REPORT PREPARED BY</b>	Assistant Director – Place and Growth
<b>RECOMMENDATION</b>	<p><b>Refuse for the following reasons:</b></p> <ol style="list-style-type: none"> <li>1. The proposals are located outside of Development Limits and are an unacceptable and unsustainable form of development for which inadequate justification exists. The proposals would have a harmful, urbanising impact on the otherwise rural character and appearance of the countryside which does not accord with the National Planning Policy Framework, policies CC01 &amp; CC02 of the Managing Development Delivery Local Plan and policies CP1, CP3, CP6, CP9 and CP11 of the Core Strategy.</li> <li>2. In the absence of adequate financial information, it has not been demonstrated that the proposed buildings and associated uses are economically related to the primary agricultural holding of Lockey Farm and are essential to its continued financial viability. The proposals have an unacceptable urbanising impact on the character and appearance of the countryside and are</li> </ol>

therefore contrary to the NPPF, Policies CC01 & CC02 of the Managing Development Delivery Local Plan and Policy CP11 of the Core Strategy.

3. The buildings, by reason of their design, immediate proximity to the road and cumulative increase in built form, would result in an excessive encroachment or expansion of development away from the original farm buildings. This would have a harmful urbanising and industrialising impact on the visual and spatial amenities of the open countryside which does not accord with the National Planning Policy Framework, policies CC01 & CC02 of the Managing Development Delivery Local Plan and policies CP1, CP3, CP9 and CP11 of the Core Strategy.
4. By reason of their excessive scale, massing and footprint, the buildings fail to protect and enhance the valued landscape and in particular the condition, character and features that contribute to the Arborfield Cross and Barkham Settled and Farmed Clay Landscape. As such the proposal is contrary to the National Planning Policy Framework, Core Strategy policies CP1 and CP3, Managing Development Delivery Development Plan Document Policies TB21 and CC03 and the Borough Design Guide.

## **SUMMARY**

A Committee site visit took place on 3<sup>rd</sup> March 2023.

Lockey Farm, formally known as 'Newlands Farm', is located immediately north of the Arborfield Cross settlement boundary and as a result is located within the designated Countryside. There has been a number of changes/expansions in recent decades and the site now hosts a number of different leisure, commercial, office and agricultural uses and buildings. A number of these uses are authorised and the remaining unauthorised development on site remain under investigation.

The proposals involve the erection of 2no. buildings with Class E Use (Commercial, Business and Service) adjacent to the eastern boundary of the site; a shipping container and a portacabin. The shipping container was previously in use as a florist but this use has now ceased and is being used temporarily for farm shop storage, whereas the portacabin remains in use as an architect's office. The application is retrospective.

There is no justification to demonstrate how the development directly contributes to the farm, or whether they relate to the farm at all. The development and diversification of a farm should involve uses that relate to the farm and supplement it financially. It does not seem realistic, especially in the absence of any financial information, that the excessive number of new businesses and uses on the farm are all necessary to keep the farm financially viable.

The cumulative impact of the additional built form on site has in turn eroded the rural nature of both the site and the surrounding Countryside. The retention of these two buildings and their uses would exacerbate this impact to an unacceptable extent.

<b>PLANNING HISTORY</b>		
Application No.	Description	Decision & Date
021518	Proposed erection of agricultural building for use of free range chickens.	Approved 03/10/2002
031196	Application for temporary permission to site a temporary dwelling.	Approved 11/07/2003
040679	Proposed erection of 1m high earth shelter (bund) for chickens. Retrospective.	Approved 05/04/2004
041389	Application for a prior agricultural determination for the erection of an agricultural polytunnel	Approved (permitted development) 29/11/2004
050783	Proposed demolition of existing farm shop building and proposed erection of a replacement farm shop (A1) and cafe (A3) with widened access and provision of car park for 16 cars.	Approved 11/01/2006
072398	Application for an Agricultural Determination for the erection of an agricultural barn.	No objections 23/08/2007
101637	Proposed erection of permanent agricultural dwelling. Demolition of existing temporary dwelling.	Approved 17/06/2010
111176	Proposed change of use of land for the erection of tea room building and childrens play area	Refused 28/04/2011
112094	Application for variation to conditions 2 and 7 of planning consent F/2005/5155 to remove cafe element, the whole building in use as farm shop. Retrospective.	Approved 29/12/2011
112302	Proposed change of use of land from agriculture to a mixed use for the stationing of a cafe building and children's play area	Approved 24/08/2011
221245	Full application for the erection of buildings and fenestration alterations to accommodate the single storey extension to farm shop/café. Single storey infill and extension to create a hair salon. Siting of a Portacabin for use as an Architect's office. Siting of a shipping container for use as a florist. Storage of caravans (RETROSPECTIVE).	Refused 13/07/2022
223670	Full planning permission for recreational vehicle storage and erection of an infill building for use as	Approved 28/02/2023

	a hairdresser plus associated works (retrospective).	
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DEVELOPMENT INFORMATION	
Proposed commercial units	2
Previous land use	Agricultural
Existing parking spaces	35
Proposed parking spaces	35
<b>CONSTRAINTS</b>	Countryside Arborfield Cross Conservation Area

CONSULTATION RESPONSES	
WBC Highways	No objection subject to condition(s)
WBC Drainage	No objections
WBC Built Heritage Officer	No objections

REPRESENTATIONS
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**Town/Parish Council:**

Arborfield and Newland PC remains supportive of Lockey Farm as an important business in the local area and therefore we have no further comments on this application.

**Local Members:**

Councillor Gary Cowan:

*"I support this planning application. Lockey Farm is an integral part of the village and community of Arborfield and has been for some years now. Lockey Farm also serves the needs of the residents of the wider Wokingham Borough and beyond.*

*In the current very difficult environment following the impact of the pandemic on small businesses the pressures on survival are considerable and any action by Wokingham to help a local business to survive should not be missed.*

*If the Officer recommendation is for refusal I would like to ask that this Planning Application is brought forward to the Planning Committee."*

**Neighbours:**

Two objections received on the following grounds:

- Uses have no functional relationship with the farm
- Visual harm to Countryside setting – piecemeal development
- Unsustainable location
- Reasoning behind listing request is inadequate
- Current economic climate not a material planning consideration

- Children's play area broken and unsafe (**Officer comment: This is not relevant to the proposed development**)
- Other unauthorised uses prevalent on site not addressed (**Officer comment: This is not relevant to the proposed development and is the subject of investigation**)

## PLANNING POLICY

**National Planning Policy Framework**  
**National Design Guide**  
**National Planning Practice Guidance**

### **Core Strategy (CS)**

CP1 – Sustainable Development  
 CP3 – General Principles for Development  
 CP6 – Managing Travel Demand  
 CP7 – Biodiversity  
 CP9 – Scale and Location of Development Proposals  
 CP11 – Proposals Outside Development Limits (Inc Countryside)

### **MDD Local Plan (MDD)**

CC01 – Presumption in Favour of Sustainable Development  
 CC02 – Development Limits  
 CC03 – Green Infrastructure, Trees and Landscaping  
 CC06 – Noise  
 CC07 – Parking  
 CC09 – Development and Flood Risk  
 CC10 – Sustainable Drainage  
 TB01 – Development within the Green Belt  
 TB17 – Local Centres and Neighbourhood and Village Shops  
 TB18 – Garden Centres and other small rural units outside Development Limits  
 TB21 – Landscape Character  
 TB23 – Biodiversity and Development  
 TB24 – Designated Heritage Assets

### **Other**

Borough Design Guide Supplementary Planning Document  
 CIL Guidance + 123 List  
 Arborfield and Newland Village Design Statement

