

MEMBERS' UPDATE

Planning Committee –14 February 2018

Site Address: Land at Matthewsgreen Farm, Matthewsgreen Road, Wokingham

Application No: 172331, Pages 9 - 46.

Condition 9. Amendment to condition 9 to include size of All Weather Pitch;

“ In the event that the school expands to a 2FE provision, an all weather pitch shall be installed. Details of the pitch, including any lighting shall be submitted to and approved in writing by the Council and shall be implemented in accordance with the approved details prior to the operation of the school as a 2FE. The pitch shall be 1920m² unless otherwise agreed in writing by the Local Planning Authority”.

Additional comment: It should be noted that the school will be delivered in tandem with the Matthewsgreen Community facilities. The Council is currently negotiating with a potential operator regarding this and should any changes be made to the facility, these would be assessed under a future planning application. The current scheme accommodates parking for the school and the community centre which is in accordance with standards.

It should also be noted that the building for the school will include a sprinkler system.

Site Address: “Phase 4”, Land at Matthewsgreen Farm, Matthewsgreen Road, Wokingham

Application No: 172751, Pages 47 - 74.

Page 47: Amendment to Description:

“Application for the approval of Reserved Matters pursuant to Outline planning consent O/2014/2242 for the erection of 243 residential dwellings, associated amenity spaces, access, garages, parking, internal roads, pathways, drainage and associated Landscaping. (Appearance, Landscaping, Layout and Scale to be considered)”
[Officer Note: reduction in one residential unit in ‘Apartment Block B’]

Page 48: Alteration to the Recommendation:

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:

A. Completion of a legal agreement relating to the following:

- 1) S106 - Summary of Heads of Terms (Highways - Phases 1A and 2A)

- Highway Maintenance - The Management Company / owners will adequately maintain the highway and landscaping within these parcels in perpetuity.
- Details of the management agreement to be agreed by the Council.
- Measures to indemnify the Council against maintenance / repair liabilities in the future for these parcels.
- Public Access - The estate roads, footways, footpaths and cycleways are dedicated as highway at common law and remain open to the public.
- The developers / owner enter into a Bond for the maintenance of these roads subject to final inspection by the Council and outstanding fees.
- Installation of shared use route for pedestrians and cyclists along the route of the public footpath number 8 running along the boundary of Phases 4 and 1A and enter
- Allow the Council without cost any easements and wayleaves necessary to properly maintain the highway drainage within Phase 2A serving Twyford Road roundabout.
- Pay Council's legal fees.

(Officer Note: Officers are negotiating a variation in relation to highways matters on the site. The Phase 4 reserved matters cannot be considered in isolation from the wider development site and permeability of the development for pedestrians, cyclists and for ecology is material to the outline planning permission. Safe routes and good permeability through the site are among the good planning principles on which the outline planning permission and reserved matters are based.

Although the Council have been working towards the adoption of the roads throughout the development in this instance, the applicant has taken the decision to retain the roads on adjacent parcels 1A and 2A under a Private Management Company and not offer these roads for adoption by the Council. The roads within these phases have not been fully constructed to the Council's adoptable standards and therefore do not consider adoption is appropriate in this instance. However to retain public access and permeability within the application site, the Council requires the following planning obligations to ensure that, amongst other things, the planning principles on which the permission was determined can be delivered.

Although Phase 2A is not directly linked to the Phase 4, 2A is located north of the NDR, the Council needs to secure access through Phase 2A in order to ensure that access is maintained to the highway drainage located within Phase 2A and serving the Twyford Road roundabout which is infrastructure serving the development as a whole.

As such, officers are proposing the following planning obligations pursuant to a s106 to be completed before 31 March 2018. Should the agreement not be completed by this date the reserved matters submission will the committee authorise the Head of Development Management to refuse planning permission in the event of an S106 agreement not being completed as outlined before the 31st March 2018, the scheme can be refused by the by the Head of Development Management in consultation with the Chairman of Planning Committee).

