

MEMBERS' UPDATE

Planning Committee – 4 March 2015

Site Address: Land at Market Place Peach Street and Rose Street (referred to as Peach Place), Wokingham.

Application No: F/2014/2637, Pages 11-110.

Correction

The cross-reference on page 48 (regarding the petition from the Bradbury Centre) should be to paragraph 117 rather than paragraph 44.

Amendment

Amendments to the design of Units SU014-SU016 have resulted in a 29m² reduction in the proposed new-build floor area and a corresponding reduction in the net increase: the Summary Table on pages 34-35 of the agenda should be updated as follows:

SUMMARY INFORMATION					
Site Area	1.09 hectares				
Land uses and floor space	Existing	Retained	Proposed new build	Total Proposed	Net change
A1 shops	5,369m ²	3,682m ²	N/A	3,682m ²	-1,687m ²
A2 financial and professional services	0m ²	0m ²	N/A	0m ²	0m ²
A3 restaurants and cafes	75m ²	0m ²	N/A	0m ²	-75m ²
A4 Drinking Establishment	258m ²	258m ²	N/A	258m ²	0m ²
A5 hot-food take away	200m ²	200m ²	N/A	200m ²	0m ²
Flexible A Class use	N/A	N/A	3,674m² 3,645m ²	3,674m ²	+3,674m ²
Total A Class uses	5,902m²	4,140m²	3,674m²	7,814m²	+1,912m²
B1(a) office (demolished)	482m ²	0m ²	0m ²	0m ²	-482m ²
D1 non-residential institution (dentist)	161m ²	0m ²	0m ²	0m ²	-161m ²
Public Toilet	66m ²	0m ²	17m ²		-66m ²
Total	6,611m²	4,140m²	3,691m²	7,831m²	+1,221m² +1,192m²

Additional Consultation Response

In view of the concerns expressed regarding disabled access to the Bradbury Centre, advice has been sought from Adult Social Services.

The overall redevelopment of the town centre has been designed to improve the environment and experience of residents, businesses and visitors and in achieving this there is undoubtedly great benefits for those with disabilities. The proposed environment will allow much easier physical access to shops, residences and communal areas which in turn will promote independence and social inclusion.

In order to achieve this multi-purpose environment changes are inevitable. As a result a query has been raised regarding disabled access and parking in the Plaza area of the site. The Bradbury Centre (part of Wokingham Methodist Church) borders the new Plaza but will no longer have the ability for vehicles to drop off their main entrance. The current car park has 3 disabled parking spaces, only one of which is near the entrance. With this no longer available in its current place there is concern that this will restrict access for people with limited mobility who may use the Centre for community activities.

In consultation with colleagues across Planning, Highways and Adult Social Care it is proposed that appropriate space is made at the front of the Centre building on Rose Street. The current short stay parking bay which can accommodate up to 5 vehicles can be amended to 3 spaces, with a proposal that the space closest to the main entrance be designated a "loading/unloading" bay only. This will allow for vehicles to park close to the main entrance to drop off and collect people with reasonable confidence that the space will be available. The other two spaces can be marked as single yellow lines which allows for other drivers with Disabled Parking Badges to use the space under the terms of the DfT guidelines. Outside business hours these spaces can be used for residents of the local area. This proposal ensures that there remain disabled parking spaces in the same vicinity as is currently available, in addition to the double yellow lines DPB users can also use.

Across the council there remains full commitment to promoting an environment that supports all residents and visitors without discrimination of any kind. This includes ensuring that people who need more support are able to access the new area without obstacles or barriers. However, the plans are designed to serve the needs of the many, and perfection cannot be achieved for the few as well. The Town Centre Regeneration Team have committed to ensuring that the detail of the new environment (road surfaces, rails and kerbs etc.) will take into account any access issues to improve mobility for all – wheelchair users, those using mobility aids such as walking frames, and parents with prams. In this way, we can be confident that adequate provision has been made for people with additional needs, as well as the general public, encourages and allows them to make use of the new and improved space and opportunities.