## PLANNING ISSUES

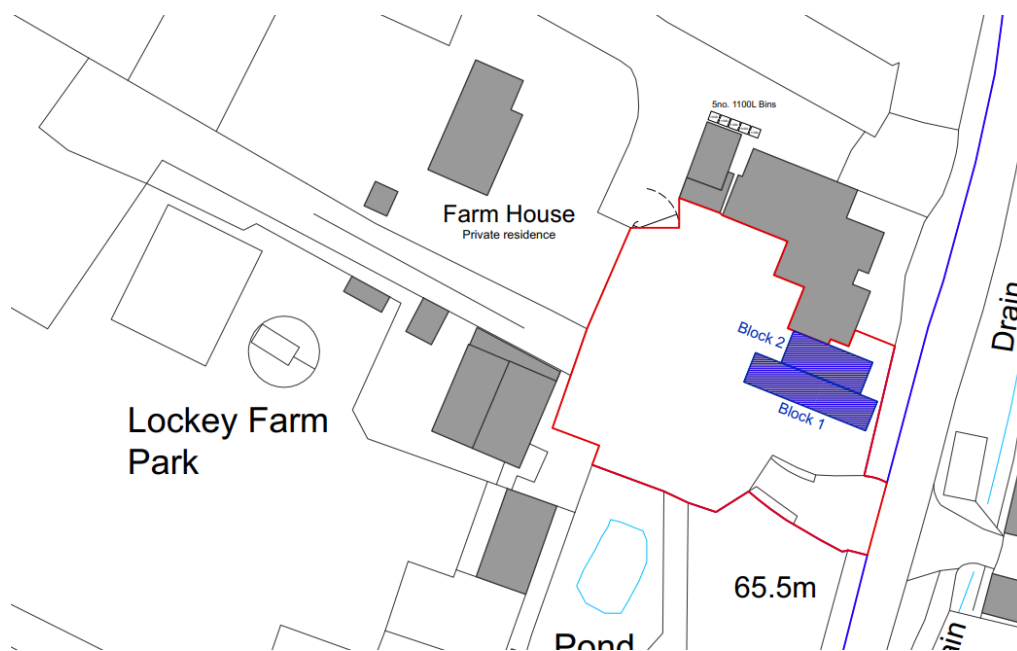
### **Site Description:**

1. Lockey Farm, formally known as 'Newlands Farm' is located immediately north of the Arborfield Cross settlement boundary and as a result is located within the designated Countryside. There has been a number of changes/expansions in recent decades and now hosts a number of different leisure, commercial, office and agricultural uses and buildings, a number of which that remain unauthorised. In addition to unauthorised uses, there is unauthorised hardstanding and other operations.

2. The site is accessed from Sindlesham Road (B3030) and upon entering the farm there is a small, confined courtyard/parking area which is surfaced with a loose gravel. To the east of the site lies the majority of the commercial activity/buildings on the site, whereas further to the west and south-west lies the farm café and main residential dwelling. To the north-west lies the majority of the agricultural buildings still actively in use in relation to the farm. A large area of hardstanding adjacent has been laid on agricultural land and surfaced with recycled plastic grass turf for the purpose of storing of recreational vehicles and this area is enclosed by an approximately 2 metre high green metal fencing and connects to the vehicular access to the south-east where a large automatically opening gate has been installed. Further to the south/south-west lies an open playing field/park with associated paraphernalia.
3. The site is located in a rural area. To the immediate south lies the settlement of Arborfield Cross and to the west lies the settlement of Arborfield. To the north lies predominantly open fields lined with vegetation, with the exception of a small number of dispersed dwellings and agricultural buildings. To the east lies predominantly open fields with the exception of a handful of large, dispersed dwellings.
4. The settlement edge of Arborfield Cross terminates before the roundabout to the south-east and does not overlap the extent of the application site, providing a clear delineation of the settlement boundary. Due to its location near the settlement edge, it is important to carefully control new development and maintain the definition between the countryside and settlement.

**Proposal Description:**

5. This application seeks permission for the retrospective erection of 2no. buildings for Class E Use (Commercial, Business and Service).



Extract from submitted Block Plan (drawing reference: 2203 – P121 Rev. P2)

6. Shipping containers and portacabins are often a use of land rather than permanent building operations. The primary factors which have been identified as decisive of what is a 'building' are identified in case law such as *Cardiff Rating Authority and Cardiff Assessment Committee v Guest Keen and Baldwin's Iron and Steel Co.Ltd [1949] 1 KB 385*; its pertinence to planning cases confirmed in *Barvis Ltd v Secretary of State for the Environment [1971] 22 P&CR 710* and *Skerrits of Nottingham v SSETR and Harrow BC [2000] EWCA Civ 5569*. These are:
  - (a) that it is of a size to be constructed on site, as opposed to being brought on to the site,
  - (b) permanence, and;
  - (c) physical attachment.
7. No one factor for determining whether development is considered a building operation is decisive. With this in mind, both the shipping container and portacabin are generous in size and have existed on site, in the same positions, since 2020. Both structures also are physically attached to each other and are also attached to the farm shop building to the immediate north. Alterations have been made to both structures in the form of timber cladding, formal roofing and air conditioning units. Both structures, from visiting the site, also appear permanently fixed to the ground.
8. Based on the above assessment of the structures, the Council is of the view that the shipping container and portacabin both constitute 'building operations' and will be assessed as such.
9. The first of the two unauthorised buildings, labelled as Block 1 in the plan above, is a flat roofed portacabin with black stained timber cladding situated immediately adjacent to the eastern boundary of the site that faces onto the adjacent Sindlesham Road (B3030) which also hosts the main access to the site. It is currently in use as an Architect's Office.
10. The second of the two unauthorised buildings, labelled as Block 2 in the plan above, is a shipping container that is sited immediately adjacent to the portacabin and subsequently also to the eastern boundary of the site that faces onto the adjacent Sindlesham Road (B3030). This container was previously in use as a florist but this use has since ceased and more recently it has been used in conjunction with the farm shop for the purposes of general storage.
11. These two buildings were originally proposed under application 221245 along with a number of other unauthorised structures/uses. The application was refused on the following grounds:
  - The proposed uses and development, by reason of their location and impacts, represent unacceptable and unsustainable development within the countryside. Furthermore, they would not represent sustainable uses of the land within the countryside and would have a harmful urbanising and industrialising impact on the visual and spatial amenities of the open countryside which does not accord with the National Planning Policy Framework, policies CC01 & CC02 of the Managing Development Delivery Local Plan and policies CP3, CP6, CP9 and CP11 of the Core Strategy.
  - By reason of their excessive scale, massing and footprint, the proposals would fail to retain or enhance the condition, character and features that contribute to the

Arborfield Cross and Barkham Settled and Farmed Clay Landscape. As such the proposal is contrary to the National Planning Policy Framework, Core Strategy policies CP1 and CP3, Managing Development Delivery Development Plan Document Policies TB21 and CC03 and the Borough Design Guide.

- The proposed uses on the site are not sustainable and do not therefore encourage the fullest possible use of walking, cycling or public transport as an alternative the motor car. This will result in a high level of car dependency contrary to the sustainable transport goals of the Core Strategy Policies CP1 and CP6 and the National Planning Policy Framework.”

