

Agenda Item 16.

Development Management Ref No	No weeks on day of committee	Parish of	Ward	Listed by:
170264	24/24	Wokingham	Wescott	Scheme of Delegation

Applicant Location Gladman Developments
Land East Of Finchampstead Road, **Postcode** RG40 3HE
Wokingham

Proposal Full application for the proposed change of use of land to Suitable Alternative natural greenspace (SANG) with associated landscape works and parking.

Type Full
PS Category 6 – Major (All other Developments)
Officer Ashley Smith

FOR CONSIDERATION BY Planning Committee on 12/07/17
REPORT PREPARED BY Head of Development Management and Regulatory Services

ADDENDUM REPORT

The application was deferred from Committee in June to allow for a site visit. The site visit has been scheduled for a date prior to the July committee date.

A number of matters were discussed at the June committee and these are addressed below.

Prematurity:

1. At the June meeting it was suggested that the SANG application is premature. For the reasons outlined in the report, the application is considered by officers to conform with the Development Plan. If this application is found to be consistent with the Development Plan, it cannot be considered premature.

Update to Preliminary Matters

2. An outline application has been received on the adjacent land for 250 houses. This application has yet to be determined and has the reference 170261. The housing application in particular has received a significant amount of objection. This SANG application is a separate planning application and must be determined on its own merits.
3. There is no certainty on the timeframe that the housing application (170261) will be determined as significant new information (relevant to that application only) is expected shortly and this will be subject to further public consultation.
4. The National Planning Policy Framework stresses the importance of having a planning system that is genuinely plan-led. Where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the

presumption in favour of sustainable development at paragraph 14 of the National Planning Policy Framework.

5. With this in mind the applicant has respectfully requested that a decision be made on this separate SANG application without further delay.

Letter of the Wokingham Veteran Tree Association:

6. At the June Planning Committee meeting the comments of the Wokingham Veteran Tree Association were discussed. The WBC Tree officer has reviewed the letter from the association and considers that no unacceptable risk arises with regards to veteran trees. The SANG proposal continues to utilise the same access point on to Finchampstead Road and as such the trees fronting on to Finchampstead Road are unaffected. The Tree and Landscape officer has confirmed that they are satisfied that the field access can accommodate the SANG access road and car park without adversely affecting veteran trees. Condition 9 ensures the continued retention of high quality trees.

Access and Movement Considerations:

7. Following a query at the June Committee, the highways officer has reconfirmed that they are satisfied with the size of the car park and the access arrangements to the proposed SANG.

Maintenance of the SANG

8. The SANG would be a windfall privately operated open space, and at this stage no housing is dependent upon this proposed SANG. As such its maintenance and whether or not it is even open or not is purely at the discretion of the applicant. Thus, it is not reasonable or necessary to require maintenance payments for the SANG at this stage and requiring payments would fail the tests of the NPPG with regards planning obligations.
9. If at a future stage a housing application was approved in the vicinity that was dependent upon the SANG for SPA mitigation; a legal agreement could be considered on any potential housing approval which would secure the maintenance of the SANG in perpetuity. This cannot however be required at this stage for the reasons outlined above.

RECOMMENDATION

That the Committee grant planning permission subject to the following conditions:

Time Frame:

1. The Development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In pursuance of s91 of the Town & Country Planning Act 1990 (as amended by S51 of the Planning & Compensation Act 2004)

Landscaping and SANG Details:

2. Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include:

- Means of enclosure/boundary treatments
- Details of vehicle and pedestrian access, circulation areas & hard surfacing materials
- minor artefacts and structure (e.g. furniture, play equipment, dog waste bins refuse or other storage units, signs, lighting, external services, etc).
- Details of path surfacing materials
- Maintenance access points and routes
- Details of benches/seating
- Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.
- Details of biodiversity enhancement areas (preferably including an area of meadow restoration)

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the use of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

In the interests of amenity and to ensure the SANG is of sufficient quality to mitigate any future local development . Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

3. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 10 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site, which are of amenity value to the area.

Relevant policies: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Plan numbers:

4. This permission is in respect of the following drawings: '6221-L-05 (Location Plan)' and '6221-L-03 rev C (SANG PROPOSALS)'. The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority

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Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Drainage Conditions

5. The car parking area as well as the route through the SANG should be of permeable construction and development should not begin until details of both constructions have been submitted to and approved in writing by the LPA.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10

Transport Conditions

6. Prior to the commencement of the development hereby permitted details of a lockable height barrier shall be submitted to and approved in writing by the local planning authority. The lockable height barrier shall be implemented in accordance with such details as may be approved before first use of the SANG hereby permitted, and shall be permanently retained in the approved form for the lifetime of the development.

Reason: In the interests of security, highway safety, to ensure proper usage of the site. Relevant policy: Core Strategy policies CP3 & CP6.

7. No part of the SANG hereby permitted shall be occupied/used until vehicle parking and turning space has been provided in accordance with details to be submitted to and approved in writing by the local planning authority. The vehicle parking and turning space so-approved shall be retained in accordance with the approved details and the parking space remain available for the parking of vehicles at all times and the turning space shall not be used for any purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

8. Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for visitors to the SANG shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before first use of the SANG hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

9. Protection of trees

- a) No development, other operation or works to trees shall commence on site until a revised and updated Tree Survey and Arboricultural Method Statement which provides for the retention and protection of trees (including those adjacent to Finchampstead Road), shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme)
- 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.

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

10. Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

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