

MEMBERS' UPDATE Planning Committee – 11 May 2017

Site Address: Kentwood Farm West, Warren House Road, Wokingham
Application No: 170083, Pages 5-29.

Page 6: Under Recommendation - delete 'APPROVE RESERVED MATTERS subject to the following conditions' and insert:

'That the committee authorise the Head of Development Management to GRANT PLANNING PERMISSION subject to conditions and completion of the legal agreement relating to Deed of Variation to the S106 (ref: O/2014/2242) in relation to provision of on-site affordable housing (this comprises 25% on-site provision with 10% commuted sum towards off-site provision).'

Page 6: Condition 1; replace with following condition

Plans

1. The development hereby permitted shall be carried out in accordance with the approved drawings and documents listed within the below referenced approved planning drawings list unless otherwise agreed pursuant to the requirements of the attached conditions or otherwise agreed in writing by the Local Planning Authority:
'Crest Nicholson South Ltd – Kentwood Farm, Wokingham – Phase 2; Omega Planning Drawings List – updated 3rd May 2017'
Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Page 9: under condition 13, replace plan references 2556-A-3010-B and 2556-A-3011-B with 2556-A-3010-C and 2556-A-3011-C.

Page 9: after Condition 13, insert the following additional conditions:-

14. Highway adoption plan

Prior to commencement of development, a highways adoption plan, to include all service and maintenance margins shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: To ensure that the estate is constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development in accordance with Wokingham Core Strategy Policies CP1, CP6, and CC07 of the Managing Development Delivery Local Plan (Feb 2014).

15. Visibility splays

Prior to the commencement of the development, there shall be submitted to and approved in writing by the Local Planning Authority, details of the proposed visibility splays for all vehicular accesses, pedestrian accesses, driveways and cycleways. The visibility splays shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual 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.

16. Highway construction details

Prior to the commencement of development, full details of the construction of roads and footways, including phasing, levels, widths, construction materials, depths of construction, surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority. The roads and footways shall be constructed in accordance with the approved details and relevant phases to road base level before the development of the relevant phase is occupied and the final wearing course will be provided within 3 months of occupation of that phase, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

17. Prior to the commencement of plots 112 and 113 as indicated on approved site layout plan 2556-C-1005-K, the final levels in respect of these plots shall be submitted to and approved in writing by the Local Planning Authority. The levels will be approved following agreement of the full design details of the NDR tie in on the western boundary of the site.

Reason: To ensure the residential amenities of plots 112 and 113 are safeguarded and to ensure that the development does not prejudice delivery of the Northern Distributor Road in accordance with Core Policies CP1, CP3, CP6, CP20 and appendix 7 and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

Page 11: Informative 15: insert the inclusion of conditions 14, 15 & 16.

Members' attention is drawn to Informative 15 which advises that Officers consider that works for the purposes of site clearance and ground works can commence ahead of the submission and approval of information required under the listed conditions. This is to prevent unnecessary delays and would not result in harmful impacts from the development.

Site Address: Land to the west Of Shinfield, south of Church Lane, west of Holder Close/ Deardon Way

Application No: 170035, Pages 41-62.

Update to condition 2 to include the following plans:

Design and Access statement
Appendix A Accommodation Schedule
Appendix B 3FE Expansion
Appendix C Biodiversity
Appendix D Flood Risk
Appendix E Foul drainage / Utilities
Statement
Appendix F Landscape Design
Appendix G Contamination
Appendix H Parking A
Appendix I Photos

Appendix J Planning statement
Appendix K Road Safety Audit
Appendix L Site Waste Management Plan
Appendix M Community Involvement
Appendix N Sustainability Statement
Appendix O SuDS
Appendix P Transport
Appendix Q Travel Plan
Appendix R Trees
Appendix S Water Course A
Appendix T M&E

