

## MEMBERS' UPDATE

### Planning Committee – 26 April 2017

**Site Address: Montague Park (formerly Buckhurst Farm), London Road, Wokingham**

**Application No: 163264, Pages 11-50.**

**Update:**

The decision on the S73, variation of condition application 161963 was issued on 24 April 2017.

**Conditions update:**

Revised drawings have been received to address some minor issues with the layout and condition 2 should be updated accordingly (updates are shown in **bold** font):

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

<b>Drawing No &amp; Title</b>	<b>Received by the LPA</b>
<b>Location &amp; layout drawings</b>	
000_00 Rev B Location Plan	06.12.2016
000_05 Rev B Existing Site Plan	06.12.2016
<b>000_10 Rev F Proposed Site Plan</b>	<b>24.04.2017</b>
<b>000_11 Rev A Proposed Ground Site Plan</b>	<b>24.04.2017</b>
<b>Block A (mixed use building) plans &amp; elevations</b>	
100_00 Rev D Block A - Ground Floor Plan	30.03.2017
100_01 Rev D Block A - First Floor Plan	30.03.2017
100_02 Rev D Block A - Second Floor Plan	30.03.2017
<b>100_03 Rev C Block A - Attic Floor Plan</b>	<b>30.03.2017</b>
100_04 Rev C Block A - Roof Plan	30.03.2017
200_00 Rev D Block A – Elevations	30.03.2017
300_00 Rev A Block A – Sections	30.03.2017
<b>Block B (apartments) plans &amp; elevations</b>	
110_00 Rev C Block B - Ground & First Floor Plan	30.03.2017
110_01 Rev C Block B - Second Floor, Roof Plan & Sections	30.03.2017

210_00 Rev C Block B – Elevations	30.03.2017
<b>Other dwellings, plans &amp; elevations</b>	
120_01 Rev C Apartment C1 SB22 (Plots 13-20)	30.03.2017
120_03 Rev C Housetype C3 T475 (Plots 21-24)	30.03.2017
120_04 Rev D Apartment C4 P231 (Plot 25)	30.03.2017
120_05 Rev C Apartment C5 SB19 BESPOKE (Plots 26-37)	30.03.2017
120_06 Rev D Apartment C6 Bespoke Apartments (Plots 8-12)	07.04.2017
120_07 Rev C Apartment C7 SB19 A240_241 (Plots 2-7)	30.03.2017
<b>120_08 Rev E Apartment C8 P230 (Plot 1)</b>	<b>24.04.2017</b>
120_09 Rev C Housetype C9 SH27 Bespoke (Plots 39-44)	30.03.2017
120_10 Rev D Apartment C10 P230 (Plot 38)	30.03.2017
120_20 Rev C Cycle Stores and Sheds C11	30.03.2017
<b>Landscape &amp; Neighbourhood Area of Play (NEAP)</b>	
<b>LA2874-001D-Landscape Strategy</b>	<b>24.04.2017</b>
<b>LA2874-002G-Neap Landscape Strategy</b>	<b>24.04.2017</b>
<b>LA2874-003D-Community Square</b>	<b>24.04.2017</b>
LA2874-005 Montague Park Tree Protection Plan	30.03.2017
<b>Drainage</b>	
12074 SK012 D Drainage Layout Sheet 1	30.03.2017
12074 SK013 D Drainage Layout Sheet 2	30.03.2017
12074 SK021 A Drainage Details Sheet 1	06.12.2016
12074 SK022 A Drainage Details Sheet 2	06.12.2016

Conditions 4 & 5 should be clarified as follows:

4. **Notwithstanding the details shown on the approved drawings**, before the development hereby approved commences the detailed design for all access, circulation and parking areas within the development shall be submitted and approved in writing by the Local Planning Authority **and work shall be carried out in accordance with the approved details**. The design should deliver high quality public realm that prioritises pedestrians and cyclists, promotes low traffic speeds and differentiates between public, semi-public and private spaces within Phase 6 of the development.

