

MEMBERS' UPDATE

Planning Committee – 13 October 2016

Site Address: Bell Farm, Bell Foundry Lane, Wokingham
Application No: 161839, Pages 11-58.

Condition Amendments/Deletion

Condition 2 (approved drawings) should be amended to include Phasing Plan 410.CP.105

The following amendment to condition 11 is recommended:

No plumbing or pipes, other than rainwater pipes, shall be fixed to the street facing external faces of buildings.

The following amendment to condition 28 is recommended:

No phase of development ~~parts of the development~~ hereby approved shall be occupied until pedestrian and cycle links to the west, south and east of the development servicing that phase of development (either permanent arrangements or temporary provisions in advance of full delivery of the NDR) have been provided in accordance with full details of such which have first been submitted to and approved in writing by the Local Planning Authority.

Condition 32 (SANG completion in advance of first occupation) should be deleted as such matters are being dealt with comprehensively under the S106 agreement.

Additional Condition

At the request of WBC's Highways Development Control Officer, the following additional condition is recommended:

37. No vehicular access in connection to the development shall be taken directly onto or from Twyford Road until such time as visibility splays serving that access have been provided in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

Consultations (Page 25)

The Environment Agency has confirmed that they have no objections to the application.

Site Address: Arborfield Garrison and Adjoining Land (Parcels A-G)
Application No: 161747, Pages 59-81.

Additional Information

Promotional leaflet – A leaflet by the applicant has been sent to some of the members. This sets out the benefits of the scheme as well as imagery of the proposed units and surrounding setting.

Update to condition:

Condition 2 – the approved plans have been collated and submitted under Appendix One of the update.

Condition 5 – removed as this is covered in a previous condition on the outline (hard and soft landscaping details).

Condition 6 – removed due to duplication with conditions on the outline application.

Condition 9 – amended wording: Prior to the first occupation, submit an updated public transport strategy that includes a bus service within 400m of the proposed development to be agreed in writing with the local planning authority. This is expected to identify phased bus services to the bus stops proposed on Nine Mile Ride and Sheerlands Road.

Reason: *To ensure adequate to ensure satisfactory development in the interests of sustainable travel in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP6 and CP18.*

Member note:

Officers are confident the site can accommodate the drainage requirements however following discovery of discrepancies in the drainage data provided, Members are requested that the decision for this Reserved Matters be delegated to the Head of Development Management / Chair of Planning Committee in relation to the drainage aspect.

This is to ensure that the Council is satisfied that the drainage attenuation can be accommodated within the proposed SUDS features as shown on the layout plan without the need for additional drainage measures. It should be noted that the applicants have provided written confirmation that the drainage can be accommodated on site without resulting in impacts to the layout of this parcel. However there was insufficient time available to demonstrate the change prior to committee.

Note that drainage matters are assessed under a separate condition as part of the outline approval. On this basis it was not considered necessary to withdraw the application from planning committee.

Site Address: Pulleyn Transport, Church Lane, Three Mile Cross
Application No: 161631, Pages 91 - 106.

Changes to Report

In the summary information box, and relating to proposed floor space, the word 'plus' should be replaced with 'including'.

Further Information

An update to the ecological walk over survey has been received with regards to bats. This gives more information on the mitigation and compensation strategy for