B. Conditions and informatives below:

Should the legal agreement not be completed before the 31st March 2018:

C. That the committee authorise the Head of Development Management to refuse planning permission in the event of an S106 agreement not being completed as outline above before the 31st March 2018 (unless a longer period is agreed by the Head of Development Management in consultation with the Chairman of Planning Committee)

Page 48: Under condition 2, insert the following list of drawing numbers

Phase 4 Site Layout: 16-1168-400-U
Phase 4 Character Areas: 16-1168-401-F
Storey Heights: 16-1168-403-E
House Type Distribution: 16-1168-404-F
Garden Depths: 16-1168-405-E
Phasing Plan: 16-1168-407-B
Site Location Plan: 16-1168-408-A
Proposed Street Scenes: 16-1168-411-H
Apartment Block B - Ground Floor Plan: 16-1168-440-D
Apartment Block B - First Floor Plan: 16-1168-441-D
Apartment Block B - Second Floor Plan: 16-1168-442-D
Apartment Block B - Roof Plan: 16-1168-443-C
Apartment Block B - Elevations A & B: 16-1168-444-E
Apartment Block B - Elevations C & D: 16-1168-445-E
Apartment Block C & D - Ground Floor Plan: 16-1168-460-E
Apartment Block C & D - First Floor Plan: 16-1168-461-D
Apartment Block C & D - Second Floor Plan: 16-1168-462-D
Apartment Block C & D - Elevations A & C: 16-1168-463-B
Apartment Block C & D - Elevations B & D: 16-1168-464-C
P202+ Floor Plans: 16-1168-470-C
P202+ Front & Rear Elevations: 16-1168-473-D
P202+ Side Elevations: 16-1168-474-D
P302+ Floor Plans: 16-1168-480-D
P302+ Front & Rear Elevations - Phase 1 Ext: 16-1168-481-C
P302+ Side Elevations - Phase 1 Ext: 16-1168-482-B
P302+ Front & Rear Elevations - Con/NDR: 16-1168-485-B
P302+ Side Elevations - Con/NDR: 16-1168-486-B
P303+ Floor Plans: 16-1168-490-D
P303+ Front & Rear Elevations - Phase 1 Ext: 16-1168-491-D
P303+ Entrance Elevations - Phase 1 Ext: 16-1168-492-D
P303+ Side Elevations - Phase 1 Ext: 16-1168-493-D
P303+ Front & Rear Elevations - Rural Edge: 16-1168-494-B
P303+ Entrance Elevations - Rural Edge: 16-1168-495-B
P303+ Side Elevations - Rural Edge: 16-1168-496-B
P303+ Front & Rear Elevations - Con/NDR: 16-1168-497-B
P303+ Entrance Elevations - Con/NDR: 16-1168-498-B
P303+ Side Elevations - Con/NDR: 16-1168-499-C
P306+ Floor Plans: 16-1168-500-C
P306+ Front & Rear Elevations - Phase 1 Ext: 16-1168-501-C
P306+ Side 1 Elevation - Phase 1 Ext: 16-1168-502-C
P306+ Side 2 Elevation - Phase 1 Ext: 16-1168-503-C
P306+ Front & Rear Elevations - Rural Edge: 16-1168-504-B
P306+ Side 1 Elevation - Rural Edge: 16-1168-505-A
P306+ Side 2 Elevation - Rural Edge: 16-1168-506-A

