

MEMBERS' UPDATE
Planning Committee –12 July 2017

Site Address Land East of Finchampstead Road, Finchampstead North:
Application No 170264: Pages 11-34

No update.

Site Address: Land North of Croft Road, West of Hyde End Lane, North & South of Ryeish Lane, East of Clares Green Road Spencers Wood
Application No: 170010 Pages 35-62

Add in the following plan numbers to condition 2:

Layout Drawings	Reference
Site Location Plan	CB_81_036_000
Planning Layout	CB_81_036_001E
Land Use Plan	CB_81_036_002C
Housing Mix Plan	CB_81_036_003C
Affordable Housing Plan	CB_81_036_004C
Building Heights Plan	CB_81_036_005C
Parking Strategy Plan	CB_81_036_006D
Bin and Cycle Storage Plan	CB_81_036_007C
External Enclosures Plan	CB_81_036_008C
Character Areas Plan	CB_81_036_009C
External Finishes Plan	CB_81_036_010C
Street Scene Location Plan	CB_81_036_011C
Housetype Plan	CB_81_036_012C
Hard Surfacing Plan	CB_81_036_013D
Garden Compliance Plan	CB_81_036_020C
Developable Land	CB_81_036_304
Streetscenes	
RURAL EDGE STREET SCENES	81_036_RE_SS_001A
RURAL EDGE STREET SCENES	81_036_RE_SS_002A
RURAL EDGE STREET SCENES	81_036_RE_SS_003A
RURAL EDGE STREET SCENES	81_036_RE_SS_004A
RURAL EDGE STREET SCENES	81_036_RE_SS_005B
RURAL EDGE STREET SCENES	81_036_RE_SS_006B
RURAL EDGE STREET SCENES	81_036_RE_SS_007B
RURAL EDGE STREET SCENES	81_036_RE_SS_008B
RURAL EDGE STREET SCENES	81_036_RE_SS_009A
RURAL EDGE STREET SCENES	81_036_RE_SS_010A
RURAL EDGE STREET SCENES	81_036_RE_SS_011A
RURAL EDGE STREET SCENES	81_036_RE_SS_012A
VILLAGE FORM STREET SCENES	81_036_VF_SS_001B
VILLAGE FORM STREET SCENES	81_036_VF_SS_002B
VILLAGE FORM STREET SCENES	81_036_VF_SS_003B
Highways and Drainage	Reference
General Arrangement Sheet 1	A080-RM-11P4

General Arrangement Sheet 2	A080-RM-12P4
General Arrangement Sheet 3	A080-RM-13P3
General Arrangement Sheet 4	A080-RM-14P3
Longsections Sheet 1	A080-RM-15
Longsections Sheet 2	A080-RM-16
Longsections Sheet 3	A080-RM-17
Longsections Sheet 4	A080-RM-18
Longsections Sheet 5	A080-RM-19
Longsections Sheet 6	A080-RM-20
Materials Layout Sheet 1	A080-RM-31P4
Materials Layout Sheet 2	A080-RM-32 P5
Materials Layout Sheet 3	A080-RM-33 P4
Materials Layout Sheet 4	A080-RM-34 P4
Engineering Layout Sheet 1	A080-RM-41 P5
Engineering Layout Sheet 2	A080-RM-42 P5
Engineering Layout Sheet 3	A080-RM-43 P4
Engineering Layout Sheet 4	A080-RM-44 P4
Drainage Layout Sheet 1	A080-RM-51P3
Drainage Layout Sheet 2	A080-RM-52P3
Drainage Layout Sheet 3	A080-RM-53P3
Drainage Layout Sheet 4	A080-RM-54P3
Drainage Details Sheet 1	A080-RM-55
Drainage Details Sheet 2	A080-RM-56
Highways Construction Details Sheet 1	A080-RM-75
Highways Construction Details Sheet 2	A080-RM-76
Vehicle Tracking Fire Tender	A080-RM-81P4
Vehicle Tracking Refuse Vehicle	A080-RM-82P4
Landscape Drawings	Reference
Planting Proposals Sheet 1 of 10 - PL1	506.7/205C
Planting Proposals Sheet 2 of 10 - PL2	506.7/206C
Planting Proposals Sheet 3 of 10 - PL3	506.7/207C
Planting Proposals Sheet 4 of 10 - PL4	506.7/208C
Planting Proposals Sheet 5 of 10 - PL5	506.7/209C
Planting Proposals Sheet 6 of 10 - PL6	506.7/210D
Planting Proposals Sheet 7 of 10 - PL7	506.7/211D
Planting Proposals Sheet 8 of 10 - PL8	506.7/212D
Planting Proposals Sheet 9 of 10 - PL9	506.7/213C
Planting Proposals Sheet 10 of 10 - PL10	506.7/214D
Play Area 2 - HDA PA2	506.7/215 March 2017
Play Area 4 - HDA PA4	506.7/216 March 2017
Tree Planting Detail - HDA D1	506.7/203A
Hedgerow Planting - HDA D2	506.7/217A
Woodland Planting - HDA D3	506.7/218D3
Knee Rail to Veteran Tree - HDA D5	506.7/220D4
Plots 717-814 Soft Landscape	BLC160157 #1 Rev G
Plots 717-814 Soft Landscape	BLC160157 #2 Rev G
Architectural Drawings Taylor Wimpey	Reference
NB51 ELEVATIONS	<u>81_036_RE_NB51_E01</u>

