

## MEMBERS' UPDATE Planning Committee – 1 February 2017

**Site Address: Arborfield Garrison**  
**Application No: 162881, Pages 9-38.**

### Additional comments

Clarification of response from both Arborfield & Newland Parish Council and Barkham Parish Council following resubmission of plans below:

- *Arborfield Parish Council:* 'Most of the comments the Parish Council raised have been addressed however the final point regarding timing is to be reiterated'
- *Barkham Parish Council:* 'Our comments still stand. Our concerns lie with the speed limit along Langley Common Road, this to be reduced to 30 mph, and the entrance which is opposite to Staysure Tyres where large HGVs are frequently in and out.'

Additionally, please find attached in **APPENDIX ONE** applicant response to Barkham Parish Council.

Additional neighbour comment received 29/01/17:

'Dear Tim,

I email you in your guise of Chairman of the Planning Committee scheduled for 1 Feb. I am objecting to Planning Application 162881 regarding the former Hazebrouck Barracks, a place where I spent many happy years. Unfortunately, I am unable to attend this meeting and I spoke to Alex Thwaites last Thu and it was thought that this was the best way to get my thoughts across to the committee – email via the Chair.

At a time for the need of houses, houses and more houses, and at a time of talk about "Garden Villages, it would be at odds to approve this planning application. The developer should be ordered to carry on as previously planned and build these needed and affordable houses now on what is, after all, a brown-field site.

Indeed, the Wokingham Borough Local Plan Update as at 25 Jan states, "We know we have to plan for more housing, so we will need to identify and allocate sites for new homes."

There is a site, you have a site now so tell Crest to get on with it now and not wait the 9 years.

To approve this application would set the wrong precedence and open "Pandora's Box".

Please acknowledge this email and please read it out at the appropriate time for the benefit of the other committee members, thank you.

Regards,

John Edwards'

[Officer Note: the original Arborfield Garrison outline was for the approval of up to 2,000 units, clearly this is a large site and therefore the development is phased to allow an appropriate build rate. A condition within the outline secured the phasing scheme and the area where the proposed film studio is located is not expected to come forward until well after the first few phases have been delivered. The premise of the application is to make use of the existing facilities until the site is expected to be brought forward for its original intended use, residential parcels. The proposed Condition 2 secures the removal of the use so that the original outline application can continued to be implemented]

#### Conditions

Rewording of Condition 2 reason: *To allow the local planning authority an opportunity to restrict the effect of the use hereby permitted on the amenities of the surrounding properties. Relevant policy: Core Strategy policies CP1 and CP3.*

Rewording of Condition 9: No operation shall commence until details of any proposed external lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall set out the steps that will be taken to ensure that external lighting does not cause a nuisance to local residents including future residents of the site and shall include details of locations on site, on public roads, direction and level of illumination.

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**Site Address: 52 Reading Road, Wokingham, RG41 1EH**  
**Application No: 163444, Pages 39-64.**

#### Conditions

- Amendment to condition 3 (materials) to read- "Before any above ground works commence", instead of "Before the development hereby permitted is commenced".
- Additional Condition no.19: "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".

#### Additional comments

Councillor Mirfin emailed on 24<sup>th</sup> January 2017 to confirm his full support for the application.

The occupants of the neighbouring property have emailed their objections again to the Council on 01/02/2017. The issues raised are slightly more detailed than their original objections and have been responded to within the officer's report.

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**Site Address: Beechwood Primary school, Ambleside Close, Reading, RG5 4JJ**  
**Application No: 163369, Pages 65-88.**

#### Changes to the report

Paragraph 8, page 72 - The increase of student numbers would be 15 per school calendar year and not 30 per school calendar year.

Summary information table, page 70 -

Existing Staff	29 Full-time and 25 Part-time
Proposed Staff	32 Full-time and 26 Part-time

### Conditions

Amendment to condition 10: Prior to occupation of the extensions, hereby approved, a scheme for a minimum of one log pyramid for stag beetles shall be submitted to and approved in writing by the local planning authority. The design of the scheme shall be in accordance with the design standards of People's Trust for Endangered Species fact sheet.