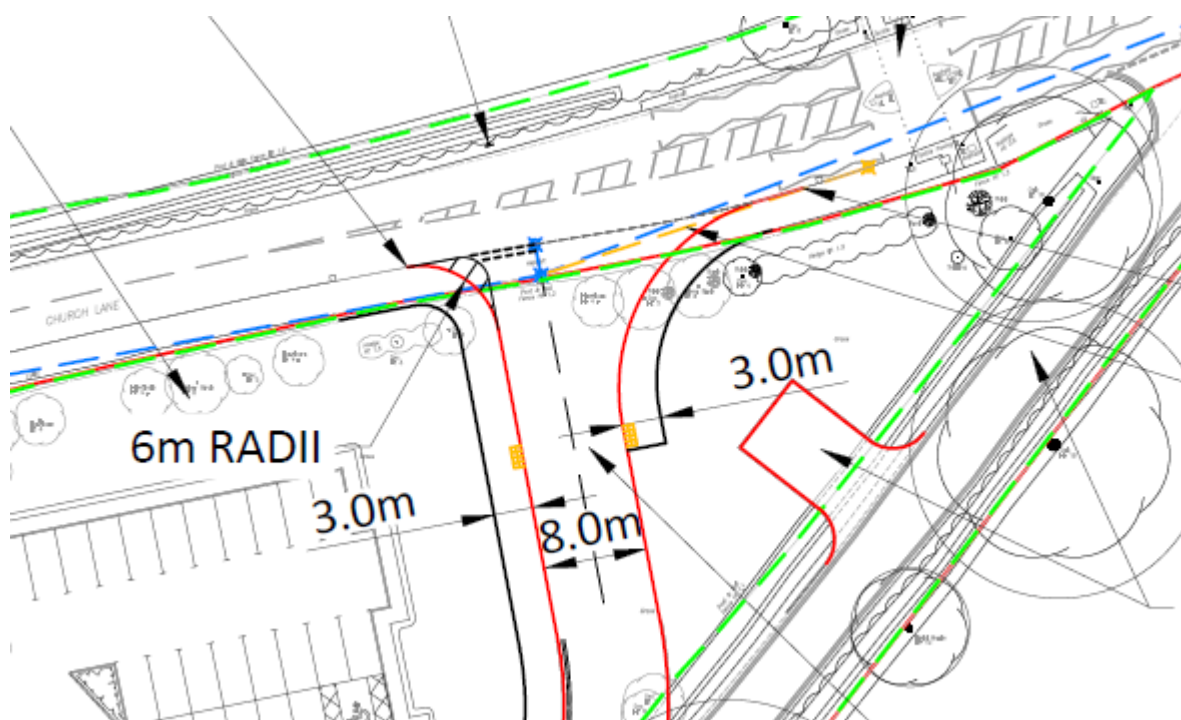
bats including details of bat boxes. The Ecology Officer is now satisfied that the proposal would not have a harmful impact on bats, subject to the mitigation strategy being carried out and the external lighting strategy taking into account bat populations.

The percentage increase in traffic movements for the site would be 38% (8 trips to 13 trips) in the AM peak and 43% (4 trips to 7 trips) in the PM peak. However, this takes into account the entire net increase in floor space. The driver rest accommodation totalling 372m² (302m² net increase) would likely lead to a reduction in the amount of trips to and from the site as drivers could stay on the site overnight instead of going elsewhere.

At paragraph 2 of the report, reference is made to the special circumstances of the business. This relates to the size of the site required, the proximity to major transport routes and the type of warehouse available due to the different chilling temperatures.

At paragraph 4 of the report, it should be confirmed that the Policy Officer does not raise any objection to the proposal in respect of policy CP11.

At paragraph 16 of the report, reference is made to updated plans with regards to the access. The gradient of the pathway has been altered to make it more difficult for lorries to turn out of the site incorrectly as per the below. The Highways Officer does not raise any objection to this.



Changes to conditions

As a result of the above information, condition 2 should be altered to include plan number ITB10331-GA-001 and replace '13615-105 Rev D' with '13615-105 Rev E'.

Condition 12 should be replaced with the following:

Prior to the commencement of development, a "lighting design strategy" shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- i) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key area of their territory;
- ii) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species or residential amenity of neighbouring dwellings

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

Reason: To ensure impacts on a protected species and residential amenity are mitigated. Relevant policy: Core Strategy policy CP3 and CP7

Additional condition: The mitigation and compensation strategy detailed in the submitted letter response, including Figure 2 Revision A (AA Environmental Ltd, Ref: 153279/ARB, October 2016) shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development.