NB51 ELEVATIONS	<u>81 036 RE NB51 E02</u>
NB51 ELEVATIONS	<u>81 036 RE NB51 E03</u>
NB51 ELEVATIONS	<u>81 036 RE NB51 E04</u>
NB51 FLOOR PLANS	<u>81 036 RE NB51 P01</u>
NB51 ELEVATIONS	<u>81 036 RE NB51 E05</u>
NB51 FLOOR PLANS	<u>81 036 RE NB51 P02</u>
PT43 ELEVATIONS	81_036_RE_PT43_E01
PT43 FLOOR PLANS	81_036_RE_PT43_P01
PT43 ELEVATIONS	81_036_RE_PT43_E02
PT43 ELEVATIONS	81_036_RE_PT43_E03
PT43 FLOOR PLANS	81_036_RE_PT43_P02
PT43 ELEVATIONS	81_036_RE_PT43_E04
PT43 ELEVATIONS	81_036_RE_PT43_E05
PT43 FLOOR PLANS	81_036_RE_PT43_P03
PT43 ELEVATIONS	81_036_RE_PT43_E06
PT43 FLOOR PLANS	81_036_RE_PT43_P04A
PA48 ELEVATIONS	81_036_RE_PA48_E01
PA48 FLOOR PLANS	81_036_RE_PA48_P01
PA48 ELEVATIONS	81_036_RE_PA48_E02
PA48 FLOOR PLANS	81_036_RE_PA48_P02A
PA48 ELEVATIONS	81_036_RE_PA48_E04
PA48 ELEVATIONS	81_036_RE_PA48_E05
PA48 FLOOR PLANS	81_036_RE_PA48_P03
PT42 ELEVATIONS	81_036_RE_PT42_E01
PT42 ELEVATIONS	81_036_RE_PT42_E02
PT42 FLOOR PLANS	81_036_RE_PT42_P01
PT42 ELEVATIONS	81_036_RE_PT42_E03A
PT42 ELEVATIONS	81_036_RE_PT42_E04
PT42 FLOOR PLANS	81_036_RE_PT42_P02A
PT42 ELEVATIONS	81_036_RE_PT42_E05A
PT42 ELEVATIONS	81_036_RE_PT42_E06
PT42 FLOOR PLANS	81_036_RE_PT42_P03A
PA44 ELEVATIONS	81_036_RE_PA44_E01A
PA44 ELEVATIONS	81_036_RE_PA44_E02
PA44 FLOOR PLANS	81_036_RE_PA44_P01A
PA44 ELEVATIONS	81_036_RE_PA44_E03
PA44 FLOOR PLANS	81_036_RE_PA44_P02
PA44 ELEVATIONS	81_036_RE_PA44_E04A
PA44 ELEVATIONS	81_036_RE_PA44_E05
PA44 FLOOR PLANS	81_036_RE_PA44_P03A
PB33-G ELEVATIONS	81_036_RE_PB33-G_E01A
PB33-G ELEVATIONS	81_036_RE_PB33-G_E02
PB33-G FLOOR PLANS	81_036_RE_PB33-G_P01A
PB33-G ELEVATIONS	81_036_RE_PB33-G_E03A
PB33-G ELEVATIONS	81_036_RE_PB33-G_E04
PB33-G FLOOR PLANS	81_036_RE_PB33-G_P02A
PB33-G ELEVATIONS	81_036_RE_PB33-G_E05
PB33-G FLOOR PLANS	81_036_RE_PB33-G_P03
PB33-G ELEVATIONS	81_036_RE_PB33-G_E06
PB33-G FLOOR PLANS	81_036_RE_PB33-G_P04