Additional Condition no.19: "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".

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**Site Address: The Firs, Parkcorner Lane, Carters Hill, Arborfield, RG2 9JJ**  
**Application No: 163115, Pages 89-110**

No further update.

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**Site Address: 134 – 146 London Road, Ruscombe, RG10 9HA**  
**Application No: 161845, Pages 111 - 148.**

### Conditions

Change condition 3 to:

The development hereby approved shall not be carried out unless in accordance with the Community Liaison details received by the Local Planning Authority on 31<sup>st</sup> January 2017 including:

- (i) letters to be sent to neighbours
- (ii) creation of 'construction website'
- (iii) erection of site notice boards with emergency contact details

The details shall be implemented during the time of construction unless otherwise agreed in writing with the local planning authority.

Change condition 4 to:

a) The development hereby approved shall be carried out in accordance with the tree protection details as agreed on plan number '9080/02 Rev A Tree Protection Plan' (referred to as the Approved Scheme). The tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

b) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.

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

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

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

#### Changes to report

Paragraph 44, page 131 – CIL amount should read £150 per square metre in accordance with adopted CIL charges for housing for the elderly.

#### Further Information

According to TRICS data for the proposal, 5 trips would be generated in the AM peak and 4 in the PM peak. No objection is raised with regards to this.

Additional letters have been sent to Councillors from residents and the applicant prior to the committee meeting. More specifically, the resident letters are copies of comments sent in on the application (with a covering letter stating an objection to the proposal) and the applicant letter promotes different aspects of the scheme and how it has been developed. Whilst these have been considered, they do not alter the recommendation of the report.

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**Site Address: Jouldings Lane, Swallowfield**

**Pages 149 - 154.**

No further update.

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**Site Address: Footpath 15 – 660 Wokingham Road, Earley**

**Pages 155 - 160.**

No further update.

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**Site Address: Footpath Wokingham 23 – Tan House Crossing, Wokingham**

**Pages 161 - 166.**

No further update.

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## Pre-emptive site visits

**Ref: 170031 - Aldrynton Primary School, Silverdale Road, Earley**

Full application for the proposed demolition of external stores, swimming pool (including support facilities), temporary classrooms and part demolition of building followed by the

erection of a two storey teaching block with hall. Erection of a detached store adjacent to car park, provision of a MUGA in playing field and associated works to landscaping, and extension to car and cycle parking

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

**Ref: 163058 - Hewden Plant Hire, Old Forest Road, Wokingham**

Full application for proposed erection of 45 dwellings (8 x 1 bedroom apartments, 12 x 2 bedroom apartments, 17 x 3 bedroom houses and 8 x 4 bedroom houses) together with associated access improvements, parking and refuse storage following the demolition of existing buildings.

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

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## Non-householder appeal decisions

Period	Total number	Decisions	Main planning issues identified/addressed
December 2016 (full month)	2	1 Dismissed (153173)	<ul style="list-style-type: none"> <li>Support for Plan led system of SDLs and the location outside of settlement is contrary to this planned approach</li> </ul>
		1 Allowed (160902)	<ul style="list-style-type: none"> <li>The site is acceptable for development in character and sustainability terms despite being out of settlement and no harm could be found</li> </ul>
January 2017 (up to 19/01/17)	1	1 Dismissed (160520)	<ul style="list-style-type: none"> <li>Character of area and neighbour amenity objection upheld</li> <li>No requirement for affordable housing on smaller sites contrary to Local Plan but in line with national Planning policy Guidance</li> </ul>

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## Appendix 1:

6 December 2016



Judith Neuhofer  
Clerk to Barkham Parish Council  
Small Oaks  
Doles Lane  
Wokingham  
RG41 4EB

