

MEMBERS' UPDATE

Planning Committee – 8 November 2017

Site Address: Carnival Pool Leisure Hub: land at Wellington Road & Finchampstead Road, Wokingham

Application No: 172012, Pages 11-78.

Addition Representations

Two additional representations have been received since the report was finalised: one supportive in principle but raising reservations about aspects of the proposal; the other an objection. No new planning issues were raised.

Clarification

Paragraph 65 refers to use of sound amplifying equipment being controlled under a premises licence. The Environmental Health Officer has since clarified not all activities would be covered by a premises licence – exercise classes that use music for instance – which reinforces the need for Condition 26.

Wokingham Town Council's comments were not included in the original agenda pack and are attached now.

Updated Recommendation

As no new substantive planning issues have been raised, the first sub-paragraph i) can be deleted and the subsequent paragraphs renumbered.

Paragraph 130 of the committee report advised that the applicant's financial appraisal was being reviewed by an independent financial advisor and their feedback would be reported at this meeting.

The independent financial advisor's initial view confirms the applicant's position; that the scheme cannot support the provision of affordable housing. However, they have sought clarification of a number of points to ensure that this position is robust and the recommendation is updated pending the advisor's final report

RESOLVE to GRANT PLANNING PERMISSION subject to:

- i) a commitment to make contributions to mitigate the impact of the development in terms of the Thames Basin Heaths Special Protection Area and travel planning in accordance with paragraphs 105-109 and 124 of this report;
 - ii) confirmation from the independent financial advisor that the scheme cannot support the provision of affordable housing; and
 - iii) the conditions set out on pages 13-30 of the committee report.
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Wokingham Town Council comments on Carnival Pool planning application 172012

Wokingham Town Council supports this application in principle but has a number of concerns about the detail and requests that these be addressed prior to recommending approval.

Cycling & public transport (Borough Design Guide 3A.4)

There is no provision for bus stops on Wellington Road. This is a busy area that is expected to get busier and it would not be acceptable for the buses to block this road. The existing bus stop on Wellington Road does not have a raised kerb, which would make the pool and library impossible to access for some of our less able residents.

There is currently no bus provision to the area on Sundays and much of Saturday. The transport plan does not reflect the reality in terms of buses and their availability, which is only 12 buses passing by on a working day.

There appears to be no clear and covered provision for cycle storage for people visiting the pool and library.

There appears to be no safe cycle-lane provision for cyclists who might want to get to the pool or the library. Considering that we have a new cycle lane that reaches the station from the Reading road, why is this not being extended to the Carnival Pool area?

The footpaths along Wellington Road are very narrow in some areas and it would be difficult to get to and from the station if you have a pram or a mobility scooter.

Swimming pools

The current pool was built in 1992 to replace the services that Martin's pool provided. This included paddling pools for young children. The current pool has a splash/beach pool that meets this requirement. This needs to continue to be provided in the new pool, as it needs to support different levels of swimming ability at the same time.

Residential

The block of flats has grey anthracite coloured windows which will quickly become dated. This is out of keeping with other buildings in the immediate area which all have white window frames.

We are unhappy with the lack of provision of affordable housing on this site, although we understand the reasons given.

What is creating privacy and preventing people from walking close to the windows of the ground floor flats?

Parking

With 55 flats, and only 26 dedicated residential spaces next to the flats, there are not enough parking spaces provided to meet the minimum standards. Suggesting that residents can use the multi-storey car park is not viable, as demonstrated by the following extract from the Design & Access Statement:

“The brief for the multi-storey car park was to deliver at least 500 spaces to ensure economic viability and allow for projected parking capacity requirements.”

This implies that that there are only 29 spaces available for residents and we are below the national minimum standards for parking for the flats.

In addition, the proposal does not comply with Appendix 2 (Car Parking Standards) of the adopted MDD, which states:

“For Residential parking the developer will need to show that spaces identified to serve each dwelling are within an acceptable distance from that dwelling (normally 25m for allocated parking). On larger schemes a plan showing plot numbers and parking layout allocation / unallocated and visitor spaces will be required.”

General

The plans do not include a reference to the existing Mark Tildesley memorial bench, which is clearly in the way of some of the work. The SCI refers to a question that suggests the possibility of moving it. This must be done with care as the current location is significant and was chosen by his parents.

The main entrance road to the site, which includes Burger King and the remaining office building is supposed to be for shared vehicle and pedestrian access. This could be very dangerous in such a busy location and when there are children around, especially at night.

Wokingham Town Council
Planning & Transportation Committee
14th September 2017

Site Address: Land between 24 & 25 Gorrick Square, Wokingham
Application No: 171467, Pages 79-94.

No update.

Site Address: Units 62 – 67, Suttons Business Park, Suttons Park Avenue, Earley, RG6 1AZ

Application No: 171903, Pages 95 - 118.

Changes to conditions

Following a change to the site layout, the lighting design, flood risk assessment, landscape proposals and tree protection details have been updated. As such, conditions 13, 14 and 16 require updated revision numbers:

13 – Replace DLA-1776-L 03 Rev E with DLA-1776-L 03 Rev F and DLA-1776-L-01 Rev C with DLA-1776-L 02 Rev E

14 – Replace DLA-1776-L 02 Rev D with DLA-1776-L 02 Rev E

16 – Replace External Lighting Design Report – Dunwoody June 2017 and External Lighting Layout 20825/E/101 P3 with External Lighting Design Report – Dunwoody October 2017 and External Lighting Layout 20825/E/101 P4

Pre-emptive site visits

Ref: 172366 - 37 Wilderness Road

Householder application for the proposed erection of a part ground floor and part first floor rear extension to existing dwelling.

Reason: to assess the impact of the development on neighbour amenity

Ref: 173049 - 1 Nelsons Lane, Hurst

Householder application for proposed raising of existing roof to create a first floor and additional accommodation in roof space, erection of a single storey extension, first floor side extension, removal of existing chimney and changes to fenestration

Reason: to assess the impact of the development on the character of the area and neighbour amenity

Non-householder appeal decisions

Address	Development	Decision	Main planning issues identified/ addressed
260 Hyde End Road, Spencers Wood	Erection of one dwelling	Dismissed	<ul style="list-style-type: none"> • Harm to character and appearance of area
3 Rectory Road, Wokingham	Change of use of the building from office to residential to form 2 x 2-bed flats with minor	Dismissed	<ul style="list-style-type: none"> • Harm to listed building and conservation area • Poor living conditions

	internal alterations and small extension to north east end of the building		for future occupants
Land adjacent to Rivermead Farm, Wargrave Road, Wargrave	The formation of a raised earth platform, the installation of synthetic surface stabilising matting, and the formation of 'hoggin' hard surface (Enforcement appeal)	Dismissed. Notice varied.	<ul style="list-style-type: none"> • Inappropriate development in the Green Belt • Harm to character and appearance of countryside • Ecological harm
16 Barkham Ride, 18 Barkham Ride, Finchampstead	Appeal A - erection of a single dwelling	Allowed	<ul style="list-style-type: none"> • Council unable to demonstrate adequate housing land supply • Development out of settlement • limited harm to character of area

Forthcoming Public Inquiries and Informal Hearings

Type	Date	Room	Site	Development
Inquiry	5 – 8 December	Council Chamber	Land to the west of Trowes Lane, Swallowfield	Application for outline consent for the proposed erection of up to 20 dwellings with associated access, parking, open space and landscaping, access to be considered, all other matters reserved