### **Principle of Development:**

#### Relevant key policies

12. 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 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.
13. The site lies within the Countryside as designated in the Wokingham Borough Core Strategy. Core Strategy policy CP11 states, in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:
  - 1) *It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and*
  - 2) *It does not lead to excessive encroachment or expansion of development away from the original buildings; and*
  - 3) *It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement;*
14. Paragraphs 84 of the NPPF titled ‘Supporting a prosperous rural economy’ state that planning policies and decisions should enable:
  - a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
  - b) *the development and diversification of agricultural and other land-based rural businesses;*
  - c) *sustainable rural tourism and leisure developments which respect the character of the countryside; and*
  - d) *the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*
15. Paragraph 174(b) of the National Planning Policy Framework states that planning policies and decisions should contribute to and enhance the natural and local environment by:



- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
16. Policy TB18 of the Managing Development Delivery Local Plan states that planning permission will be granted for existing shops outside of settlement boundaries subject to three criteria;
- The proposal is connected to or adjacent to the primary holding
  - The proposal is economically related to the primary holding and is ancillary to the primary existing use
  - There would be no adverse impact on the vitality or viability of retail centres, neighbourhood or village shops within the locality.”

### Assessment

17. The two buildings are unauthorised and do not appear to be linked to a wider agricultural use of the land. The Planning Statement claims that: *“The income generated from the buildings contributes directly to the ongoing viability of the farm shop, café and wider farm enterprise”* but provide no financial information to justify/support this. There is therefore, inadequate information as to how they relate to the wider use of the site as a whole. The proposals fail to comply with exception 1 of Policy CP11 of the Core Strategy as there is insufficient justification to demonstrate how the development directly contributes to the relevant rural enterprise, or whether they relate at all.
18. Furthermore, as will be explained further in the Character of the Area section, the proposals are considered to result in an excessive encroachment or expansion of development away from the original buildings and therefore fails to comply with exception 2 of Policy CP11 and is also contrary to paragraph 174(b) of the NPPF, policy CP3 of the Core Strategy and Policy TB21 of the Managing Development Delivery Local Plan. Exception 3 is not relevant as these proposals do not involve the conversion of buildings, rather the erection of new structures.
19. The applicant states the proposals demonstrate compliance with Policy TB18 of the Managing Development Delivery Local Plan, but it is important to note that this policy specifically supports alterations and extensions to existing shops and these proposals are for new buildings. Even if the criteria of Policy TB18 was relevant, the proposals would not comply with it as there is no evidence to demonstrate that the uses are economically related to the primary holding.
20. General support is given for developing and diversifying rural economies at both Local (CP11 of the Core Strategy) and National level (NPPF paragraphs 81, 84 and 85). Support can be seen through approvals for the Farm Shop, Café Building and more recently the recreational vehicle storage and hairdresser’s building. However, there has been significant, unauthorised development recently, and there are now 12 different uses including: the hairdressers, office space, shipping container (previously a florist), recreational vehicle storage, car storage/maintenance, general industrial storage (rubble etc) and overflow parking area.

21. This uncontrolled and continual expansion of uses, buildings and hardsurfaced areas has had a detrimental and urbanising impact on the character and appearance of the area.
22. The development and diversification of a farm should involve uses that relate to the farm and supplement it financially. A long term strategy should be prepared and shared with the Council. It should supplement the farm enterprise. It does not seem realistic, especially in the absence of any financial information, that the excessive number of new buildings, uses and hardsurfaced areas are all necessary to keep the farm financially viable.
23. Therefore, in the absence of adequate justification including financial information, it has not been demonstrated that the proposed buildings and associated uses are economically related to the primary agricultural holding of Lockey Farm and are essential to its continued financial viability. The proposals are therefore unacceptable in principle contrary to the NPPF, Policies CC01 & CC02 of the Managing Development Delivery Local Plan and Policy CP11 of the Core Strategy.

**Character of the Area:**

24. Policy CP11 supports development in the countryside only where it maintains the high quality of the rural environment. Policy CP1(1) similarly only supports development that maintains or enhances the high quality of the environment, with policy CP3 supporting development of an appropriate mass, layout, built form, height and character to the area CP3(a) and which makes a positive contribution to the sense of place contributes to the buildings and spaces themselves and in the way they integrate with their surroundings CP3(f).
25. The Borough Design Guide Supplementary Planning Document provides further guidance for developers with general guidance that development should respond positively to its site and local context (G1) and respond positively to the local character of the area (G2).
26. Policy IRS1 of the Arborfield and Barkham Neighbourhood Plan titled 'Preservation of separation of settlements' relates to development within countryside areas and seeks to preserve the character and appearance of the countryside. This policy is consistent with CP11 and introduces a new emphasis on character and visual separation and perceived coalescence of existing settlements.
27. Policy TB21 of the Managing Development Delivery Local Plan states that proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues. Proposals should retain or enhance the condition, character and features that contribute to the landscape.
28. Historically the land and buildings were primarily related to farm and agricultural use. The northern/north-western area of the site remains in such use, but the current unauthorised development on site further south/east has ostensibly changed this rural character.

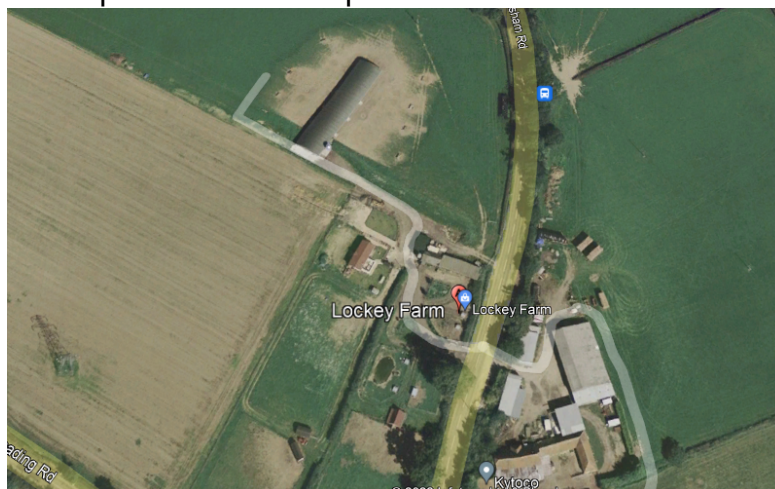
29. The proposed shipping container (Block B) by its very nature is urbanising and therefore out of keeping with the rural environment. Similarly, the architect's office (Block A), whilst finished with black timber cladding, is a portacabin which is inherently urban in its character and therefore completely out of keeping with the rural character of the site/area. Additionally, the portacabin and shipping container are in a prominent location, very close to the eastern site boundary making them highly visible from the roadside which only further exacerbates their impact. The Planning Statement claims that the current vegetation lining the eastern boundary sufficiently obscures the buildings from view, but the photo below clearly demonstrates the portacabin's prominence and visibility from the road:



**Impact on Valued Landscape:**

30. The landscape character area for this area is J2 - Arborfield Cross and Barkham Settled and Farmed Clay, has a main landscape strategy to “conserve and enhance the remaining rural character of the landscape.” The site acts as a visual barrier between the settlement of Arborfield Cross and the open rural fields to the north/north-east and it is these areas of countryside adjacent to settlement boundaries that are at the most risk of adversely impacting the open and rural character of their surroundings.

31. The changes to the site between 2004 and 2022 (seen below) via historic aerial photos and demonstrates the excessive expansion of development and the detrimental impact this has had on the open rural landscape:



2004 aerial photo of the application site (Google Earth)



2022 aerial photo of the application site (Google Earth)

32. As can be seen in the aerial images above, the cumulative impact of the additional built form on site has eroded and blurred the transition between the countryside to the north and the Arborfield Cross settlement boundary to the south, to the detriment of the character of the area and in conflict with Paragraph 174(b) of the National Planning Policy Framework. The two buildings subject to this application are seen to have one of the greatest visual impacts due to their immediate proximity to the street and main access to the site.
33. As outlined above in paragraph 16, the number of buildings/uses on site has more than doubled since 2019. The development, most of which are industrial or commercial in nature, would be better suited to a more urban location. The site, in terms of its appearance and level of activity, is now more akin to an out-of-town retail centre rather than a farm.
34. Based on the assessment above, it is clear that instead of conserving or enhancing the rural character of the immediate area, the proposals would erode it. The development is a continuation of creeping urbanising encroachment on the site and has caused harm to the Countryside and valued landscape.