P306+ Front & Rear Elevations - Con/NDR: 16-1168-507-B
P306+ Side 1 Elevation - Con/NDR: 16-1168-508-B
P306+ Side 2 Elevation - Con/NDR: 16-1168-509-B
P306+ Front and Rear Elevations – Rural: 16-1168-510
P306+ Side Elevation 1 – Rural: 16-1168-511
P306+ Side Elevation 2 – Rural: 16-1168-512
P306+ Ground Floor Plan: 16-1168-520-B
P306+ First Floor Plan: 16-1168-521-D
P306+ Front & Rear Elevations: 16-1168-522-B
P306+ Side 1 Elevation: 16-1168-523-D
P306+ Side 2 Elevation: 16-1168-524-B
P401+HF Ground Floor Plan: 16-1168-530-B
P401+HF First Floor Plan: 16-1168-531-B
P401+HF Front Elevation - Phase 1 Ext: 16-1168-532-B
P401+HF Side 1 Elevation - Phase 1 Ext: 16-1168-533-B
P401+HF Rear Elevation - Phase 1 Ext: 16-1168-534-B
P401+HF Side 2 Elevation - Phase 1 Ext: 16-1168-535-B
P401+HF Front Elevation - Con/NDR: 16-1168-536-C
P401+HF Side 1 Elevation - Con/NDR: 16-1168-537-C
P401+HF Rear Elevation - Con/NDR: 16-1168-538-C
P401+HF Side 2 Elevation - Con/NDR: 16-1168-539-C
P402+ Ground Floor Plan: 16-1168-540-C
P402+ First Floor Plan: 16-1168-541-A
P402+ Front Elevation - Phase 1 Ext: 16-1168-542-C
P402+ Rear Elevation - Phase 1 Ext: 16-1168-543-C
P402+ Side 1 Elevation - Phase 1 Ext: 16-1168-544-C
P402+ Side 2 Elevation - Phase 1 Ext: 16-1168-545-C
P402+ Front Elevation – Rural: 16-1168-546-B
P402+ Rear Elevation – Rural: 16-1168-547-B
P402+ Side 1 Elevation – Rural: 16-1168-548-B
P402+ Side 2 Elevation – Rural: 16-1168-549-B
P402+ Front Elevation – Rural: 16-1168-550-A
P402+ Rear Elevation – Rural: 16-1168-551-A
P402+ Side 1 Elevation – Rural: 16-1168-552-B
P402+ Side 2 Elevation – Rural: 16-1168-553-B
P404+ Ground Floor Plan: 16-1168-560-D
P404+ First Floor Plan: 16-1168-561-D
P404+ Front Elevation - Phase 1 Ext: 16-1168-562-D
P404+ Side 1 Elevation Phase 1 Ext: 16-1168-563-D
P404+ Rear Elevation Phase 1 Ext: 16-1168-564-D
P404+ Side 2 Elevation Phase 1 Ext: 16-1168-565-C
P404+ Ground Floor Plan - Rural Edge: 16-1168-566-B
P404+ First Floor Plan - Rural Edge: 16-1168-567-B
P404+ Front Elevation - Rural Edge: 16-1168-568-B
P404+ Side 1 Elevation - Rural Edge: 16-1168-569-B
P404+ Rear Elevation - Con/NDR: 16-1168-570-C
P404+ Side 2 Elevation - Con/NDR: 16-1168-571-C
P404+ Ground Floor Plan - Con/NDR: 16-1168-572-C
P404+ First Floor Plan - Con/NDR: 16-1168-573-C
P508+ Ground Floor Plan: 16-1168-580-A
P508+ First Floor Plan: 16-1168-581-A
P508+ Front Elevation - Phase 1 Ext: 16-1168-582-A
P508+ Rear Elevation - Phase 1 Ext: 16-1168-583-A
P508+ Side Elevation 1 - Phase 1 Ext: 16-1168-584-A
P508+ Side Elevation 2 - Phase 1 Ext: 16-1168-585-A
P508+ Front Elevation - Rural Edge: 16-1168-586-A
P508+ Rear Elevation - Rural Edge: 16-1168-587-A