PB33-G ELEVATIONS	81_036_RE_PB33-G_E07
PB33-G FLOOR PLANS	81_036_RE_PB33-G_P05
PB33-G ELEVATIONS	81_036_RE_PB33-G_E08
PB33-G FLOOR PLANS	81_036_RE_PB33-G_P06
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TYPE 936 ELEVATIONS	81_036_RE_936_E09
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TYPE 936 ELEVATIONS	81_036_RE_936_E11
TYPE 936 FLOOR PLANS	81_036_RE_936_P09
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TYPE 936 FLOOR PLANS	81_036_RE_936_P11A
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TYPE 936 ELEVATIONS	81_036_RE_936_E19B
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PT36 ELEVATIONS	81_036_RE_PT36_E02
PT36 FLOOR PLANS	81_036_RE_PT36_P02
PT36 ELEVATIONS	81_036_RE_PT36_E03A
PT36 ELEVATIONS	81_036_RE_PT36_E04A
PT36 FLOOR PLANS	81_036_RE_PT36_P03A
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TYPE 892 FLOOR PLANS	81_036_RE_892_P01
TYPE 892 ELEVATIONS	81_036_RE_892_E02
TYPE 892 FLOOR PLANS	81_036_RE_892_P02

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PT42 ELEVATIONS	81_036_VF_PT42_E02
PT42 FLOOR PLANS	81_036_VF_PT42_P02
PB33-G ELEVATIONS	81_036_VF_PB33-G_E01A
PB33-G FLOOR PLANS	81_036_VF_PB33-G_P01A
PB33-G ELEVATIONS	81_036_VF_PB33-G_E02A
PB33-G FLOOR PLANS	81_036_VF_PB33-G_P02A
TYPE 936 ELEVATIONS	81_036_VF_936_E01
TYPE 936 FLOOR PLANS	81_036_VF_936_P01
TYPE 936 ELEVATIONS	81_036_VF_936_E02
TYPE 936 FLOOR PLANS	81_036_VF_936_P02
PT36 ELEVATIONS	81_036_VF_PT36_E01
PT36 FLOOR PLANS	81_036_VF_PT36_P01
PT36 ELEVATIONS	81_036_VF_PT36_E02A
PT36 FLOOR PLANS	81_036_VF_PT36_P02A
PT22 ELEVATIONS	81_036_VF_PT22_E01
PT22 FLOOR PLANS	81_036_VF_PT22_P01
PT22 ELEVATIONS	81_036_VF_PT22_E02B
PT22 FLOOR PLANS	81_036_VF_PT22_P02
1BCH ELEVATIONS	81_036_VF_1BCH_E01
1BCH FLOOR PLANS	81_036_VF_1BCH_P01
2BCH ELEVATIONS	81_036_VF_2BCH_E01A
2BCH FLOOR PLANS	81_036_VF_2BCH_P01A
BLOCK A ELEVATIONS & FLOOR PLANS	81_036_VF_A_001C
BLOCK A ELEVATIONS & FLOOR PLANS	81_036_VF_A_002C
BLOCK B ELEVATIONS	81_036_VF_B_E01C
BLOCK B FLOOR PLANS	81_036_VF_B_P01C
BLOCK C ELEVATIONS	81_036_VF_C_E01C
BLOCK C FLOOR PLANS	81_036_VF_C_P01C
BLOCK C ELEVATIONS	81_036_VF_C_E02C
BLOCK C FLOOR PLANS	81_036_VF_C_P02C
BLOCK D ELEVATIONS & FLOOR PLANS	81_036_VF_D_001C