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

35. As outlined above, Policy TB21 of the Managing Development Delivery Local Plan states that proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues. Proposals should retain or enhance the condition, character and features that contribute to the landscape.
36. The Wokingham Borough Landscape Character Assessment indicates that this site is located within landscape charter area J2 - Arborfield Cross and Barkham Settled and

Farmed Clay which is principally an agricultural landscape set in a wooded context. The Landscape Strategy is identified as follows:

*“To maintain the landscape character of the Arborfield Cross and Barkham Settled and Farmed Clay the following strategy is required: to conserve and enhance the remaining rural character of the landscape. The key aspects to be conserved and enhanced are the field pattern with mature hedgerow trees, wetland and woodland habitats, rural lanes and historic features. In terms of development, the aim is to integrate new development into its landscape setting, and retain the open and rural character of the landscape between settlements.”*

37. The proposals fail to enhance, let alone retain, the valued characteristics highlighted above, in particular the goal of retaining the open and rural character of the landscape between settlements. Instead, the proposed development is at odds with the prevailing rural character of the area, to the detriment of the wider landscape for which no adequate landscape mitigation has been provided to address the identified impacts.

#### **Highway Access and Parking Provision:**

38. Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals that:

- Demonstrate how they support opportunities for reducing the need to travel, particularly by private car in line with Core Strategy Policy CP6

39. Policy CP6 states that planning permission will be granted for schemes that:

- Provide for sustainable forms of transport to allow choice
- Are located where there are or will be at the time of development choices in the mode of transport available and which minimise the distance people need to travel;

#### **Sustainability:**

40. It is acknowledged that there is no direct pedestrian access to the site, nor is there a crossing point or street lighting immediately adjacent to the site. However, the closest viable bus stop is located on Eversley Road is located approximately 244 metres away from the entrance to farm and is served by footpaths up until directly opposite the site. The farm is also within immediate proximity to the settlement of Arborfield and is within adequate walking distance for a number of dwellings.

41. The lack of direct pedestrian access is considered to broadly conflict with policies CP1 and CP6 however the site is already without such connectivity. Furthermore, whilst there is no lighting on the path next to the farm, the use's opening hours would largely coincide with daylight hours and therefore this shortcoming is not considered to warrant a reason for refusal.

42. In the submitted parking plan, it shows that there are 27no. visitor car parking spaces provided on-site, with 4no. staff parking spaces and 4no. overflow staff parking spaces. WBC Highways consider this sufficient enough to serve the uses.

43. Cycle parking has been requested as part of a condition but due to the other concerns raised above regarding the proposals, this has not been requested.

### **Flooding and Drainage:**

44. The site is located within Flood Zone 1. WBC Drainage have no objections to the proposed development.

### **Planning Balance:**

45. The Council accepts that the development does contribute to the local economy. The Council also recognises that the current economic climate continues to cause difficulties for businesses. There are two members of staff within the Architect's office and the Florist within the shipping container previously employed one.
46. It is recognised that paragraph 84 of the NPPF sets out that decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. The limited economic and social contribution this development makes is therefore considered to carry moderate weight in the overall planning balance.
47. Nevertheless, the development has clear and obvious shortcomings in terms of its environmental contribution, through the harm caused to the countryside and valued landscape harm to the Countryside and valued landscape.
48. Overall, in the light of the Framework and Development Plan policies taken as a whole, the development causes harm to the character and appearance of the countryside. Having weighed the various factors in support of the development in the balance of planning considerations, there are no other material considerations that would outweigh the identified conflict with the Development Plan.

### **Conclusion:**

49. The proposals are located outside of Development Limits and are an unacceptable and unsustainable form of development for which inadequate justification exists. The proposals would have a harmful, urbanising impact on the otherwise rural character and appearance of the countryside which does not accord with the National Planning Policy Framework, policies CC01 & CC02 of the Managing Development Delivery Local Plan and policies CP1, CP3, CP6, CP9 and CP11 of the Core Strategy.
50. In the absence of adequate financial information, it has not been demonstrated that the proposed buildings and associated uses are economically related to the primary agricultural holding of Lockey Farm and are essential to its continued financial viability. The proposals have an unacceptable urbanising impact on the character and appearance of the countryside and are therefore contrary to the NPPF, Policies CC01 & CC02 of the Managing Development Delivery Local Plan and Policy CP11 of the Core Strategy.
51. The buildings, by reason of their design, immediate proximity to the road and cumulative increase in built form, would result in an excessive encroachment or expansion of development away from the original farm buildings. This would have a harmful urbanising and industrialising impact on the visual and spatial amenities of the open countryside which does not accord with the National Planning Policy Framework, policies CC01 &

CC02 of the Managing Development Delivery Local Plan and policies CP1, CP3, CP9 and CP11 of the Core Strategy.

52. By reason of their excessive scale, massing and footprint, the buildings fail to protect and enhance the valued landscape and in particular the condition, character and features that contribute to the Arborfield Cross and Barkham Settled and Farmed Clay Landscape. As such the proposal is contrary to the National Planning Policy Framework, Core Strategy policies CP1 and CP3, Managing Development Delivery Development Plan Document Policies TB21 and CC03 and the Borough Design Guide.

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

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

## **APPENDIX 1 - Reasons for refusal**

**Refuse** on the following grounds:

1. The proposals are located outside of Development Limits and are an unacceptable and unsustainable form of development for which inadequate justification exists. The proposals would have a harmful, urbanising impact on the otherwise rural character and appearance of the countryside which does not accord with the National Planning Policy Framework, policies CC01 & CC02 of the Managing Development Delivery Local Plan and policies CP1, CP3, CP6, CP9 and CP11 of the Core Strategy.
2. In the absence of adequate financial information, it has not been demonstrated that the proposed buildings and associated uses are economically related to the primary agricultural holding of Lockey Farm and are essential to its continued financial viability. The proposals have an unacceptable urbanising impact on the character and appearance of the countryside and are therefore contrary to the NPPF, Policies CC01 & CC02 of the Managing Development Delivery Local Plan and Policy CP11 of the Core Strategy.
3. The buildings, by reason of their design, immediate proximity to the road and cumulative increase in built form, would result in an excessive encroachment or expansion of development away from the original farm buildings. This would have a harmful urbanising and industrialising impact on the visual and spatial amenities of the open countryside which does not accord with the National Planning Policy Framework, policies CC01 & CC02 of the Managing Development Delivery Local Plan and policies CP1, CP3, CP9 and CP11 of the Core Strategy.
4. By reason of their excessive scale, massing and footprint, the buildings fail to protect and enhance the valued landscape and in particular the condition, character and features that contribute to the Arborfield Cross and Barkham Settled and Farmed Clay Landscape. As such the proposal is contrary to the National Planning Policy Framework, Core Strategy policies CP1 and CP3, Managing Development Delivery Development Plan Document Policies TB21 and CC03 and the Borough Design Guide.



## **APPENDIX 2 - Parish Council Comments**

PLANNING REF : 230020  
PROPERTY ADDRESS : Arborfield Village Hall  
                              : Eversley Road, Arborfield  
                              : RG2 9PQ  
SUBMITTED BY : Arborfield & Newland Parish Council  
DATE SUBMITTED : 18/01/2023

### COMMENTS:

Arborfield and Newland PC remains supportive of Lockey Farm as an important business in the local area and therefore we have no further comments on this application.