Comment from Cllr Pitts

Following review of the draft update Cllr Pitts has submitted the following comment

“As you know, I cannot be at committee on Wednesday as I am away. However, as a member of the Learning Disability Partnership Board, I am extremely concerned about the problems of access raised by Keep Mobile and the Bradbury Centre about disabled access. I DO NOT think a community bus stop in the town solves the problem. Some of these people are extremely disabled and need to be dropped off at the door of the Bradbury Centre, not on Rose Street or somewhere else in town. As they stand, I do not consider that the plans accord with the Disability Discrimination Act, or indeed WBC's own policies.”

Representations

Ten further representations have been received since the agenda was printed: one from Keep Mobile, one in support and eight - including letters from Wokingham Methodist Church, the Wokingham Society and Cllr Prue Bray - commenting on revised and additional information (previous correspondents were re-consulted because clarification of the floor area figures showed that the net increase in floor area was greater than stated in the application documents. The other changes were minor in nature and would not, on their own, have required re-consultation).

Keep Mobile raise concerns about vehicular access to the Bradbury Centre being restricted and request provision for community buses is incorporated (*Officer Note: see revised Condition 26 below. There may be scope to incorporate a community bus stop in town centre environmental improvements as they come forward.*)

The supporter commented that they support the redevelopment: too many people are objecting on little grounds. We need to move forward.

One respondent supported the inclusion of cycle storage and disabled parking.

The others reiterated previous concerns about parking, the need for a new square, the height of buildings proposed on Peach Street in particular adjacent to the Redan and relative to the width of the street, visibility of plant and views from the square towards the town hall.

In summary, the points made in relation to the new information are as follows.

Access, parking and servicing

The increase in floor area will further increase demand for parking. The approach taken to calculating parking requirements underestimates the actual requirement. (*Officer Note: the committee report is based on the revised information; a net gain of +1,221m² (now reduced to +1,192m² see below)*)

Queries regarding the direction of the swept path analysis and the implications for on-street parking, in particular the three proposed disabled parking bays, which

could be reduced if a weight limit for service vehicles were adopted. (*Officer Note: tracking was based on the largest size of vehicle likely to need to access the site and it is preferable to design the scheme to accommodate this for flexibility/long term robustness. This factor has taken into considered in relation to Condition 26, revised below and additional condition 44.)*

Does condition 22 refer to the construction phase? Access to the Bradbury centre should be included in the servicing plan and no change to access should be made until the project is complete

The proposed servicing hour's conflict with use of the Rose Street Nursery from 09:30.

By making provision for vehicle servicing through the square, the application gives priority to access for commercial deliveries over and above the existing users (including disabled) of the Bradbury Centre. It has not been demonstrated that the proposal is consistent with the Council's obligations under the Disability Discrimination Act 2005, which places various obligations on local authorities to promote disability equality

(Officer Note: Condition 22 requires provision for access and servicing to be made before occupation and Condition 23 – as revised below – requires a serving management plan. Permitting access for visitors to the Bradbury Centre throughout the day would conflict with the aim of providing a safe pedestrian environment. Condition 28 requires (pedestrian) access to the building to be maintained during construction. It would not be feasible for the existing arrangements to remain in place during redevelopment. Informative 2 refers specifically to Planning Policy.)

Consideration should be given to providing turning in the space at the rear of the town houses or provision of a turntable. (*Officer Note: the former would be unacceptable in terms of residential amenity. The latter does not form part of the proposal but would be likely to give rise to reliability and health and safety concerns*)

Has cycle parking provision has been revised to take account of the additional (corrected) floor space? (*Officer Note: it has; paragraph 126 refers*)

Hours of construction

Construction should be restricted to avoid Sunday services and to allow ad hoc events such as weddings or funerals. (*Officer Note: see the proposed revisions to Condition 29 below. The applicant has indicated it may be possible to make provision for ad hoc events under condition 28 viii.)*

Other

What use class would units SU014-SU06 be? (*Officer Note: Class A1-A5; see paragraphs 4-36 of the report*)

Revised conditions

Condition 2 (Approved Drawings) has been updated to reflect revised information received since the report was printed:

2. This permission is in respect of the following drawings:

Drawing No	Title	Received by the LPA
BNY-PD-08 GD LL01 A07	General Details	04/12/2014
BNY-PD-08 GP LL01 A06	Site Location Plan	12/02/2015
BNY-PD-08 GP LL02 A07	Application Boundary Plan	04/12/2014
Existing Elevations		
BNY-PD-05-LL01 A00	Existing Elevations - Demolition Drawing	06/02/2015
BNY-PD-08 GE LL01 A07	Existing Elevations	04/12/2014
Existing Plans		
BNY-PD-05-0002 A06	Existing Ground Floor Plan - Demolition	6/02/2015
BNY-PD-05-1002 A04	Existing First Floor Plan - Demolition	04/12/2014
BNY-PD-08 GP 0002 A08	Existing Ground Floor Plan	06/02/2015
BNY-PD-08 GP 1002 A08	Existing First Floor Plan	06/02/2015
BNY-PD-08 GP 2002 A08	Existing Second Floor Plan	06/02/2015
BNY-PD-08 GP 3002 A05	Existing Roof Plan	04/12/2014
BNY-PD-08 GP LL03 A05	Existing Masterplan	04/12/2014
BNY-PD-08 GP LL04 A07	Existing Land Use Plan - Ground Floor	12/02/2014
BNY-PD-08 GP LL09 A08	Existing Land Use Plan - First Floor	12/02/2014
BNY-PD-08 GP LL13 A01	Existing Land Use Plan - Second Floor	06/02/2015
BNY-PD-08 GP LL14 A00	Existing Storey Heights	06/02/2015
Proposed elevations		
BNY-PD-08 GE LL04 A07	Proposed Detailed Elevations Sheet 1 - Rose Street	04/12/2014
BNY-PD-08 GE LL05 A07	Proposed Detailed Elevations Sheet 2 - Peach	04/12/2014

	Street	
BNY-PD-08 GE LL06 A07	Proposed Detailed Elevations Sheet 3 - Peach Place Plaza	04/12/2014
BNY-PD-08 GE LL08 A09 A10	Proposed Elevations	04/12/2014 24/02/2015
BNY-PD-08 GE LL09 A10 A11	Proposed Elevations	04/12/2014 24/02/2015
BNY-PD-08 GE LL10 A01	Proposed Detailed Elevations Sheet 4 - Peach Place Arcade	04/12/2014
BNY-PD-08 GE LL11 A00	Peach Street Elevation - Existing and Proposed	12/02/2015
Proposed Plans		
BNY-PD-08 GP 0001 A29 A32	Proposed Ground Floor Plan	12/02/2015 24/02/2015
BNY-PD-08 GP 1001 A24 A23	Proposed First Floor Plan	12/02/2015 24/02/2015
BNY-PD-08 GP 2001 A18 A20	Proposed Second Floor Plan	04/12/2014 24/02/2015
BNY-PD-08 GP 3001 A10 A12	Proposed Roof Plan	12/02/2015 24/02/2015
BNY-PD-08 GP LL06 A09 A11	Proposed Masterplan Ground Level - Site Location Plan	04/12/2014 24/02/2015
BNY-PD-08 GP LL08 A08 A10	Proposed Storey Heights	04/12/2014 24/02/2015
Sections		
BNY-PD-08 GS LL01 A06	Existing Sections	04/12/2014
BNY-PD-08 GS LL02 A10 A11	Proposed Sections	04/12/2014 24/02/2015
Levels		
BNY-PD-08 GP LL05 A04	Existing Levels	04/12/2014
BNY-PD-08 GP LL07 A06 A08	Proposed Levels	04/12/2014 24/02/2015
Parking and Servicing		
BNY-PD-08 GP LL10 A08 A11	Servicing	06/02/2015 24/02/2015
BNY-PD-08 GP LL12 A00 A02	Rose St Servicing Strategy	06/02/2015

		24/02/2015
BNY-PD-08 GP LL15 A00 A02	Disabled Parking Provision Plan (indicative)	06/02/2015 24/02/2015
Public Open Space		
BNY-PD-08 GP LL16 A00 A02	Public Open Space Area excluding Access	06/02/2015 24/02/2015
BNY-PD-08 GP LL17 A00 A02	Public Open Space Area including Access	06/02/2015 24/02/2015

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Clarification of Condition 3 (Use of Commercial Units)