Additional informative: The bat roost compensation proposed includes the use of Schwegler 1FR Bat Tubes (or equivalent). As there are a number of other bat box designs that are more suitable for external mounting and for the sake of clarity the local planning authority confirms that it views the following boxes as being reasonable equivalents: Schwegler 1WQ, 1FTH, or 2FTH.

Site Address: Land adjacent to 9 Middlefields, Ruscombe

Application No: 162328, Pages 107 - 120.

No further update.

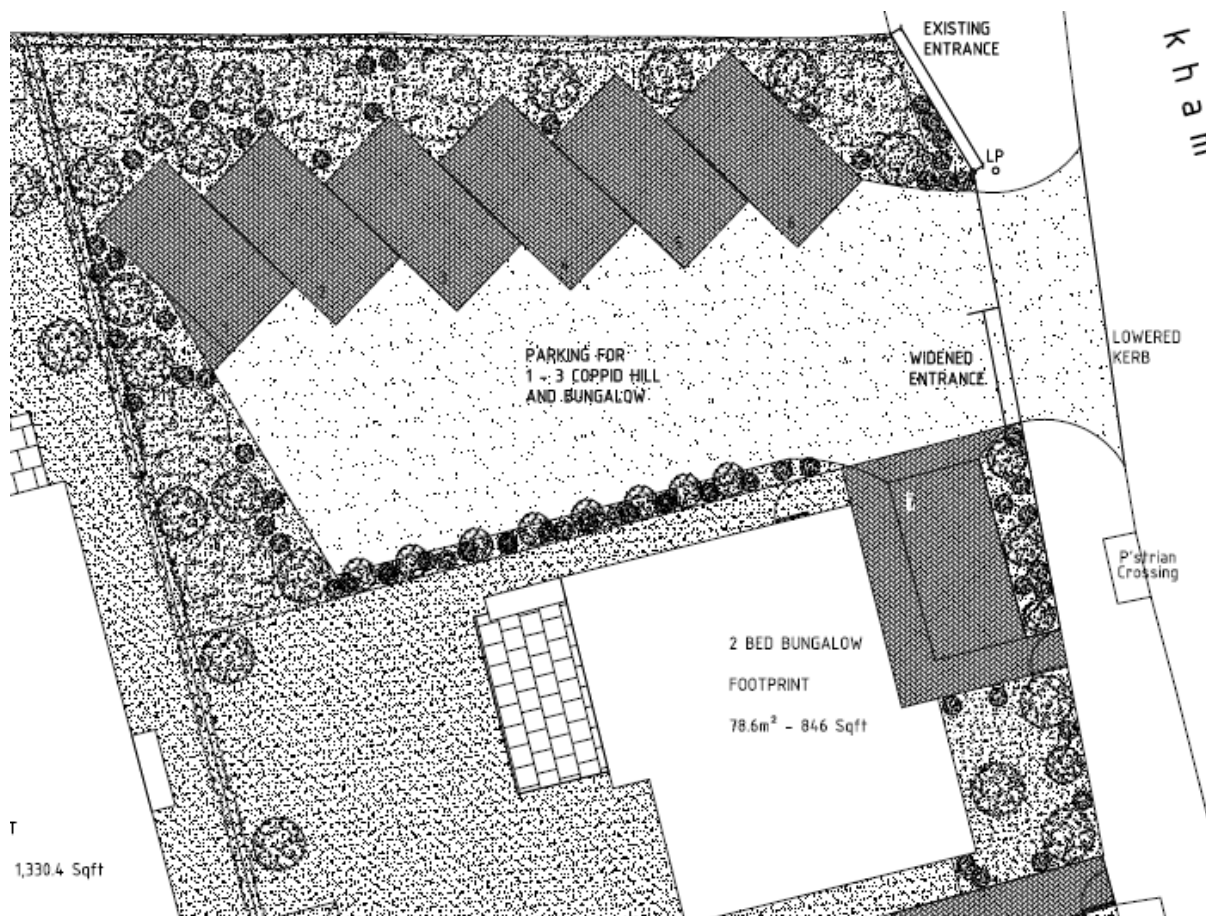
Site Address: 1 – 3 Coppid Hill, Barkham Road, Barkham

Application No: 161452, Pages 121 - 130.

