

MEMBERS' UPDATE

Planning Committee – 22nd June 2016

Site Address: Units 27, 28, 68 and 69, Suttons Business Park, Earley

Application No: 161066, Pages 11 - 44

Changes to report

The application is for the demolition of units 68 and 69, the erection of three new buildings and the refurbishment of units 27 and 28. Unit 21 is not part of the application and therefore references to it in the report should not be considered. These are twice in the summary (page 11), twice in the description of development (page 20 i.e. not paragraph 7) once in the principle section (page 22) and once in the highways section (page 23).

At paragraph 2 on page 20 with regards to unit 1, the second reference to ridge height should read "eaves".

At paragraph 20 on page 23, the paragraph should be replaced with the following:

The LPA is aware of an application regarding the construction of a retail element on the site of unit 21. Further survey work has been completed to indicate the cumulative impact of the development and this would be taken into account during the determination of that application. For the current application, the Highways Officer is satisfied that no detrimental impact would occur in terms of traffic generation.

At paragraph 30 on page 25 reference is made to condition 'x'. This should read condition '17'.

Changes to conditions

At the end of condition 13 on page 15 "and permanently retained" should be removed from the condition.

Insert condition 21 to read as follows:

The visibility splays at the junction of Suttons Park Avenue and the entrance road to units 1,2 and 3 shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

Additional information

At paragraph 29 on page 25, reference is made to a survey regarding bats to be carried out. This has been submitted to the LPA and the Ecology Officer is satisfied with its conclusions. As such, no harmful impact on bats is considered to occur.

Clarification

The heights of the existing and proposed buildings are as follows. The adjacent 'Brakes' building is included for information:

Existing Units	Existing height (m)	Proposed units	Proposed height (m)
Units 68 & 69 (B1)	12.2	Unit 1 (B2/B8)	11.8
Units 27 & 28 (B8)	8.1	Unit 2 (B2/B8)	11.8
		Unit 3 (B2/B8)	13.0
		Unit 4 (B2/B8)	10.8
Brakes Building (B8)	16.5 (due to land levels appears as 14.5 from London Road)		

With regards to separation distances between buildings and neighbouring properties, the Borough Design Guide does not contain any relating to commercial buildings. The height of unit 4 is 10.8 metres which is comparable to a three storey dwelling and for front to back distances, the BDG advises 26 metres. The distance between unit 4 and 50 – 54 Shepherds House Lane (i.e. the closest properties to the site) is 25 metres. This also sufficiently clears the 25 degree loss of light test for the windows in the front elevation of the houses.

At paragraph 6 on page 21, reference is made to the floor space of each unit. As per the above, reference to unit 21 should be removed and therefore the table is as follows:

Existing Units	Existing floor space (m ²)	Proposed units	Proposed floor space (m ²)
Units 68 & 69 (B1)	6224	Units 1, 2, 3 (B2/B8)	7788
Units 27 & 28 (B8)	3902	Units 27 & 28 (B8)	3902
		Unit 4 (B2/B8)	1286
Total	10126	Total	12976

As a result, there is a net increase in floor space across the site of 2850m² (28%) and therefore the application would lead to a net increase in B use floor space, compliant with policy CP15 of the Core Strategy.

The applicant has provided information on employment levels:

	EXISTING/PREVIOUS	PROPOSED
Unit 27-28	80 ¹	162
Units 68 and 69	250 ²	0
Proposed Unit 1	0	52 ³
Proposed Unit 2	0	52 ³
Proposed Unit 3	0	52 ³
Proposed Unit 4	0	101
TOTAL	330	419

1 = A figure of 162 for Unit 27-28 was included within the Market Report. This was based on a potential employment density as defined in the Drivers Jonas Deloitte, Employment Densities Guide 2nd Edition 2010. This level of employment was never realistically achieved.

2 = Based on potential employment density, the figure within the Market Report suggests 634 employees. However, this level of employment was never realistically achieved within these units.