5. Before occupation of any part of the development for purposes within use classes A1 shops, A2 financial and professional services, A3 food and drink, A4 drinking establishments, A5 hot food takeaways as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order (with or without modification) a scheme for management of deliveries to avoid **congestion and** conflict with school traffic shall be submitted to and approved in writing by the Local Planning Authority **and the scheme shall be implemented as approved.**

**Additional condition:**

10. Before construction of the mixed use building, Block A commences details of the design of the roof including the location and enclosure of any plant and ridge/edge treatments shall be submitted to and approved in writing by the Local Planning Authority and work shall be implemented in accordance with the approved details and notwithstanding the provisions the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no plant shall be installed outside approved locations without the prior written consent of the Local Planning Authority.

*Reason: In the interests of visual amenity and to safeguard the character of the development and area in which it is located in accordance with Core Strategy policies CP1 and CP3 and the South Wokingham Strategic Development Location Supplementary Planning Document.*

**Additional informatives:**

9. Condition 14 of outline planning permission O/2010/1712 requires approval of landscaping details including boundary treatments. When submitted the boundary treatment details should reflect the principles established by the approved Design Code and include walls with trellis over (subject to levels 1.5 metre walls with 0.3 metre trellis) as the means of enclosure for private gardens adjacent to parking courts in order to achieve an appropriate balance between the security and privacy of occupants and surveillance of the parking courts.
10. The details to comply with condition 5 shall include management of deliveries by larger vehicles should they occur.

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**Site Address: Land north of Hyde End Road, Spencers Wood**  
**Application No: 161255, Pages 67-83**

Insert the following plan numbers to condition 2:

S101	A	Site Location Plan	1:1250	A3
C101	F	Coloured Site Layout	1:250	A0
P102	R	Site Layout - Roof Level	1:250	A0
P130	A	Ancillary Buildings - Plans & Elevations	1:100	A1
P140		Plot 1 - Plans & Elevations	1:100	A1
P141		Plot 2 - Plans & Elevations	1:100	A1

P142		Plot 3 - Plans & Elevations	1:100	A1
P143		Plot 4 - Plans & Elevations	1:100	A1
P144		Plot 5 - Plans & Elevations	1:100	A1
P145		Plots 6-7 - Plans & Elevations	1:100	A1
P146		Plot 8 - Plans & Elevations	1:100	A1
P147	A	Plot 9 - Plans & Elevations	1:100	A1
P148	A	Plot 10 - Plans & Elevations	1:100	A1
P149	A	Plot 11 - Plans & Elevations	1:100	A1
P150		Plots 12-13, 18-19 - Plans & Elevations	1:100	A1
P151		Plot 14 - Plans & Elevations	1:100	A1
P152	A	Plot 15 - Plans & Elevations	1:100	A1
P153		Plots 16-17 - Plans & Elevations	1:100	A1
P154		Plot 20 - Plans & Elevations	1:100	A1
P155		Plots 21-23 - Plans & Elevations	1:100	A1
P156		Plot 24 - Plans & Elevations	1:100	A1
P157	A	Plots 25-26, 29-30 - Plans & Elevations	1:100	A1
P158	A	Plot 27 - Plans & Elevations	1:100	A1
P159	A	Plot 28 - Plans & Elevations	1:100	A1
P160		Plots 31-32 - Plans & Elevations	1:100	A1
-	A	Design & Access Statement - Addendum	-	-

#### PP 65

Delete Condition 31 – Thames Water have confirmed that this condition is not required as there is sufficient capacity

#### PP70 – summary info

Correction to affordable housing, 3 units are to be provided on site rather than 0 as stated in the summary information. The correct position is set out in the main body of the report paragraphs 7-10, pp74. A commuted sum is also to be provided. This meets the 35% requirement and the Affordable Housing Officer is satisfied with the approach.