### By email only

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Dear Judith

### **FULL APPLICATION - TEMPORARY PLANNING PERMISSION FOR THE USE OF LAND AND BUILDINGS FOR FILMING, INCLUDING USE OF THE SITE AND HARD STANDING FOR PARKING AND STORAGE, WITH ASSOCIATED ACCESS**

### **FORMER HAZEBROUCK BARRACKS, ARBORFIELD**

### **BY CREST NICHOLSON OPERATIONS AND DEFENCE INFRASTRUCTURE ORGANISATION**

### **APPLICATION REFERENCE: 162881**

Thank you for the Parish Council taking their time to meet with us on Wednesday 23 November 2016. Further to our meeting and in response to your letter of the 11 November 2016 to the above planning application, I thought it would be helpful to provide the following response to you and ahead of us preparing and submitting revised information to Wokingham Borough Council.

#### **Time Period**

We explained to you that this area of the site is not intended to be developed for residential for some time, and that this area provides an opportunity for Crest and the DIO to recoup some of the significant financial outlay they have already made, e.g. the early delivery of the secondary school, other Section 106 contributions and the sizeable upfront infrastructure investment in roads and utilities.

Crest have confirmed there is no intention to seek to make this use permanent, and at the end of the 9 year period, if Crest did seek to make it permanent the Borough Council would be able to refuse such an application. There is no provision to seek a further temporary consent for this use once the consent lapses.

Crest also explained that the film studio use will not delay the primary school coming forward on the adjacent phase, nor will it delay the delivery of new homes from the site.

#### **Working Hours, Lighting and Noise**

We have reviewed the comments received during the consultation process and in an effort to relieve these concerns, we will look to introduce restrictions to hours and activities as part of the application, and set out the changes we discussed at the meeting in this letter. We would propose that the operational hours for the use are amended to make the important distinction between hours of operation for filming, and hours of operation for associated activities, such as construction (i.e. set building). However, please note that the studio will have 24/7 on-site security presence.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.  
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Filming - Hours of operation

	<b>Original Application</b>	<b>Revised Hours</b>
Monday to Friday	07.30 - 20.00	08.00 - 20.00
Saturday	10.00 - 17.00	08.00 - 13.00
Sunday and Public Holidays	10.00 - 17.00	Closed

Filming - Out of hours operation\*

Late night (28 days per year)	20.00 - 00.00
Overnight (10 days per year)	00.00 - 08.00

\* Proposed Restriction - No more than 3 days in consecution and excluding weekends and public holidays.

Associated activities (i.e. construction) - Hours of operation

	<b>Original Application</b>	<b>Revised Hours</b>
Monday to Friday	07.30 - 20.00	08.00 - 18.00
Saturday	10.00 - 17.00	08.00 - 13.00
Sunday and Public Holidays	10.00 - 17.00	Closed

There will be no out of hours operation for the associated activities, which comprises the construction of the film sets in the workshops and back lot areas.

We are confident that the revised operation times as set out above fully address noise concerns due to the restriction of construction hours in line with that permitted for the adjacent residential development.

The majority of filming activities will be located inside the stage facilities and the back lot areas. These are considered acceptable locations for filming to operate during the core operation hours and are sited well away from the nearest residential properties.

Whilst there will be security lighting and street lamps within the site, we anticipate that there will be limited additional light spill resulting from the studio use. Lighting associated with production filming is typically inward facing and set focussed, and usually external (back lot) sets will be surrounded by green screens or containers further limiting any potential light spill. Furthermore, the distances between these outdoor filming locations and the nearest residential properties will not result in any harmful light spill.

In the extremely rare event that there is the likelihood of 'extraordinary' filming taking place, a letter drop to properties in the vicinity advising them of the activity will take place.