- Notwithstanding the provisions of Part 3 of the Second Schedule 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), the ground **and first**-floor commercial units (identified as units SU001-SU006 **on Drawing No BNY-PD-08 GP 0001 A32, Proposed Ground Floor Plan and BNY-PD-08 GP 1001 A23, Proposed First Floor Plan**) shall be used only as Class A1 shops and for no other purpose, including any other purpose in Class A of the Schedule to 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] **unless otherwise agreed in writing by the Local Planning Authority.**

Clarification of Condition 12 (review of design adjacent to Bush Walk)

- Before the development hereby permitted is commenced, the design off SU010/APT**014** shall be reviewed, with particular regard to maintaining views of the rear of the former stable range of the Bush Hotel, now forming Bush Walk, and of the town hall beyond. Alternative options shall be submitted to the Local Planning Authority for assessment and development shall be carried out in accordance with ~~whichever~~ **the current or** revised scheme, **whichever** is approved.

Clarification of Condition 17 (shop fronts and signage)

- All new shop fronts and signage shall be in accordance with a Shop Front and Signage Design Guide which shall be consistent with the advice in the Borough Design Guide SPD, June 2012 (or any guidance that supersedes it) and has first been submitted to and approved in writing by the Local Planning Authority. The Guide shall remain in force for the lifetime of the development **unless otherwise agreed in writing.**

The trigger for submission of details to comply with Condition 21 (Landscape Management Plan) has been revised for consistency with Condition 18 (Landscaping) and because the details are not required upon commencement.

21. ~~Prior to the commencement of the development~~ **Before the development of external spaces within the development (including the square, pedestrian access routes and reconfigured car park) hereby permitted are commenced** 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.

Amplification of Condition 22 (access and servicing) to include approval of the junction design details which have not yet been provided.

22. No part of the development hereby permitted (other than existing commercial units which are retained and continue to trade during the redevelopment) shall be occupied until access has been constructed, the square is available for use by delivery and service vehicles and they are able to enter and leave the site in a forward gear, in accordance with ~~the approved~~ details **that have first been submitted to and approved in writing by the Local Planning Authority (to include crossovers rather than bell-mouth junctions at the Rose Street access and egress)**. This provision shall be retained in accordance with the approved **details and retained** thereafter.

*Reason: to provide **pedestrian facilities**, adequate off-street servicing plus turning to allow vehicles to enter and leave the site in a forward gear, to deter on-street servicing in the interests of road safety and convenience and the amenity of the town centre.*

Clarification of Condition 23 (servicing management plan) to make clear that it is not intended to restrict servicing by M&S, the Haka and Redan which would be unreasonable as their premises are not altered by the proposal; these properties will continue to operate as they do currently. The applicants' intention has always been that the majority of servicing would be between 07:00 and 10:00 and the condition has been revised to limit all servicing to between these times.

23. No part of the development hereby permitted (other than existing commercial units which are retained and continue to trade during the redevelopment) shall be occupied until a Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Servicing Management Plan shall include details of both physical and management measures for controlling deliveries in order to avoid disturbance to residents within and near to the development and conflict between delivery/service vehicles and pedestrians using the square or pedestrian routes through the 10:00 site. In any case no deliveries shall be taken in or dispatched from the site **(other than from 24-38 Peach Street)** outside the hours of 07:00 and

~~21:00~~ **10:00** Monday to Saturdays nor at any time on Sundays, Bank or Public Holidays.

Condition 26 (disabled parking provision) has been made more specific.

26. Before the use of the Rose Street Car Park by visiting members of the public ceases, **either three disabled parking bays or two disabled parking bays and a drop-off facility** shall be provided (to replace ~~these~~ **the three disabled parking bays** displaced by the development) **within the zone identified on Drawing No BNY-PD-08 GP LL15 A02, Disabled Parking Provision Plan or if the necessary Traffic Regulation Order is unsuccessful** in a suitable alternative location within the town centre, in accordance with details that have first been submitted and approved in writing by the Local Planning Authority.

Additional of a sub-clause to Condition 28 (Construction Environmental Management Plan) to make clear that routing of construction traffic must be included.