Clarification

At page 125 of the agenda, the indicative layout of the scheme is shown. This includes an area of parking adjacent to the bungalow which includes five spaces in total. The amount of parking was reduced to provide greater potential for landscaping in that area. However, this meant the level of parking provided would not sufficiently cater for the existing properties. As a result, the indicative layout has been revised to its original layout in this area of the site and seven spaces in this area are now proposed. This would accord with the adopted parking standards. It is acknowledged that the amount of landscaping would be reduced however the exact

arrangement and layout of the spaces/landscaping would be agreed at reserved matters. Revised plans have been received indicating the change as per the below:



For information, the site is 0.27 hectares in size and taking into account the existing dwellings, the site density would be 26 dwellings per hectare.

Changes to conditions

As a result of the revised plans received, condition 2 should be altered to reflect the updated plan numbers: '2965 - 01', '2965 - 02 Rev C', '2965 - 03 Rev C' and '2965 - 04 Rev C'.

An additional condition should also be added:

Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing number '2965 - 04 Rev C'. The land within the visibility splays 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. To add to condition 11: the land within the visibility splays of the accesses 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.

Site Address: 2 Holme Green, Easthampstead Road, Wokingham
Application No: 162396, Pages 131-142.

No further update.

Pre-emptive site visits

Ref: 161596- Land to the West of Thames Valley Park Drive

Full application for the proposed development of a Park and Ride facility providing approximately 277 vehicular spaces, motorcycle parking and associated vehicular access and landscaping

Reason: - to assess the impact of the development on the character of the area

Ref: 162329 – 21-26 Tape Lane, Hurst

Full application for erection of 11 dwellings with access, parking and landscaping

Reason: - to assess the impact of the development on the character of the area including adjacent countryside

Ref: 162387 – Wheatlands Manor, Fleet Hill, Finchampstead

Full application for the proposed installation of domestic solar panel array

Reason: - to assess the impact of the development on the character of the area including adjacent countryside

Appendix One

Drawing Number	Drawing Title
60489502 – CIV – A – EW – 011 Rev P02	Proposed Surface Water Drainage
60489502 – CIV – A – EW – 012 Rev P02	Proposed Foul Water Drainage
60489502 – CIV – A – EW – 013 Rev P01	Drainage Details
60489502 – CIV – A – EW – 020 Rev P01	Outline Highway Layout
60489502 – CIV – A – EW – 021 Rev P01	Outline Highways Levels
60489502 – CIV – A – EW – 022 Rev P01	Outline Highway Sections (Sheet 1 of 4)
60489502 – CIV – A – EW – 023 Rev P01	Outline Highway Sections (Sheet 2 of 4)
60489502 – CIV – A – EW – 024 Rev P01	Outline Highway Sections (Sheet 3 of 4)
60489502 – CIV – A – EW – 025 Rev P01	Outline Highway Sections (Sheet 4 of 4)
60489502_M001.204_DWG_1300 Rev C	Sheet Layout Plan
60489502_M001.204_DWG_1301 Rev C	Proposed Lighting With Constant Light Output (Sheet 1 of 3)
60489502_M001.204_DWG_1302 Rev C	Proposed Lighting With Constant Light Output (Sheet 2 of 3)
60489502_M001.204_DWG_1303 Rev C	Proposed Lighting With Constant Light Output (Sheet 3 of 3)
60489502_M001.204_DWG_1304 Rev C	Proposed Lighting Without Constant Light Output (Sheet 1 of 3)
60489502_M001.204_DWG_1305 Rev C	Proposed Lighting Without Constant Light Output (Sheet 2 of 3)
60489502_M001.204_DWG_1306 Rev C	Proposed Lighting Without Constant Light Output (Sheet 3 of 3)
14615/HT-821 C1	Substation
18117/4011 C6	Nine Mile Ride Proposed Multi Utility Services Layout (Sheet 1 of 2)
ITL11374-SK-010	Site Access On To Sheerlands Road
1452/003 Rev E	Landscape Masterplan Parcels A-C
1452/004 Rev G	Landscape Masterplan Parcels D-G
1452/005 Rev D	Allotment Landscape Vignette
1452/006 Rev A	LEAP Landscape Plan
13223/1000B	Site Location Plan
13223/1001A	Block Plan
13223/3300.1K	Planning Layout (Sheet 1 of 2)