**Langley Common Road access and parking**

The approval of the planning application will not grant a permanent consent for the use of the Langley Common Road access, and we are aware that this is an important point for the Parish Council. We can confirm that there is no future intention to look to seek consent for this to become a permanent access to the residential development, and the original Outline Consent does not include for an access in this location on the approved Movement and Access Parameter Plan. Such an attempt to do so would require a full planning application and, as explained by Phil Hamshaw of I-Transport, traffic flows from the future residential development would make this unacceptable. Crest have explained the importance of ensuring the film studio use is kept separate from the consented accesses from Biggs Lane into the new residential development and the new primary school. The Langley Common Road access provides suitable visibility for exiting vehicles and vegetation will be removed to ensure the visibility splays are maintained.

We confirmed with you during the meeting that a Road Safety Audit will be undertaken by an independent auditor, whose findings will be published and made available with this application once this is completed.



The use of this access should help to reduce or remove the current arrangement of vehicles parking in and around this access which has been a cause of concern to the Parish Council.

Further details on the parking arrangements within the site will be provided, along with how this compares with the film studio use at Longcross Studios.

The new roundabout at Langley Common Road and Biggs Lane is currently going through the design process, and as part of this, we will be looking to introduce speed remediation measures along this stretch of highway, which should assist in reducing vehicle speeds to make this road safer for users. We are aware that you are keen for this stretch of road to become 30mph, and we support this speed reduction. We will work with WBC in implementing the speed remediation measures such that the speed limit can be reduced along Langley Common Road in its entirety.

### **Langley Common Farmhouse**

We discussed the future of Langley Common Farmhouse with you at our recent meeting and the various related conditions and obligations which are attached to the outline consent. Condition 71 relating to building protection has already been discharged and a maintenance regime has been agreed with WBC, which we are currently reviewing and is covered below.

A specific condition (no. 70) is attached to the Outline Consent regarding the future use of these buildings, and has been copied below for reference:

*70. Notwithstanding the details shown on Demolition Plan PL15-Rev E, prior to the commencement of development in Parcel Z, a detailed assessment of the heritage significance and the suitability for re-use of Langley Common Farmhouse and the U-shaped range of stables to its immediate south-east, including details of reuse, should be submitted to and approved in writing by the Local Planning Authority. Development should be carried out in accordance with the approved details.*

*Reason: To ensure that the significance of these locally significant buildings is respected in accordance with the NPPF, Core Strategy Policy TB3 and Policy TB26 of the Managing Development Delivery Document.*

This condition imposes a restriction on bringing forward Parcel Z for development, until we have investigated whether it would be viable to integrate the farmhouse and stables into the scheme and bring them back into use. As we discussed, this part of the site is due to come forward in the later phases of development, and in order to progress with this part of the site, Condition 70 will need to be discharged in advance of commencement of development.

We discussed the need to prioritise works on site, and that there is a significant element of works that have already been delivered under the Section 106 at the early stages of the development of Arborfield Green, particularly the secondary school and infrastructure which was required in order for the school to open. We are not able to bring forward every element of the masterplan within the first couple of years, and as a result of the phasing, Langley Common Farmhouse is situated in an area which will be planned in detail in a number of years' time.

We agreed together that as the condition above is in place, we will not be investigating the future use of these buildings at this stage of the development, but, as suggested at our meeting, we have now reviewed the maintenance regime agreed with WBC under Condition 71. This regime includes for regular inspections and for any necessary maintenance of roofs and external building fabric repairs to ensure the buildings remain wind and weathertight and safe. To further enhance this, Crest will procure a high level Planned Maintenance Programme for Langley Common Farmhouse to schedule out any necessary preventative works over the coming years.



To avoid confusion with respect to the film studio proposals and the separate ongoing maintenance and management requirements for Langley Common Farmhouse we have decided to remove this building from the red line for the current planning application.

I trust that this letter is of assistance to you, however, should you have any further queries do please contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read "SG", with a horizontal line extending to the right.

Stuart Garnett  
**Savills Planning**

Copy: Sammie Bryans, Crest Nicholson  
Steve Carey, Curtin & Co

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