BLOCK D ELEVATIONS & FLOOR PLANS	81_036_VF_D_002C
BLOCK E ELEVATIONS	81_036_VF_E_E01C
BLOCK E FLOOR PLANS	81_036_VF_E_P01C
BLOCK F ELEVATIONS & FLOOR PLANS	81_036_VF_F_001D
GARAGE ELEVATIONS & FLOOR PLAN	81_036_VF_GAR_03A
GARAGE ELEVATIONS & FLOOR PLAN	81_036_VF_GAR_04A
GARAGE ELEVATIONS & FLOOR PLAN	81_036_VF_GAR_05A
CYCLE STORE ELEVATIONS & FLOOR PLAN	81_036_VF_CYC_01B
CYCLE STORE ELEVATIONS & FLOOR PLAN	81_036_VF_CYC_02B
CYCLE STORE ELEVATIONS & FLOOR PLAN	81_036_VF_BINCYC_01A
BIN STORE ELEVATIONS & FLOOR PLAN	81_036_VF_BIN_01A
SUB STATION ELEVATIONS & FLOOR PLAN	81_036_VF_BIN_01A
Architectural Drawings David Wilson Homes	Reference
<u>SHB7 MSD4 Elevation Planning 1 of 4</u>	SHB7 MSD5
<u>SHB7 MSD4 Elevation Planning 2 of 4</u>	SHB7 MSD5
<u>SHB7 MSD4 Floorplan Planning 3 of 4</u>	SHB7 MSD5
<u>SHB7 MSD4 Floorplan Planning 4 of 4</u>	SHB7 MSD5
H406 MSD5 Elevation Planning 1 of 2	H406 MSD5
H406 MSD5 Floorplan Planning 2 of 2	H406 MSD5
H436 MSD5 Elevation Planning 1 of 2	H436 MSD5
H436 MSD5 Floorplan Planning 2 of 2	H436 MSD5
H469 MSD5 Elevation Planning 1 of 2	H469 MSD5
H469 MSD5 Floorplan Planning 2 of 2	H469 MSD5
H470 MSD5 Elevation Planning 1 of 2	H470 MSD5
H470 MSD5 Floorplan Planning 2 of 2	H470 MSD5
P230 MSI5 Elevation Planning 1 of 2	P230 MSI5
P230 MSI5 Floorplan Planning 2 of 2	P230 MSI5
SB7 MSD4 Elevation Planning 1 of 4	SB7 MSD4
SB7 MSD4 Elevation Planning 2 of 4	SB7 MSD4
SB7 MSD4 Floorplan Planning 3 of 4	SB7 MSD4
SB7 MSD4 Floorplan Planning 4 of 4	SB7 MSD4
SB7 MSD5 Elevation Planning 1 of 4	SB7 MSE5
SB7 MSD5 Elevation Planning 2 of 4	SB7 MSE5
SB7 MSD5 Floorplan Planning 3 of 4	SB7 MSE5
SB7 MSD5 Floorplan Planning 4 of 4	SB7 MSE5
T323 MSE5 Elevation Planning 1 of 2	T323 MSE5
T323 MSE5 Floorplan Planning 2 of 2	T323 MSE5
T326 MSE5 Elevation Planning 1 of 2	T326 MSE5
T326 MSE5 Floorplan Planning 2 of 2	T326 MSE5
SH27 SSE5 Elevation Planning 1 of 2	SH27 SSE5
SH27 SSE5 Floorplan Planning 2 of 2	SH27 SSE5
SH27 SSI5 Elevation Planning 1 of 2	SH27 SSI5
SH27 SSI5 Floorplan Planning 2 of 2	SH27 SSI5
SH35 SSE5 Elevation Planning 1 of 2	SH35 SSE5