28. No development, including any works of demolition, shall take place until the appointed main contractor has submitted a detailed Construction Environmental Management Plan (CEMP) based on the submitted Outline CEMP Report dated December 2014 and the detailed CEMP has been approved in writing by Local Planning Authority. In addition to the issues identified in the Outline CEMP the document shall include:

- i) parking provision for site operatives and visitors;
- ii) provision for loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) measures to prevent deposit of mud on the highway;
- vi) provision for servicing of commercial units which are to be retained and continue to trade during the redevelopment;
- vii) measures to minimise dust during demolition; ~~and~~
- viii) access to the Bradbury Centre; **and**
- ix) routing of construction traffic.**

The approved CEMP shall be adhered to throughout the construction period.

Condition 29 (Hours of construction) was carried forward from the first phase of the Peach Place regeneration (as varied). Extended working hours were agreed because of the additional constraints of developing in a town centre location: as well as disturbance to residential properties, the disruption to trade and circulation (pedestrian and vehicular) are a consideration. Also the disadvantage of longer working hours would be off-set to some extent by a reduced build period overall. The second phase will be longer in duration and less constrained, as there will be more space available within the site, but there will still be occasions where for

example circulation in Peach Street will be affected. In discussion with the applicant it has been agreed that they can operate with more limited working hours providing they have the flexibility to agree working outside these times on an as-and-when-required basis.

29. No work relating to the construction of the approved development, including works of demolition or preparation prior to building operations, shall take place other than:

- i) between the hours of ~~07:00~~ **08:00** to ~~20:00~~ **18:00** Monday to Saturday plus limited works (delivery and removal of materials and erection and dismantling of scaffolding) from 20:00 to 22:00;
- ii) ~~limited works (delivery and removal of materials and erection and dismantling of scaffolding) between 08:00 and 13:00 on Sundays; and;~~
- iii) individual operations which cannot reasonably be undertaken within the construction working hours defined at i) and have been notified to the Local Planning Authority (including details of the nature extent and timetable for the works) at least two weeks in advance and agreed in writing (by exchange of letter).

Such operations may include:

- a) loading, unloading or deliveries;
- b) erection or dismantling of scaffolding around shop fronts or on pavement areas;
- c) demolition, soft strip and asbestos removal works;
- d) new build activities; and
- e) other construction works which reasonably need to be undertaken outside of hours defined at i) having regard to the circumstances of the site

where these works would otherwise cause disruption to trade, pedestrian circulation or the free flow of traffic.

- iii v) Where works are agreed by the LPA under iii), Wokingham Town Council, **Wokingham Methodist Church** and residential properties within an identified zone that has first been submitted to and approved in writing by the Local Planning Authority shall be given written notice at least one week in advance of the works taking place. The notification shall include details of the nature, extent and timetable for the works and telephone number that the party responsible the works can be contacted on for the duration of the works.

The applicant has requested that the closing time specified by Condition 30 (hours of operation) be extended to 24:00 as they consider 23:00 would undermine their ability to secure A3 and A4 tenants. Given the proposed control on outside activity after

22:00 hours and that condition 31 secures a noise attenuation scheme the extended opening time is considered acceptable.

30. No customer shall be permitted on the Class A premises hereby permitted (other than the existing commercial units that are to be retained at 1-5 Rose Street, 36 Market Place and 24-38 Peach Street) outside the hours of 07:00 and ~~23:00~~ **24:00**. No customer shall be permitted to use outside areas ancillary to the use of the premises and doors and windows shall be kept shut outside the hours of 07:00 and 22:00.

Additional condition:

44. **Before the use of the servicing egress hereby approved commences the necessary Traffic Regulation Order(s) shall be in place and the adjacent on-street parking bay shall be removed in order to allow vehicles to exit the site safely.**

Reason: In the interests of highway safety and convenience.

Relevant policy: Core Strategy policies CP3 & CP6.

Site Address: Former Allied Bakeries site, Viscount Way, Woodley, RG5 4BJ

Application No: F/2014/2105, Pages 111-149

Condition amendment

Amendment to Condition 11 – construction start time restriction amended to 8am from 7.30am (Monday to Friday). Condition now reads:

11. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 8.00 am and 18.00 pm Monday to Friday and 8.00 am to 13.00 pm Saturdays and at no time on Sundays or Bank or National Holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard amenity of neighbouring properties.