### **APPENDIX 3 – Councillor Gary Cowan Comments**

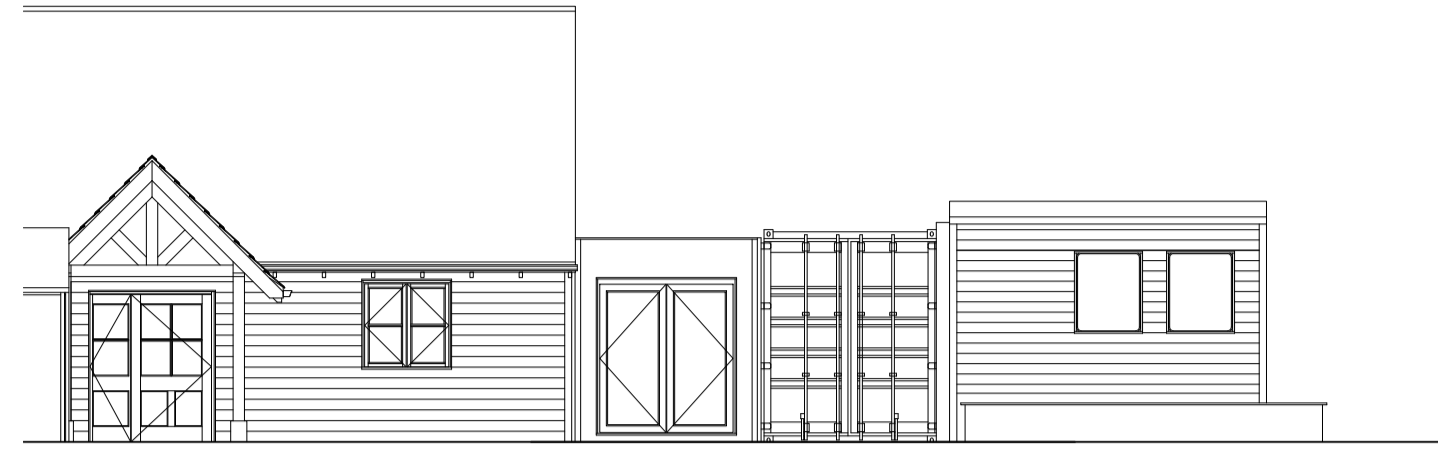
PLANNING REF : 230020  
PROPERTY ADDRESS : 1 Barker Close  
: Arborfield, Berks.  
: RG2 9NQ  
SUBMITTED BY : Cllr gary Cowan  
DATE SUBMITTED : 12/01/2023

COMMENTS:

I support this planning application. Lockey Farm is an integral part of the village and community of Arborfield and has been for some years now. Lockey Farm also serves the needs of the residents of the wider Wokingham Borough and beyond.

In the current very difficult environment following the impact of the pandemic on small businesses the pressures on survival are considerable and any action by Wokingham to help a local business to survive should not be missed.

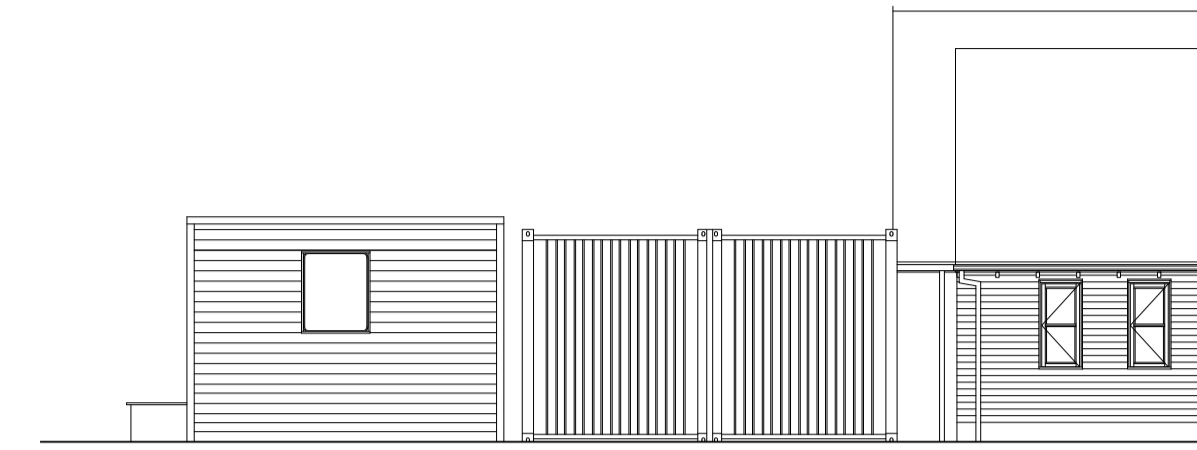
If the Officer recommendation is for refusal I would like to ask that this Planning Application is brought forward to the Planning Committee.



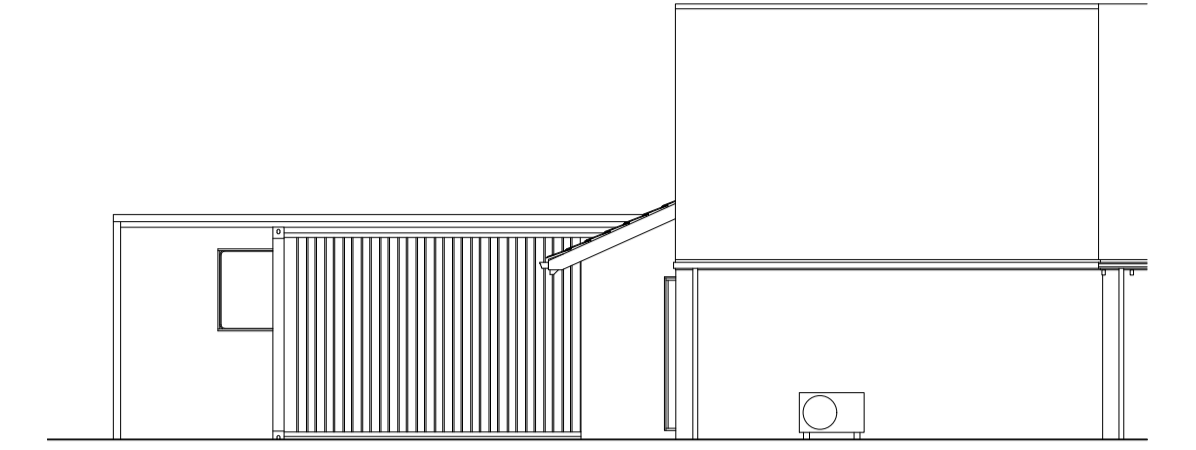
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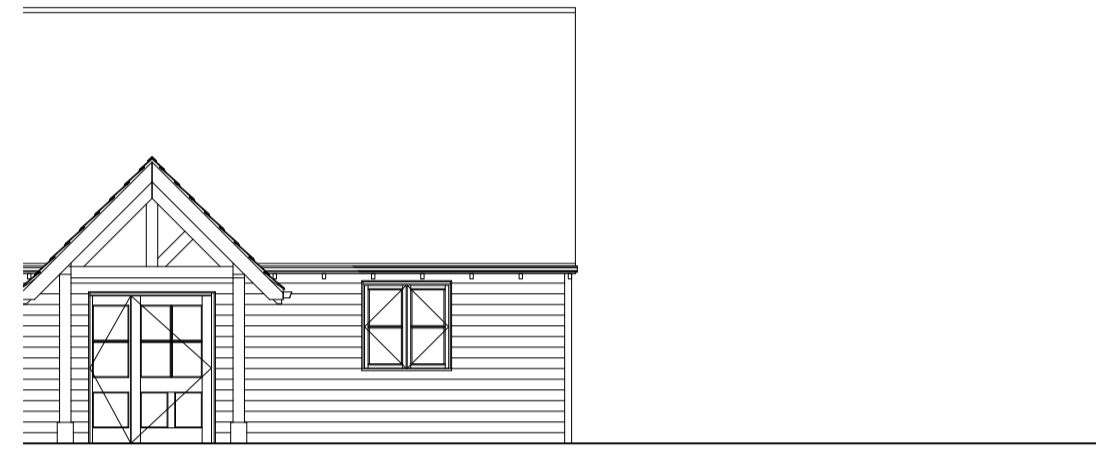
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 Scale 1:100