SH35 SSE5 Floorplan Planning 2 of 2	SH35 SSE5
SH38 SSE5 Elevation Planning 1 of 2	SH38 SSE5
SH38 SSE5 Floorplan Planning 2 of 2	SH38 SSE5
SH38 SSI5 Elevation Planning 1 of 2	SH38 SSI5
SH38 SSI5 Floorplan Planning 2 of 2	SH38 SSI5
H406 SSD5 Elevation Planning 1 of 2	H406 SSD5
H406 SSD5 Floorplan Planning 2 of 2	H406 SSD5
H470 SSD5 Elevation Planning 1 of 2	H470 SSD5
H470 SSD5 Floorplan Planning 2 of 2	H470 SSD5
H470 SSE5 Elevation Planning 1 of 2	H470 SSE5
H470 SSE5 Floorplan Planning 2 of 2	H470 SSE5
H470 SSB5 Elevation Planning 1 of 2	H470 SWB5
H470 SSB5 Floorplan Planning 2 of 2	H470 SWB5
H470 SSD5 Elevation Planning 1 of 2	H470 SWD5
H470 SSD5 Floorplan Planning 2 of 2	H470 SWD5
P232 SSD5/P233 SSD5 Elevation Planning 1 of 2	P232 SSD5/P233 SSD5
P232 SSD5/P233 SSD5 Floorplan Planning 2 of 2	P232 SSD5/P233 SSD5
P314 SSD5 Elevation Planning 1 of 2	P314 SSD5
P314 SSD5 Floorplan Planning 2 of 2	P314 SSD5
P314 SSE5 Elevation Planning 1 of 2	P314 SSE5
P314 SSE5 Floorplan Planning 2 of 2	P314 SSE5
H433 SSD5 Elevation Planning 1 of 2	H433 SSD5
H433 SSD5 Floorplan Planning 2 of 2	H433 SSD5
H436 SSD5 Elevation Planning 1 of 2	H436 SSD5
H436 SSD5 Floorplan Planning 2 of 2	H436 SSD5
H469 SSD5 Elevation Planning 1 of 2	H469 SSD5
H469 SSD5 Floorplan Planning 2 of 2	H469 SSD5
H497 SSD5 Elevation Planning 1 of 2	H497 SSD5
H497 SSD5 Floorplan Planning 2 of 2	H497 SSD5
P285 SSE5 Elevation Planning 1 of 2	P285 SSE5
P285 SSE5 Floorplan Planning 2 of 2	P285 SSE5
P285 SSI5 Elevation Planning 1 of 2	P285 SSI5
P285 SSI5 Floorplan Planning 2 of 2	P285 SSI5
P341 SSE5 Elevation Planning 1 of 2	P341 SSE5
P341 SSE5 Floorplan Planning 2 of 2	P341 SSE5
P341 SWD5 Elevation Planning 1 of 2	P341 SWD5
P341 SWD5 Floorplan Planning 2 of 2	P341 SWD5
T322 SSE5 Elevation Planning 1 of 2	T322 SSE5
T322 SSE5 Floorplan Planning 2 of 2	T322 SSE5
<u>G1D Garage Planning</u>	<u>SPD Garages</u>
<u>G2D Garage Planning</u>	<u>SPD Garages</u>
Car Port	Dated April 2015

Clarification to paragraph 11 pp 48 Affordable housing

The development proposes 8.5% affordable units on site and a commuted sum for 25% off site affordable housing contribution as set out in the S106 for the outline planning permission. This adds up to 33.5 % which would appear short of the 35% required by the

Core Strategy however, the development phase to the south of Croft Road delivered above the 35% affordable housing meaning that the number of units on the north of Croft Road are 1.5% lower. For the development site as a whole, the proposal meets the 35% affordable housing and the triggers and phasing of delivery of the units was agreed by the Affordable Housing Working Group when the S106 was agreed

Site Address: Land at Matthewsgreen Farm, Matthewsgreen Road, Wokingham
Application No: 170618, Pages 67-84

Page 68:

Insert following drawing numbers under condition 1:

16-033-011 J Site Layout; 16_033_014 C Refuse, cycle storage and parking details; ITB12349-GA-003 Rev I Potential Rd 24 access arrangement; ITB12349-GA-004 Rev E swept path analysis – large refuse vehicle - inbound; ITB12349-GA-005 Rev E swept path analysis – delivery vehicle and large car; ITB12349-GA-010 Rev C swept path analysis – large refuse vehicle - outbound; ITB12349-GA-011 Rev E proposed site layout - visibility splays at internal junctions; ITB12349-GA-019 proposed site layout – service margins; 16-033-024 House Type E Plans; 16-033-025 House Type E Elevations; 16-033-026 A House Type E Elevations Variant 1; 16-033-027 House Type F Plans; 16-033-028 House Type F Elevations; 16-033-029 House Type F Elevations Variant 1; 16-033-030 House Type F Elevations Variant 2; 16-033-031 House Type F Elevations Variant 3; 16-033-032 House Type G Plans; 16-033-033 House Type G Elevations; 16-033-034 A House Type G Elevations Variant 1; 16-033-035 House Type H Plans; 16-033-036 House Type H Elevations; 16-033-037 House Type H Elevations Variant 1; 16-033-038 A House Type H Elevations Variant 2; 16-033-039 House Type M Plans; 16-033-040 House Type M Elevations; 16-033-041 House Type M Elevations; 16-033-042 House Type N Plans; 16-033-043 House Type N Elevations; 16-033-044 House Type N Elevations; 16-033-045 House Type P Plans; 16-033-046 House Type P Elevations; 16-033-047 House Type P Elevations; 16-033-048 House Type R Plans; 16-033-049 House Type R Elevations; 16-033-050 House Type S Plans; 16-033-051 A House Type S Elevations; 16-033-060 Block A Floor Plans; 16-033-061 Block A Elevations; 16-033-062 B Block B Floor Plans; 16-033-063 A Block B Elevations; 16-033-070 Garage Type Single; 16-033-071 Garage Type Double; 16-033-072 Garage Double Hip Roof; 16-033-074 Garage Plots 109; 16-033-075 B Refuse and Cycle Stores