Relevant policies: NPPF, Core Strategy policies CP1 and CP3

Legal agreement update

The legal agreement (for the contributions outlined in paragraph 91 of the report) has now been signed and completed, dated 27/02/15.

Proportion of units over the allocation as a %

The site has been allocated for the development of 'around 57' dwellings (Policy SAL02). It is given as an approximate figure as assumptions are made about the housing mix.

This application proposes 68 dwellings, which as a percentage is 19.3% over this figure. Whilst more dwellings are being delivered on site, the scheme meets all of the relevant standards.

F/2014/2765 – Additional scheme for Allied Bakeries site

There is an additional application on this site, proposing an extra 2 dwellings (the scheme is otherwise the same, including the proposed access arrangements). A decision is pending, however in proposing 70 dwellings it is noted that the scheme does not meet all of the relevant standards.

O/2015/0027 - Implications of revised scheme for neighbouring site

The report refers to the relationship of the proposed development with a 9 dwelling scheme with outline approval (O/2013/0993 – Land at 15 Ladbroke Close) to the south of the site.

A new outline application has been received (not yet determined) for this neighbouring development (seeking to amend materials and affordable housing only). For clarity, the layout and separation distances remain the same and therefore

the assessment in paras. 30-35 of the report is still accurate, and does not need updating.

Report correction

Representations section should have referred to Woodley Town Council rather than Winnersh Parish Council (page 123).

Site Address: Land at Heathlands, Heathlands Road, Wokingham
Application No: F/2014/2865, Pages 151-172.

Nothing further to report.

Pre-emptive site visits

RM/2014/2561 Land to the north of Cutbush Lane, Shinfield

Reserved Matters application pursuant to Outline Planning Consent O/2013/0101 for a residential development comprising up to 126 dwellings public open space, children's play areas accesses to Cutbush Lane and the Shinfield Eastern Relief Road Landscaping Ecological Buffer Zone ground modelling sustainable drainage and associated infrastructure.

Reason - to view and understand the proposal within the context of the wider SDL

F/2014/1561 Land West of Old Wokingham Road (Pinewood), Crowthorne

Proposed erection of 116 dwellings with associated access, highway works, drainage works (SUDS), open space and landscaping including provision of Suitable Alternative Natural Greenspace (SANG).

Reason - to assess the impact on the character of the area, relationships with adjacent land uses and highway impact

F/2014/2633 Shinfield C Of E Junior School, Shinfield

Proposed erection of additional 860sqm floorspace to include 6 new classrooms, SEN/group room, improved library facilities and studio hall. Also the change of use of 8858sqm of agricultural land to non-residential institution for use by the school with parking and additional features.

Reason - to assess the impact on the character of the area / countryside and relationships with adjacent land uses.

Former Bearwood Golf Course, Mole Road, Sindlesham

Full application for the redevelopment of Former Bearwood Golf Course to provide a new football training ground and academy facility, comprising of 3 full size team pitches, 5 other pitches for use by various under 18 age groups and 2 goal keeping practice areas. A single storey extension and conversion of existing golf course clubhouse into security gatehouse and visitors cafe, new maintenance shed and maintenance store. Single storey changing block and medical suite. Refurbishment of West Lodge for junior academy trialists, refurbishment of apple store, retention and refurbishment of riding stables offices/stores to academy offices, new single storey academy building to provide changing rooms, medical suite, classrooms, player recreation and gymnasium area. Refurbishment of Mole Lodge to provide accommodation for senior academy trialists, new two storey first team building, single storey headquarters building. The refurbishment/rebuilding of existing housing and farm/industrial buildings to provide 26 residential units (net increase of 18 residential units) with associated parking, landscaping and access. Demolition of ancillary buildings plus garden wall to be made good and associated works relating to Bearwood Lake dam.

Reason - to assess the impact on the character of the area/countryside and relationships with adjacent land uses, to view the heritage assets

F/2015/0055 – 29 Copse Mead, Woodley

Proposed erection of part two storey, part single storey rear extension; single storey side extension on west elevation; change of roof form from twin rear gable to crown roof design; raising of roof to create habitable accommodation in roof space and two storey front gable extension. Demolition of existing detached garage, removal of existing chimneys and changes to existing fenestration

Reason - to assess relationships with neighbouring properties.