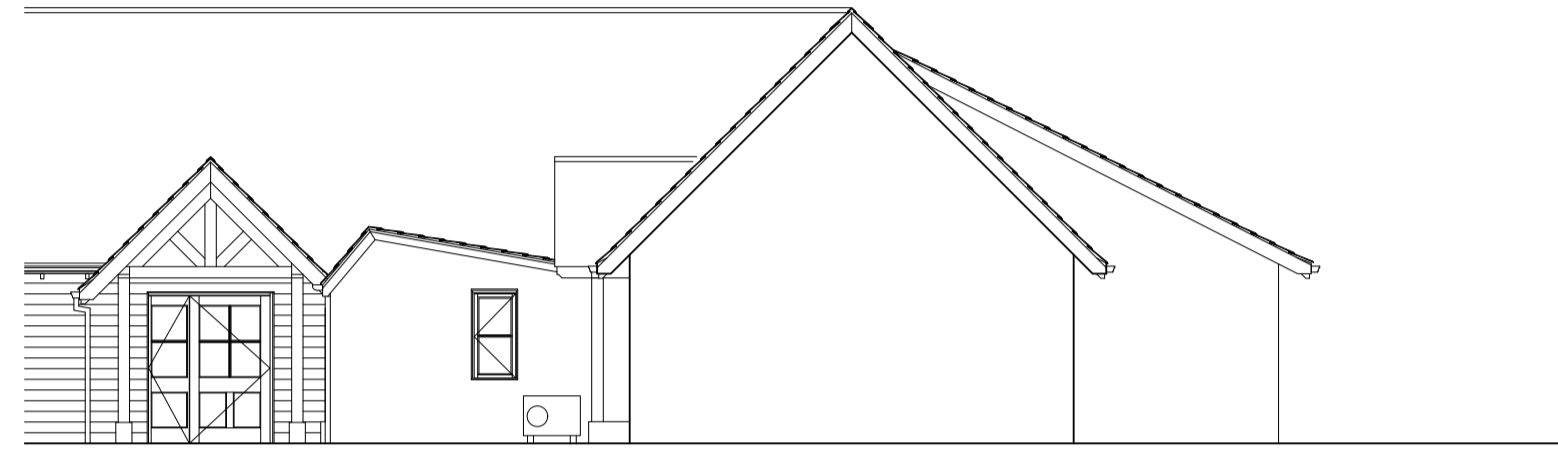
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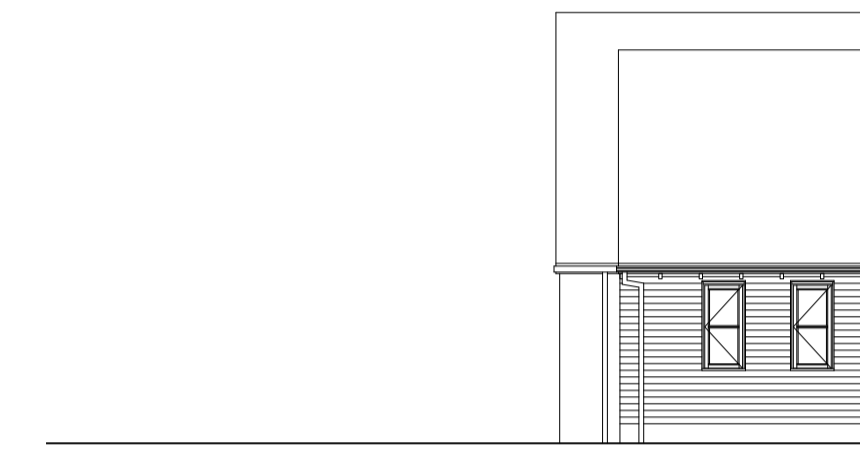
SIDE ELEVATION - As Built  
 Scale 1:100



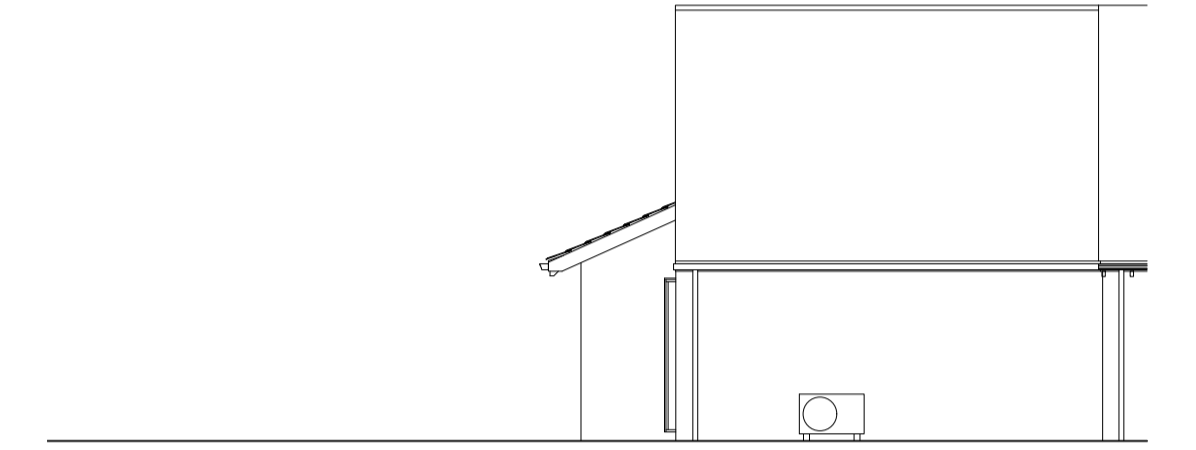
FRONT ELEVATION - As Original  
 Scale 1:100