Page 68:

Replace wording of condition 3 with the following:

3. Notwithstanding the approved plans, the primary access roads from the NDR serving the development hereby approved shall be constructed with a minimum carriageway width of 5.5m for the first 12m, and with a minimum carriageway width of 5m thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Page 69:

Delete condition 5 (satisfactory parking layout provided)

Replace condition 7 with the following condition:

7. The land within the visibility splays shown on drawing 'ITB12349-GA-011 Rev E proposed site layout - visibility splays at internal junctions' shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: To ensure satisfactory development in the interests of highway safety and convenience in accordance with Core Policies CP3 and CP6, and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

Page 70:

Delete condition 8 (this is already covered by condition 31 in the Outline permission)

Add the following condition:

10. Prior to commencement of development hereby approved, details of a temporary footpath link from the road serving plot 147 to Road 24 shall be submitted to and approved in writing by the Council. The path shall be provided in accordance with the approved details and constructed prior to first occupation of plots 89-94 and 142-147.

Reason: To ensure satisfactory development in the interests of highway safety, convenience and permeability in accordance with Core Policies CP3 and CP6, and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

Page 72: – add the following informative:

12. Developer should be advised that all utilities and services are to be placed within the service margins secured on dwg ITB12349-GA-019. If utilities are laid inappropriately within the carriageway, WBC reserve the right to not accept these roads for adoption

In summary information table – replace 2.78ha with 4.62ha and replace 0.5ha with 1.85ha

Page 82: – Update parking provision table with the following:

Type	No. spaces	Ratio (74 dwellings)
1. Allocated (excluding garages)	133	1.8
2. Unallocated	18	0.2
3. Visitor	16	0.2
Total Allocated + Unallocated + Visitor	167	2.3
4. Garages	53	
Total Allocated + Unallocated + Visitor + 0.5*Garages	193.5	2.6

Site Address: Arborfield Garrison and Adj. Land, Parcels H, I & J
Application No: 170686 Pages: 91-118

Highways Update:

Following the submission of revised details plans, the car park strategy has been updated and tables included in order to reflect this update.

1) Car Parking

The car parking provision has been revised and the latest summary is below on Tables 1 and 2.

	no's	ratio of 179
Total Visitor	60	0.34
Total Unallocated	43	0.24
Total Visitor & Unallocated	103	0.58
Total Allocated	280	1.56
Total Garages	117	0.65
Total Allocate & Garages	397	2.22
Total Vis & Unallocated, allocated & garages	457	2.55

Table 1: Summary of Car Parking Provision

	With Unallocated spaces	Visitors ave / unit	& Allocated (excluding visitor) spaces	ave/unit
Tot spaces: gross space, allocated, garages & visitors	500	2.79	397	2.22
Total spaces with 50% for garages	442	2.47	339	1.89
Total spaces with 0% for garages	383	2.14	280	1.56

Table 2: Total and Average Car Parking Provision

Discussions have taken place with the applicant to ensure there is an adequate total number of visitor spaces, and that they are located within an easy walk distance from the flatted developments.

It can be confirmed that a level of car parking has been achieved to accord with guidance contained within the Council's adopted Parking Standards Study Report. The flats have unallocated parking and this is an efficient way to ensure maximum usage of the spaces.

2) Accesses onto Nine mile Ride Extension

The three main highway accesses onto Nine Mile Ride Extension (NMRE) have required some modifications. Along this frontage the NMRE has a 3m wide shared pedestrian and cycleway and it is necessary to ensure that they all have a pedestrian and cycle crossing set back a car length of 5m. Details associated with this are secured via condition.

3) Crossing of Oil Pipeline

The highway crossing of the oil pipeline near to plot 59 is considered necessary to improve permeability of the parcels. An example of this connection crossing the pipeline is shown on the latest revisions. Further details have been secured through a condition associated with this detail.

4) Pedestrian Connection to Sheerlands Road.

A pedestrian connection to Sheerlands Road is considered to be important as this would connect to the greenway and bridleway 18 which link to the Bohunt Secondary School and the Neighbourhood Centre. The latest layout shows this link at the end of the Primary Street adjacent to plot 120. The details and exact location are also subject to a planning condition.

Amended and Additional Conditions:

Condition two has been amended to now include the final plans for the application and a further five conditions (Conditions 7-11) have been added in order to secure certain minor elements of detail within the scheme.