Drawings 3270_L_001 Site location plan A
3270-TBC-V2-ST-PL-A-L-005 Topographic survey A
3270-TBC-V2-ST-PL-A-L-010 Site Plan C
3270-TBC-V1-XX-PL-A-L-050 Proposed Ground Floor Plan
3270-TBC-V1-XX-PL-A-L-051 Proposed First Floor Plan
3270-TBC-V1-XX-PL-A-L-052 Proposed Roof Plan
3270-TBC-V1-XX-PL-A-L-100 Proposed Elevations A
3270-TBC-V1-XX-PL-A-L-101 Proposed Elevations A
3270-TBC-V1-XX-PL-A-L-102 Proposed Sprinkler Tank Elevation
3270-TBC-V1-XX-PL-A-L-130 Proposed Site Section A
3270-TBC-V1-XX-PL-A-L-150 Proposed Building Sections A

IDG Drawings G960_L_100 GA Landscape Masterplan B
G960_L_101 Hardscape B
G960_L_102 Fences and Fixtures B
G960_L_104-1 Softscape 1 of 4
G960_L_104-2 Softscape 2 of 4
G960_L_104-3 Softscape 3 of 4
G960_L_104-4 Softscape 4 of 4
G960_L_105 Softscape Notes

Hydrock Drawings XXX-HYD-XX-00-DR-SK-7000 Swept path analysis P5
XXX-HYD-XX-00-DR-SK-7001 Swept path analysis P5
TBC-HYD-00-XX-DR-C-7000 Drainage Layout 1 P3
TBC-HYD-00-XX-DR-C-7001 Drainage Layout 2 P3
TBC-HYD-00-XX-DR-C-7200 External Works 1 P3 Includes proposed ground levels
TBC-HYD-00-XX-DR-C-7201 External Works 2 P3 Includes proposed ground levels

Update to condition 4 in respect to hours of use for community to include the following timings:

Hours of use

The community use hereby permitted shall not operate other than between the hours of 08:00-23:00 Mondays to Saturday and 09:00-22:00 on Sundays and National Holidays.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Insert the following in the summary information of the report:

- 2FE Pupil numbers: 420
- Staff numbers FTE: up to 45
- Parking – staff: 35
- Parking – drop off: 34 + 6 layby spaces
- Parking – cycle: 30
- Parking – children’s scooter:60
- Travel plan to be provided (condition 6 requires framework travel plan and condition 49 of outline requires full on 6 months of occupation)

Correction to pp52 paragraph 7 insert completely instead of broadly in line one
Correction to pp56 paragraph 32 correction delete full in front of football pitch

Site Address: Belscot, Reading Road, Finchampstead, RG40 4RA.

Application No: 163610. Pages 69 -81

Add boundary treatment condition:

Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of security and visual amenity.

Change the wording of condition 5 (opening hours) to as follows:

The use of the site hereby approved is to be restricted to between the hours of 0700 and 1900 Monday to Friday; **0800 and 1300 on a Saturday**; and none on a Sunday, Bank or National Holiday.

Reason: In the interests of the amenities of neighbouring occupiers.

Previously the condition recommended opening hours from 0900 to 1900 on Saturdays.

Site Address: Land at 56a, 58, 60 Finch Road, Earley, RG6 7JU.

Application No: RG6 7JU. Pages 87 -98

The application summary on page 87 should include the following information regarding the density of the site:

‘The density of the proposed development is approximately 27 DPH. The average density of the area is approximately 27 DPH. The density of the existing site is 9 DPH.’

A revised site layout plan has been submitted showing visitor parking spaces. Therefore condition 9 should be replaced with the following condition:

‘No part of any building(s) hereby permitted shall be occupied or used until the unallocated vehicle parking spaces have been provided in accordance with the approved plans. The unallocated parking spaces shall be permanently maintained and remain available for the parking of any vehicle at all times. The unallocated parking spaces shall not be sold, leased or allocated to a specific person or property.’

Reason: to ensure adequate visitor parking is maintained in accordance with the approved plans.

Site Address: Unit 21, Suttons Park Avenue, Earley

Application No: 170360, Pages 105 - 124.

No updates.

Pre-emptive site visits

None identified

Non-householder appeal decisions

None