Drawing Number	Drawing Title
13223/3300.2K	Planning Layout (Sheet 2 of 2)
13223/3300.3K	Site Layout Plan
13223/3170B	Roof Materials Strategy (Roof Plan)
13223/3171B	Facing Materials Strategy
13223/3172B	Building Heights Strategy
13223/3173C	Housing Tenure Strategy
13223/3174B	Movement Strategy
13223/3175B	Refuse Strategy
13223/3176D	Boundary Strategy
13223/3177C	Parking Strategy
13223/3177.1A	Parking Strategy (Plot By Plot)
13223/3178A	Finished Floor Levels Strategy
13223/3600C	Sketch Street Scenes
13223/6001. 1C	York House Type V1
13223/6001. 2C	York House Type V2
13223/6001. 3B	York House Type V3
13223/6002. 1D	Leith House Type
13223/6003. 1G	Arden House Type V1
13223/6003. 2G	Arden House Type V2
13223/6004. 1B	Lavenham House Type V1
13223/6004. 2C	Lavenham House Type V2
13223/6005. 1B	Gosfield House Type V1
13223/6005. 2C	Gosfield House Type V2
13223/6005. 3C	Gosfield House Type
13223/6006. 1B	Orchard House Type V1
13223/6006. 2B	Orchard House Type V2
13223/6006. 3B	Orchard House Type
13223/6007. 2B	Coppice House Type V2
13223/6007. 3B	Coppice House Type

Drawing Number	Drawing Title
13223/6010A	1B HA Apartments
13223/6011A	2B Maisonette
13223/6012B	2B House
13223/6013B	3B House
13223/6014B	4B House
13223/6015.1A	2B AH Apartment
13223/6015.2A	2B AH Apartment
13223/6015.3A	2B AH Apartment
13223/6015.4A	2B AH Apartment
13223/6015.5A	2B AH Apartment
13223/6020.1B	Garage Types
13223/6020C	Garage Types
13223/6021B	Bin and Cycle Store Types
SJA TPP 15365-01e	Tree Protection Plan
GTC-E-SS-0011_R1-8_1_of_1	Close Coupled Substation Front Gabled Roof Detail General Arrangement

Document Title
Bat Mitigation Strategy (September 2016)
Biodiversity Action Plan Habitat and Species Strategy (September 2016)
Confidential – Badger Method Statement (September 2016)
Confidential – Landscape & Ecology Management Plan (LEMP) (September 2016)
Flood Risk Statement
Hedgerow Mitigation and Compensation Strategy (September 2016)
Lighting Report
Non-native Invasive Species Management Plan (September 2016)
Reptile Mitigation Strategy (June 2016)
Surface and Foul Water Drainage Statement (Revision 02)
Planning Conditions Statement
Planning Statement
Statement of Community Involvement
Utilities Statement