2. *Plans*

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

Drawing Title	Drawing Reference	Revision
Layout Plans		
Site Layout	P16-0796_01	R
House Type Pack	P16-0796_2B	F
Affordable Housing Tenure Plan	P16-0796_11-1	C
Predominant Materials Plan	P16-0796_12-1	E
Parking Strategy Plan	P16-0796_13-1	D
Building Heights Plan	P16-0796_14-1	C
Enclosures Plan	P16-0796_15-1	C
Part M (Cat2) Location Plan	P16-0796_16-1	C
<i>Bin Stores</i>	<i>P16-0796_19-04</i>	<i>As provided on 28.6.2017</i>
Street Scenes Plots 74-93	P16-0796_24	A
Site Location Plan	P16-0796_17-1	
Landscape Plans		
Detailed on Plot Landscaping	P16-0796_20 Sheets 1 to 4	C
Detailed POS Landscaping	P16-0796_21 Sheets 1 to 4	C
Tree Pit Details	P16-0796_23	B
Engineering Plans		
General Arrangement Plan 1 of 2	16_342-001	E
General Arrangement Plan 2 of 2	16_342-002	E
Refuse Swept Path Analysis 1 of 2	16_342-003	H

Refuse Swept Path Analysis 2 of 2	16_342-004	H
Drainage Strategy 1 of 2	16_342-005	D
Drainage Strategy 2 of 2	16_342-006	D
Preliminary Levels Sheet 1 of 2	16_342-007	C
Preliminary Levels Sheet 2 of 2	16_342-008	C
Car Swept Path Analysis 1 of 2	16_342-009	D
Car Swept Path Analysis 2 of 2	16_342-010	D
Proposed Pond Cross Section	16_342-011	C
Fire Tender Swept Path Sheet 1 of 2	16_342-013	A
Fire Tender Swept Path Sheet 2 of 2	16_342-014	A

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

7. *Highway details crossing the oil pipeline near to Plot 59*

Notwithstanding the approved plans, prior to commencement of development full highway details of the proposed oil pipeline highway crossing near to Plot 59 shall first be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details 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.

8. *Pedestrian access connection to Sheerlands Road*

Prior to the construction of the Primary Street shown on plan number P16-0796_01 Rev R, full details for the provision of a pedestrian and cycle connection to Sheerlands Road including a supporting Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The connection shall be constructed in accordance with the approved details prior to the occupation of any dwellings within Parcel J shown on plan number P16-0796_01 Rev R, 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.

9. *Highway details at the Nine Mile Ride site accesses*

Notwithstanding the approved plans, prior to commencement of development full highway details of the three site accesses onto the Nine Mile Ride Extension including the set-back pedestrian and cycle crossings shall first be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance

with the approved details 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.

10. Parking Bays in root protection areas

Notwithstanding the approved plans, prior to commencement of development details of all parking spaces within root protection areas shall first be submitted for approval in writing by the local planning authority. Development shall be carried out in accordance with the approved details 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.

11. Highway adoption plan

Prior to commencement of development, a highways adoption plan, to include all adoptable 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).

Site Address: 15-27 High Street, Wargrave, RG10 8BU.

Application No: Pages 119 – 138

Update category type on page 119 to Major as the application is for the erection of 10 dwellings.

Add the following condition requesting proposed site levels information:

No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

Site Address: Land Adjacent to 1 Anson Walk, Shinfield, RG2 8JU

Application No: 171436 Pages: 147 - 170

Correction in Report:

Planning History

Application F/2015/0073 was determined by Planning Committee in June 2015 and not June 2016

Amendments to Conditions:

Condition 7 is amended to read as follows: *'Before occupation of the dwellings hereby approved the junction improvement works must be carried out in full accordance with plan numbers 28008-451; 0100; 0300; 0500; 28008-PD-110; MAP/C3025/SK201; MAP/C3025/SK202 and MAP/C3025/SK203'*.

Condition 8 is amended to read as follows: *'Before occupation of the dwellings hereby approved the access must be constructed in accordance with plan numbers 28008-451; 0100; 0300; 0500; 28008-PD-110; MAP/C3025/SK201; MAP/C3025/SK202 and MAP/C3025/SK203'*.

Site Address: Old Redingensians Sports Ground, Old Bath Road, Sonning, RG4 6TQ

Application No: 170580 Pages: 171 - 196

Amendments to Conditions:

Condition 5 is amended to read as follows: *'Prior to commencement of the use of the pitch hereby approved development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.*

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s)'.