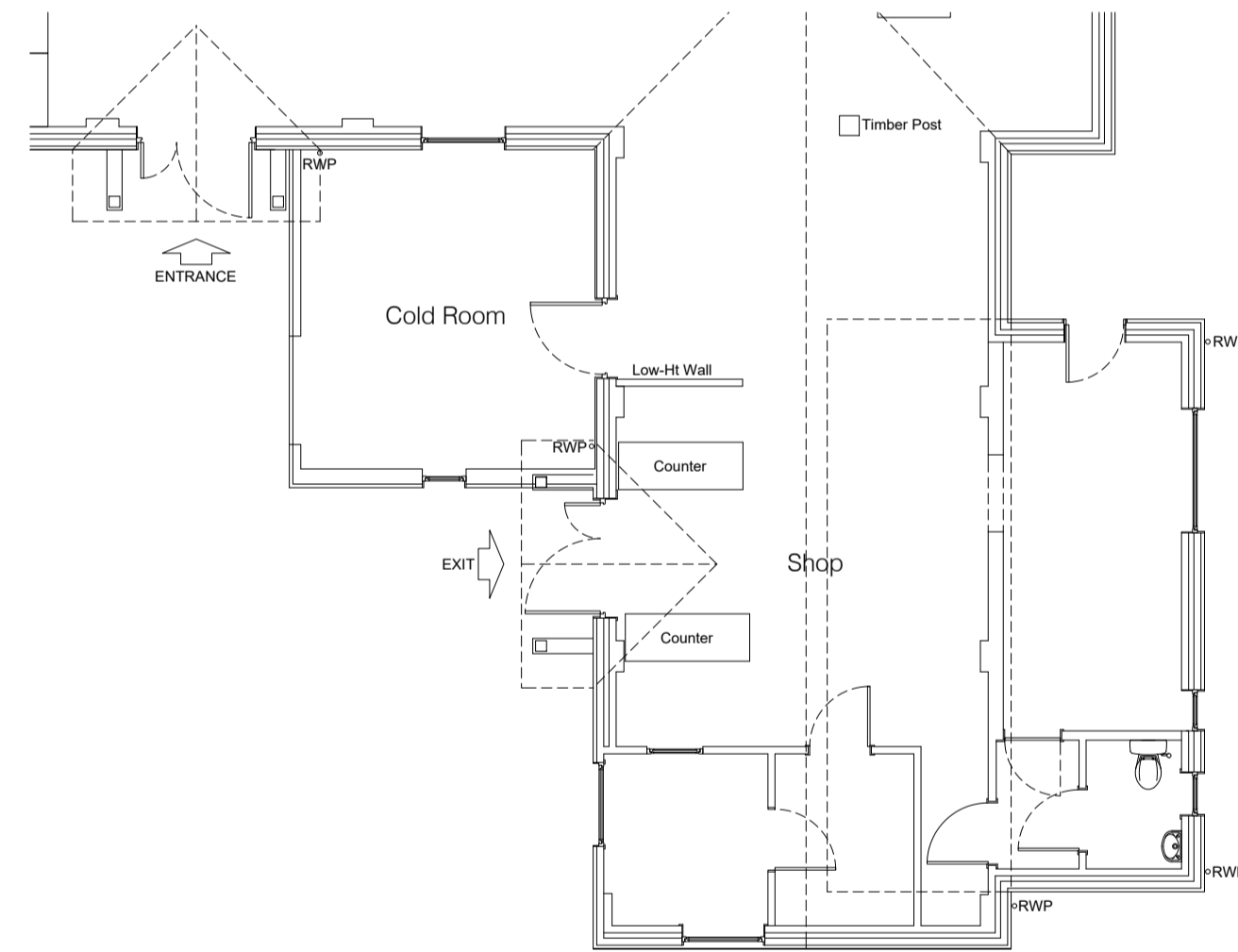
SIDE ELEVATION - As Original  
 Scale 1:100



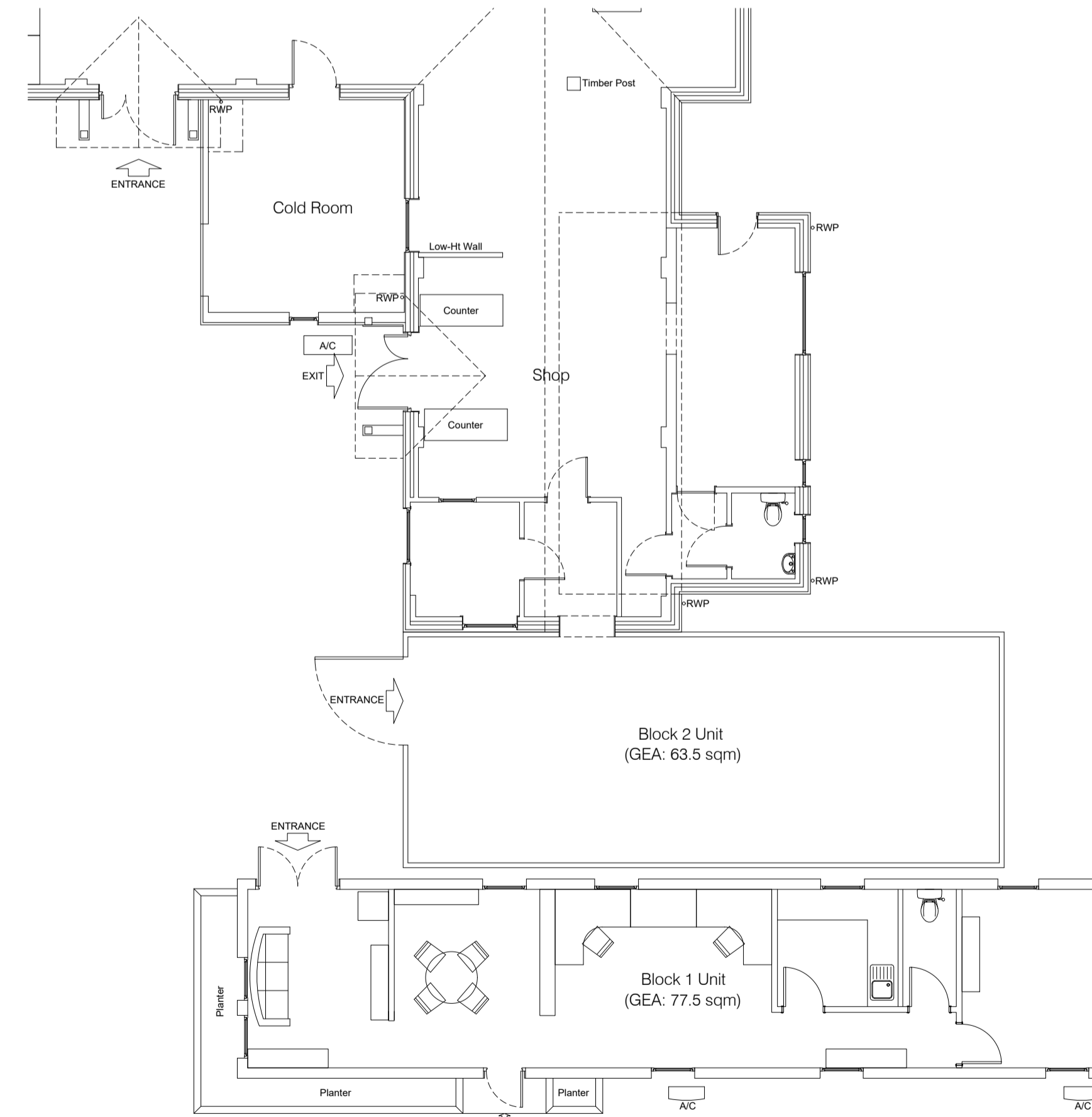
REAR ELEVATION - As Original  
 Scale 1:100



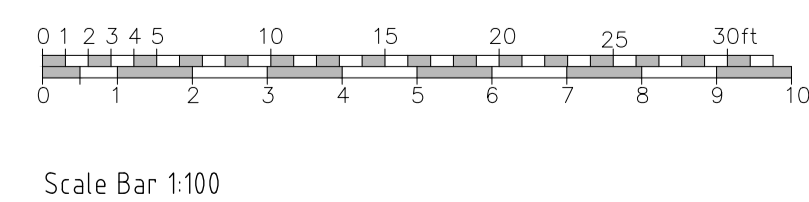
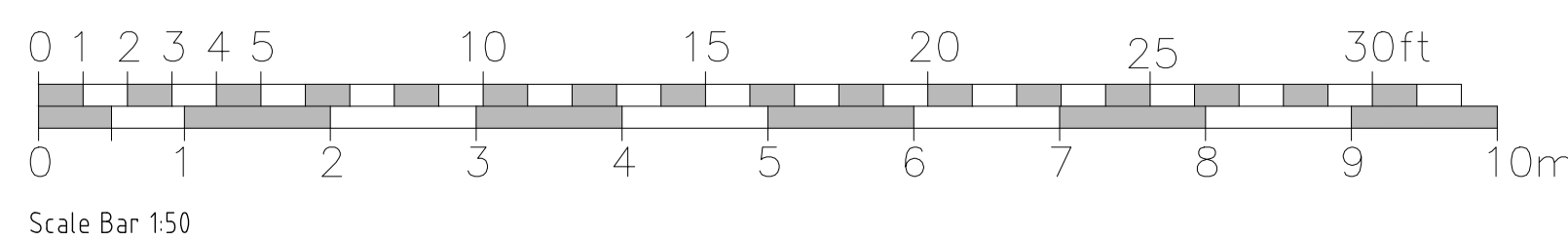
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GROUND FLOOR PLAN - As Original  
 Scale 1:50