3 = Total proposed employees across 'Plot A' (156) divided evenly between Units 1, 2 and 3.

Employment levels are typically worked out using employment densities (i.e. the

amount of people employed as a full time equivalent per square metre of a floor space). This however assumes that the space is fully let which realistically is not always the case. As such, the employment density of the site would decrease (due to changing from B1 to B2/B8) but the likely actual employment levels would potentially increase compared to the last known level of employment. Also, none of the units on site are currently occupied and marketing of them has not yielded reasonable results.

The submitted plans show the parking provision across the site which is divided as follows: Unit 1 – 29 spaces, unit 2 – 23 spaces, unit 3 – 49 spaces, unit 4 – 14 spaces and units 27 & 28 – 73 spaces. This provides 188 spaces across the application site. This number and the distribution to serve the units are considered acceptable.

It is considered suitable visibility splays could be achieved however to ensure this remains the case a suitably worded condition is included above.

Site Address: Cantley Sports Centre, Cantley Park, Twyford Road, Wokingham, Berkshire

Application No: 161132 Pages 45 - 60

Clarification of details

The applicant is 'Wokingham Borough Council' and the proposal should read:

Full application for proposed construction of 3 new tennis courts and pavilion including associated court lighting, fencing and access.

The reasons for listing should read: *Council application – net increase in employment (1 person).*

For clarification – no additional parking is proposed (see para 12 of the report) but the existing parking provision is considered acceptable as the site is likely to serve North Wokingham residents with alternative sports provision proposed to serve South Wokingham as part of the SDL development. These users will benefit from increased accessibility to the site using footways and cycleways resulting from the North Wokingham SDL development.

Site Address: Highwood Primary School

Application No: 161009, Pages 61 - 74

Clarification of details

The applicant is 'Wokingham Borough Council' and the proposal should read:

Full planning application for the proposed erection of a single temporary accommodation building.

As per the Department for Education's 'Area Guidelines for Mainstream Schools' June 2013 Annex B (Site Areas), Nursery students require 6sqm of space per student, Reception and Key Stage 1 students require 11sqm of space per student whilst Key Stage 2 students require 50sqm of space.

The application proposes an increase of students from 210 to 240 students. Highwood School has in excess of 13,000sqm (to the north, west and south of the school building) of playing fields and playground space, as such, even if all 240 students required 50sqm of space, the school would provide more playground space than the published standards.

Additional Condition

The details submitted with the application outlines that a only a temporary need for the classroom to cover additional nursery spaces is required for 7 years, as such a time limited condition has been added to ensure that the structure is vacated and removed after this time:

Development to be removed after temporary period

The development hereby permitted shall be removed and the land restored to its former condition on or before 01.07.2023 in accordance with a scheme of work that shall have first been submitted to and approved in writing by the local planning authority.

The type of building is not one that the local planning authority is prepared to approve other than for a limited period, having regard to the materials and type of structure proposed. Permission is only given because of the temporary nature of the development and the shorter term need to cover additional nursery spaces.

Relevant policy: Core Strategy policies CP1 and CP3.

Further updates

Revised plans received

Revised plans have been received, re-orienting the building 90degrees and moving approximately 8 metres eastwards. The proposed classroom is no longer interfering with the protected trees and therefore Condition 2 (approved details) should read:

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered '2094-0041 Rev A' and '2094-0042 Rev A' received by the local planning authority on 21/06/2016. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

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.

Pre-emptive site visits

Ref: 161189 - Sports Centre Hyde End Lane Ryeish Green

Full application for the proposed construction of a new full sized fenced and floodlit artificial grass pitch and associated access and car parking improvements.

Ref: 161250 Former Ryeish Green School, Hyde End Lane

Full application for the proposed installation of two modular classrooms and associated play areas on existing car park, to include canopy and access ramps. Formation of a new car park access. Refurbishment of former 6th form building to provide staff accommodation.