

MEMBERS' UPDATE Planning Committee – 30 March 2017

Site Address: Hewden Plant Hire, Old Forest Road, Wokingham
Application No: 163058, Pages 15-46.

Parking

Clarification – there is a requirement for 64 spaces (31 unallocated and 33 allocated) at the site when assessed against the Council's parking standard. The application proposes 33 unallocated and 33 allocated spaces plus 5 additional visitor spaces. The proposed 71 spaces therefore exceeds the Council's requirements by 7 spaces and is acceptable.

Condition 17 therefore reads:

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority, details of off-street parking space within the site for 71 spaces. The dwellings shall not be occupied until the parking space so-approved has been provided in full accordance with the approved details. The parking space shall thereafter be retained in accordance with the approved details and shall 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.

Noise and vibration

Noise levels must not be higher than 55db(A) for outdoor areas, however the amenity area adjacent to plots 1-9 and adjacent to railway are predicted to exceed this limit and reach 62db(A) without mitigation. Notwithstanding this, Condition 14 requires details for noise attenuation measures (including appropriate boundary fencing) to ensure that noise disturbance falls under the threshold of 55db(A). This is entirely achievable and therefore Condition 14 mitigates any concerns arising from noise. The noise report demonstrates that the noise within habitable rooms would not exceed the British Standard 35db(A) during the day time and 30db(A) at night.

The following table is the British Standard requirements for noise vibration in a residential area.

The submitted vibration assessment concludes that there would be a low probability of adverse comment in the proposed dwellings. EH have confirmed that this is possible to be achieved subject to acceptable mitigation through appropriate construction and materials being used.

Table 2.1: Vibration Dose Value Ranges which Might Result in Various Probabilities of Adverse Comment in Residential Buildings

Place and Time	Low probability of adverse comment m.s ^{-1.75}	Adverse comment Possible m.s ^{-1.75}	Adverse comment Probable m.s ^{-1.75}
Residential Buildings 16 hr day	0.2 to 0.4	0.4 to 0.8	0.8 to 1.6
Residential Buildings 8 hr night	0.1 to 0.2	0.2 to 0.4	0.4 to 0.8

Source: Section 6, Table 1, BS6472:2008

Further information regarding surrounding area:

Density:

Development	Number of units	Site Area	Density
Hewdens	43	0.8ha	53.75 dph
Arnwood	13	0.25ha	52 dph
Forest Lodge	10	0.22ha	45.45 dph
Wayside	34	0.8ha	42.5 dph

Height Comparisons:

Development (Plots)	Ridge Height
Hewdens	
Plots 1-9	11m
Plots 35-43	11m
Plot 28 (4bh)	10.1m
Plot 10 (3bh)	10.8m
Arnwood	11m
Forest Lodge	9m
Wayside	
Plot 6 (3storey)	12.4m
Plot 9 (2.5 storey)	10.18m

Affordable Housing:

As the site is brownfield land within a Major Settlement Location, the requirement for affordable housing is 30%, not 40%. Para. 45 should read:

As per policy CP5 of the Core Strategy, a 30% provision of affordable housing is required however the applicants have provided an affordable housing viability study that concludes that the development is not viable should an affordable housing contribution be made.

Updates to conditions

Condition 17 – parking (as above).

Condition 13 – Dust mitigation – **deleted** – the requirements of this condition is covered in condition 23 (Construction Management Plan).

Condition 15 – Drainage – Amended to read following advice from the Drainage Officer:

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- Results of intrusive ground investigation demonstrating seasonal high groundwater levels for the site and infiltration rates in accordance with BRE365.
- Demonstration that the base of SuDS features are at 1m above seasonal groundwater level.
- Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change and runoff controlled at a rate not exceeding 2.0 litres/second.
- A maintenance arrangement for the SuDS features throughout the lifetime of the development.

Reason: To ensure that the development does not increase flood risk on or off site.

Additional Comments to be reported:

Further comments from the Emmbrook Residents' Association have been received reiterating and furthering their initial concerns.

The entire letter is appended to this update.

Site Address: Loddon Junior School, Hillside Road, Earley, RG6 7LP
Application No: 170368, Pages 47 - 74.

Amendment to Condition 5 (Drainage Strategy) to include two additional clauses (in bold); one, requiring approval from Thames Water to use the existing sewerage network, and; submit maintenance details. The condition should read as follows:

5. No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change and runoff controlled at 2l/s or better.
- Calculations demonstrating that there will be no flooding of pipes for events up to and including the 1 in 100 year flood event with a 40% allowance for climate change.
- A drainage strategy plan for the proposed development, including pipe details with invert levels.

- **Consent confirmation from Thames Water that surface water can be discharged into the sewerage network.**
- **A maintenance arrangement for the SuDS features throughout the lifetime of the development.**

Clarification:

Paragraph 27 – It is the applicant’s intention to limit the use of the proposed MUGA to pupils of the junior school. A condition to this effect has not been included by the local planning authority as this would not allow wider community use, especially by any wider community groups during the summer months.

Site Address: Land to the rear of 72 Old Bath Road, Charvil
Application No: 170317, Pages 75-86.

The application has been withdrawn by the agent.

Site Address: 3 Barker Close, Arborfield
Application No: 170217, Pages 87-104.

No further update.

Site Address: Footpath Earley 11
Application No: N/A, Pages 105-110.

The report refers to the footpath falling within Maiden Erlegh, Hawkedon and Winnersh Wards. This is an error in the report – the footpath is located within Hillside Ward.

All 3 Hillside Ward Councillors have written to confirm that they raise no objection to the proposal.

Pre-emptive site visits

Ref: 161255 - North of Hyde End Road, Spencers Wood

Full application for the proposed erection of 32 no dwellings with associated vehicular access, parking and landscaping

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

Ref: 170010 - Land North of Croft Road, West of Hyde End Lane, North & South of Ryeish Lane, East of Clares Green Road Spencers Wood

Reserved Matters application pursuant to Outline Planning Consent O/2013/0346 for 363 dwellings including internal access roads, garages, parking spaces, SuDS attenuation, open space, play areas and associated landscaping.

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

Ref: 170570 - Land west of Twin Oaks, Longwater Lane, Finchampstead

Full application for the change of use of land for the siting of a single mobile home for residential purposes and parking space for 2no motor vehicles, removal of an existing timber stable block and a soft landscaping scheme

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

Non-householder appeal decisions

Date	Decision	Main planning issues identified/addressed
01/03/17	Dismissed (161412 & 162084)	Harm to the character of the area objection upheld Overbearing impact upon neighbouring dwellings Fails to provide mitigation for the SPA or affordable housing contributions
02/03/17	Allowed (F/2014/2503)	Arguments re housing land supply not supported Moderate harm to rural character Limited effect on local character Considered development wouldn't result in the coalescence of settlements
13/03/17	Dismissed (161564)	Harm to the character of the area objection upheld Arguments re harm to neighbours not supported

This page is intentionally left blank