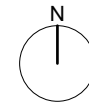
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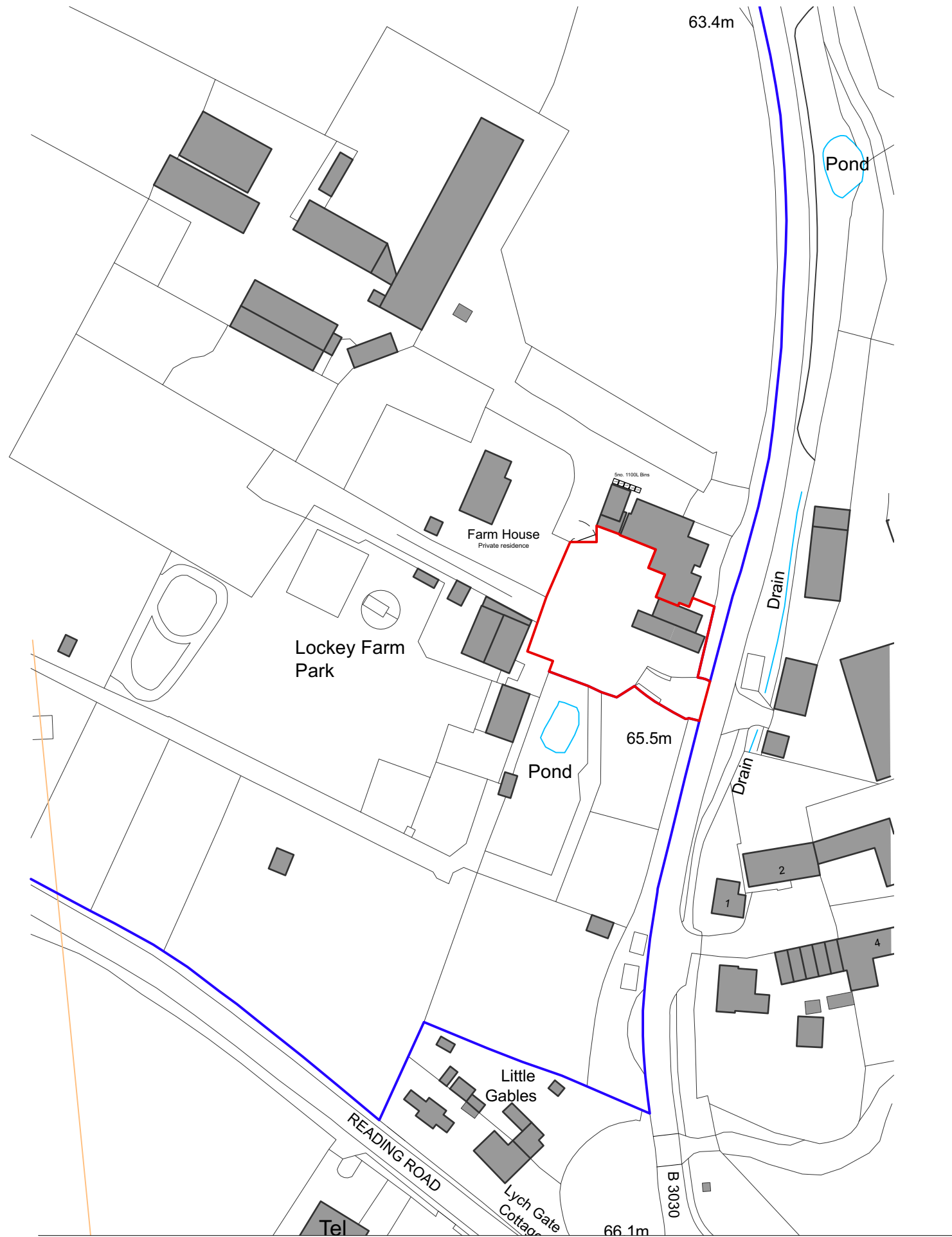
Rev	Description	Date	Initials
Status			
<b>HOLTHAM+NEWMAN</b> ARCHITECTS			
The Design Studio, Lockey Farm, Sindlesham Road, Arborfield, Reading, Berkshire RG2 9JH		T: 07971 316499 E: hello@hnrchitects.co.uk	
Project: - Lockey Farm Sindlesham Road, Arborfield Reading RG2 9JH			
Client Graham Adams			
Drawing Title: Ground Floor General Arrangement Plans Inc. External Elevations Denoting Blocks 1 and 2 As Original and As Built			
Scale:	Varies @ A1 Dwg. No.:	Rev.:	
Drawn by:	DH	2203-P123	P1
Date:	Dec 2022		

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All dimensions are to be checked on site before work commences.  
 Figured dimensions to be taken in preference to scaled dimensions.  
 If in doubt please ask.  
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0m 10m 20m 30m 40m 50m 60m 70m  
 1:1250 Scale Bar



245

Produced on 12 April 2022 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.  
 This map shows the area bounded by 475987 167062,476056 167060,476208 167063,476206 167426,475986 167424,475987 167062  
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 Data licence expires 12 April 2023. Unique plan reference: vx/1782601/1058445



P1	Issued for planning	09/12/22	LN
Rev	Notes	Date	Initial
Status <b>PLANNING</b>			
<b>HOLTHAM+NEWMAN</b>  ARCHITECTS The Design Studio, Lockey Farm, Sindlesham Road, Arborfield, Reading, Berkshire RG2 9JH T: 07971 316497 E: hello@hnarchitects.co.uk			
Project: Lockey Farm Sindlesham Road, Arborfield Reading RG2 9JH			
Client: Graham Adams			
Drawing Title: Site Location Plan			
Scale:	1:1250 @A3	Dwg. No.:	2203 - P120
Rev.:			P1
Drawn by:	LN	Date:	Dec 2022

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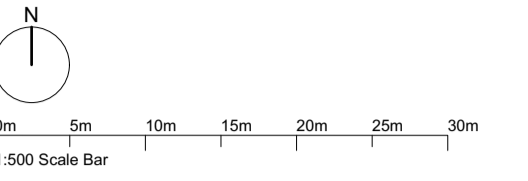


All dimensions are to be checked on site before work commences.  
Figured dimensions to be taken in preference to scaled dimensions.  
If in doubt please ask.

Site boundary shown as described by the client. Site surroundings based upon the site survey by Warner Surveys.

All to be read in conjunction with all other relevant information produced by Holtham+Newman Architects.

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P1	Issued for planning	09/12/22	LN
Rev	Notes	Date	Initial
Status: <b>PLANNING</b>			
<b>HOLTHAM+NEWMAN</b> ARCHITECTS The Design Studio, Lockey Farm, Sindlesham Road, Arborfield, Reading, Berkshire RG2 9JH T: 07971 316497 E: hello@hnarchitects.co.uk			
Project: Lockey Farm Sindlesham Road, Arborfield Reading RG2 9JH Client: Graham Adams			
Drawing Title: Parking Provision Plan			
Scale: 1:500 @ A1	Dwg. No.: 2203 - P122	Rev.: P1	
Drawn by: LN	Date: Dec 2022		

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