Transport Statement
Archaeology Evaluation Report Cover Letter
Archaeology Evaluation Report Land Parcels A to E
Archaeology Evaluation Report Land Parcels F to G
Parcels C&D Arborfield Garrison Evaluation Report (June 2016)
Accommodation Schedule – 13223/3300 K
Plot By Plot Schedule of Units Based on Site Layout – 3300 Rev K
Design and Access Statement
Arboricultural Implications Report (September 2016)

QUARTERLY ENFORCEMENT MONITORING INFORMATION
PLANNING COMMITTEE Oct 2016

RFS CASES 1 Jul – 30 Sep 2016

Number on hand 1 Jul	227
Number received	170
Number closed	193
% closed in 8 weeks	59%
Number on hand 30 Sep	204

Reasons for closure	Number	%
Other	17	9%
No breach of planning control	110	57%
Not expedient to pursue	3	1%
Voluntary compliance	23	12%
Details submitted (eg minor amendment, details pursuant to conditions, planning application)	36	19%
Notices served	4	2%

SUMMARY OF NOTICES/PROSECUTION for period 1 Jul – 30 Sep 2016

Notice Type	Number Served
Enforcement Notices	Land adj to Model Farm Cottages (GRT pitches) 1 Toutley Close (residential outbuilding) 8 at Warren Farm (residential caravans and commercial uses) 3 at Bird Place (residential outbuilding, extensions and wet dock) Lower Rivermead farm (raised platform)
Stop Notices	0
Temporary Stop Notices	0
Breach of Condition Notices	0
Section 215 Notices	0
Prosecutions (see below)	0
Direct Action	0
Injunctions	0 (2 court dates for injunction applications scheduled)

APPEALS AGAINST ENFORCEMENT NOTICES 1 Jul – 30 Sep 2016

Number of enforcement appeals lodged: **Total 13** Land adj to Model Farm, 4 appeals at Acorn House (61 Peach Street), 3 at Bird Place Cottage, 5 at Warren Farm

Number of enforcement notice appeals determined: 3 (plus 2 at Upper Culham from last quarter)

Number of enforcement appeals withdrawn: 0

Enforcement appeals public inquiries pending: Pineridge and New Acres (appeals by Mr Cash) (Nov 2016); Barkham Manor Farm (Nov 2016), Kybes Lane (May 2017), Val Wyatt Marina tbc, Warren Farm tbc

SUMMARY OF ENFORCEMENT APPEAL DECISIONS

Reference: RFS/2013/00068

Address: Upper Culham Farm, Upper Culham Lane

Breach of planning control: stationing of mobile home for residential use

Appeal outcome: Appeal dismissed and notice upheld

Inspector's findings: Insufficient justification for a third equestrian workers dwelling and harm to the character and appearance of the Green Belt.

Reference: RFS/2013/00068

Address: Upper Culham Farm, Upper Culham Lane

Breach of planning control: Two flats inside equestrian building

Appeal outcome: Appeal allowed

Inspector's findings; Appeal allowed on the basis that the Council had granted planning permission for the two flats.

Reference: RFS/2014/00494

Address: The Walled Garden, Finchampstead

Breach of planning control: Erection of a building for residential use

Appeal outcome: Dismissed and notice upheld

Inspector's findings: The dwelling and associated paraphernalia, including caravan have a detrimental impact on the character and appearance of the countryside

Reference: RFS/2014/0165

Address: 76 Reading Road, Finchampstead

Breach of planning control: Storage of skips, waste containers, HGVs, shipping containers, vehicle parts and gas bottles

Appeal outcome: Dismissed and notice upheld

Inspector's findings: The unauthorised use is detrimental to the character and appearance of the countryside, highway safety and the living conditions of neighbours.

Reference: RFS/2014/0165

Address: 80A Reading Road, Finchampstead

Breach of planning control: Vehicle repair and metal fabricators business, open storage and parking of vehicles

Appeal outcome: Dismissed and notice upheld

Inspector's findings: The unauthorised use is detrimental to the character and appearance of the countryside, highway safety and the living conditions of neighbours.

Report Author: Marcia Head