Condition 12 is amended to read as follows: *'Prior to commencement of development there shall be submitted to and approved in writing by the Local Planning Authority details of the proposed external lighting, including details of baffles and/or louvres to minimise lightspill. The lighting shall be installed as per the approved details.'*

Condition 14 is amended to read as follows: *'Use of the artificial grass pitch shall not commence unless and until an event car parking management plan has been submitted to and approved in writing by the Local Planning Authority. The use of the pitch shall be in accordance with the agreed car parking management plan unless otherwise agreed in writing by the Local Planning Authority'*.

Pre-emptive site visits

Ref: 171648 - 7-9 Shute End, Wokingham

Full planning application for the change of use from bed and breakfast (Use Class C1) to a residential hostel (Sui Generis) with 10no self-contained units including changes to fenestration and internal refurbishment

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

Ref: 171358 - Land to the rear of 484-488 Reading Road Winnersh

Full application for the proposed erection of a pair of semi-detached dwellings at the rear of 484-488 Reading Road following demolition of existing garage & outbuilding at rear of 484 Reading Road.

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

Non-householder appeal decisions

Address	Development	Decision	Main planning issues identified/ addressed
Land r/o 411-413 Wokingham Road, Earley	Construction of 4 detached houses with associated access and parking	Dismissed	<ul style="list-style-type: none"> • Development would be of detriment to character of the area • Harm to amenity of existing neighbours
Lambs Farm Business Park, Basingstoke Road, Spencers Wood	Proposed erection of new business unit for Use Classes B1(b) and (c) (Light Industrial, Research and Development) and B8 (Storage and Distribution) use with ancillary office space as well as car and lorry parking with ancillary works adjoining existing Business Park.	Dismissed	<ul style="list-style-type: none"> • Development would harm character of the countryside
1 Kibblewhite Crescent, Twyford	Erection of an attached 3-bed dwelling following removal of garage and outbuildings	Dismissed	<ul style="list-style-type: none"> • Development would be of detriment to existing pattern of development and character of the area
Land to the rear of 328b - 334 Barkham Road	Erection of 10 dwellings with associated parking and landscaping.	Allowed	<ul style="list-style-type: none"> • Acceptable to bring the site forward for development • Limited harm to trees subject to conditions

Quarterly Enforcement Monitoring Report

QUARTERLY ENFORCEMENT MONITORING INFORMATION PLANNING COMMITTEE Jul 2017

RFS CASES 1 Apr – 30 Jun 2017

Number on hand 1 Apr	172
Number received	194
Number closed	161
% closed in 8 weeks	66%
Number on hand 30 Jun	205

Reasons for closure	Number	%
Other	5	3%
No breach of planning control	99	61%
Not expedient to pursue	2	1%
Voluntary compliance	20	13%
Details submitted (eg minor amendment, details pursuant to conditions, planning application)	31	20%
Notices served	4	2%

SUMMARY OF NOTICES/PROSECUTION for period 1 Jan – 31 Mar 2017

Notice Type	Number Served
Enforcement Notices	4 GRT pitches on A4 at Wargrave 128 Reading Road unauthorised flat 34 Oxford Road commercial uses White Hill Farm commercial uses
Stop Notices	0
Temporary Stop Notices	0
Breach of Condition Notices	1 Matthewsgreen farm out of hours working
Section 215 Notices	0
Prosecutions	0
Direct Action	0
Injunctions/Orders	1 Nelsons Lane

APPEALS AGAINST ENFORCEMENT NOTICES 1 Apr – 30 Jun 2017

Number of enforcement appeals lodged: appeal against fence Model Farm, appeal against GRT pitch on A4 **Total 2**

Number of enforcement notice appeals determined: Val Wyatt **Total 1**

Number of enforcement appeals withdrawn: **Total 1 (Warren farm)**

Enforcement appeals public inquiries pending: Barkham Manor Farm (Oct 2017), Kybes Lane (Sep 2017), Nelsons Lane (26 and 27 July 2017)

SUMMARY OF ENFORCEMENT APPEAL DECISIONS

Reference: RFS/2015/082382

Address: Val Wyatt Marine, Willow Marina, Wargrave

Breach of planning control: installation of a two storey floating structure

Appeal outcome: Appeal of ground c dismissed – the Inspector concluded that planning permission was required. Appeal on ground a allowed

Inspector's findings: The inspector accepted that the floating structure was in effect a replacement building in the Green belt and therefore acceptable subject to conditions

Report Author: Marcia Head

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