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#### Site Address: Thames Valley Science Park

#### Application No: 163609, Pages 91-120.

#### Ecology Condition – No. 26

P100 – WBC's Ecology Officer has now reviewed the submitted Ecological Mitigation Strategy and is satisfied that it provides an appropriate overarching strategy for the site from which more detailed plans can be worked up on a phase by phase basis. The following condition is therefore recommended:

26. The development hereby approved shall be completed in general accordance with the provisions set out in the hereby approved Ecological Strategy Report (EPR: P08/02-7B). Each Reserved Matters application shall include a detailed Landscape and Ecological Management Plan which identifies the extent to which the relevant sub-phase of development will conform with the provisions set out in the overarching Ecological Strategy Report and, in the event of non-conformity, identify how the development will nevertheless provide suitable mitigation and/or compensation for the impact of the development upon important ecological receptors at the site.

Reason: To ensure appropriate mitigation for the ecological impact of the development in accordance with WBC Core Strategy Policy CP7.

Change to condition 27

P100 – insert reference to drawing 6704-GA-101/E also.

Report Correction/Update – Consultation Response from Reading BC

P103 - Reading BC have not at this time issued a formal objection to the application as is mistakenly reported in the Committee report. Rather Reading BC Officers have prepared a report for their Planning Committee recommending that Reading BC raise objection. The recommendation is to go before Reading's Planning Committee on 26<sup>th</sup> April (i.e. the date of WBC's Planning Committee). The objection therefore is at this time merely an officer recommendation and has not been ratified by Reading's Committee nor formally issued to WBC.

Both the applicant's Transport Consultant and WBC Transport Officers have provided Reading BC Officers with a technical rebuttal of the issues they raise. Moreover, WBC Officers remain confident that sufficient assessment has been undertaken for this outline application and that in granting outline permission WBC will retain sufficient control through the RM applications to ensure that the transport impacts of the development will not be severe. Reading BC Officers have not accepted the technical rebuttals and have advised today that they will continue to recommend to their committee that Reading BC raise objection to the application.

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**Site Address: Land to west of Twin Oaks, Longwater Lane, Finchampstead**

**Application No: 170570, Pages 121 - 140.**

Changes to conditions

P123 – Insert "(including the ditch)" after the word site.

Changes to report

P125 – Additional consultee response received from Berkshire Fire and Rescue Service – no objection

Clarification

The supply required for Gypsy pitches is set out in the GTAA 2015. This gives a total amount required over the development plan period, in this case 52, and can be broken down to pitches required per year. However, the LPA has to demonstrate in any given year; a five year supply of pitches can be provided. At the moment, the LPA is within the 31<sup>st</sup> March 2017 to 31<sup>st</sup> March 2022 period and there are 17 pitches required. The LPA is also required to take into account any shortfall in pitch provision from previous years. In this instance 3 pitches were not provided previously resulting in an overall provision of 20 pitches for this period. There are currently 19 pitches with planning permission leaving a shortfall of 1 pitch. The approval of the application being considered would enable the LPA to demonstrate a five year supply of pitches and be in a more robust position for further applications or appeals.

## Pre-emptive site visits

### Ref: 170360 Land To The Rear Of No 1 Mole Road Sindlesham (Winnersh)

Application for change of use of land for stationing of 3 caravans and utility trailer for residential purposes with associated hardstanding for use as a gypsy traveller site.

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

### Ref: 163610 Belscot Reading Road (Finchampstead South)

Full application for the proposed change of use of the land and buildings from Use Class B1 (Business) and B8 (Storage & Distribution) to Use Class B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution).

*Reason: - to assess the impact of the development on neighbouring properties*

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## Non-householder appeal decisions

Date	Decision	Main planning issues identified/addressed
12/04/17	Allowed (153323)	<ul style="list-style-type: none"><li>• Harm to the character of the area objection not supported</li></ul>
12/04/17	Dismissed (153483)	<ul style="list-style-type: none"><li>• Inappropriate development within the Green Belt. Very special circumstances to justify harm do not exist.</li><li>• Harm to the character of the area objection upheld</li></ul>
19/04/17	Allowed (RFS/2015/ 082382)	<ul style="list-style-type: none"><li>• Development did constitute a breach of planning control, therefore appeal on ground C failed</li><li>• Development did not detract from openness of the Green Belt and was not inappropriate development</li><li>• Harm to the character of the area objection not supported</li><li>• Neighbour impact acceptable subject to conditions</li></ul>