P508+ Side Elevation 1 - Rural Edge: 16-1168-588-A
P508+ Side Elevation 2 - Rural Edge: 16-1168-589-A
P502+ Ground Floor Plan: 16-1168-590-C
P502+ First Floor Plan: 16-1168-591-C
P502+ Front Elevation Phase 1 Ext: 16-1168-592-C
P502+ Rear Elevation Phase 1 Ext: 16-1168-593-C
P502+ Side 1 Elevation Phase 1 Ext: 16-1168-594-C
P502+ Side 2 Elevation Phase 1 Ext: 16-1168-595-C
SHL2 Floor Plans: 16-1168-600-D
SHL2 Front & Rear Elevations: 16-1168-601-D
SHL2 Side Elevation: 16-1168-602-C
SHL2 Front & Rear Elevations - Phase 1 Ext: 16-1168-603-B
SHL2 Side Elevation - Phase 1 Ext: 16-1168-604-B
SHL2 Front & Rear Elevations - Phase 1 Ext: 16-1168-605-A
SHL2 Side Elevation - Phase 1 Ext: 16-1168-606-A
SHL2 Front & Rear Elevations - Phase 1 Ext: 16-1168-607-A
SHL2 Side Elevation - Phase 1 Ext: 16-1168-608-A
SHL3 Floor Plans: 16-1168-610-B
SHL3 Front & Rear Elevations- Phase 1 Ext: 16-1168-611-B
SHL3 Side Elevation - Phase 1 Ext: 16-1168-612-B
SHL3 Front & Rear Elevations - Phase 1 Ext: 16-1168-613-B
SHL3 Side Elevation - Phase 1 Ext: 16-1168-614-B
SHL4 Floor Plans: 16-1168-620-A
SHL4 Front & Rear Elevations- Phase 1 Ext: 16-1168-621-C
SHL4 Side Elevation - Phase 1 Ext: 16-1168-622-C
SHL4 Side Elevation - Phase 1 Ext: 16-1168-623-C
Garages Plans & Elevations: 16-1168-640
Carport Plans & Elevations: 16-1168-641
Apartment Block B - Bin Store: 16-1168-650
Apartment Block C & D - Bin Store: 16-1168-651-A
Refuse Tracking – Sheet 1: 5586-P90-E
Refuse Tracking – Sheet 2: 5586-P91-C
Refuse Tracking – Sheet 3: 5586-P92-C
Refuse Tracking – Sheet 4: 5586-P93-C
Refuse Tracking – Sheet 5: 5586-P94-C
Refuse Tracking – Sheet 6: 5586-P95-C
Fire Tender Tracking: 5586-P96-D

Page 50: After condition 6, add the following additional conditions and re-number the remaining conditions accordingly:

7) Highway adoption plan

Prior to commencement of development, a revised highways adoption plan, to include all visibility splays 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).

8) Services Corridor Plan

Prior to commencement of development, a revised services corridor plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved plan and retained 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).

9) Carports

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and re-enacting that Order within or without modification), the carports hereby approved, the locations of which are shown on the parking layout plan, shall not be enclosed through the installation of a door to their front elevation and beyond any enclosure shown on the approved drawings without the prior written approval of the Local Planning Authority.

Reason: To ensure provision of adequate parking and reduce the likelihood of unplanned roadside parking in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, CC07 of the Managing Development Delivery Local Plan (Feb 2014), the Parking Standards Study within the Borough Design Guide 2010 and the North Wokingham Development Location Supplementary Planning Document (October 2011).

10) Parking Layout Plan

Prior to commencement of development, a revised parking layout plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the parking spaces so-approved has been provided in full accordance with the approved details. The parking spaces shall thereafter be retained in accordance with the approved details and shall remain available for the parking of vehicles at all times unless otherwise agreed by the Local Planning Authority.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Page 53: Under consultation responses: After Town/Parish Council, replace paragraph with the following:

'Wokingham Town Council originally objected to the application on the grounds that the proposal includes much needed affordable homes which they considered could not be delivered for at least three years because the land on which they are scheduled

to be built is leased to the current tenants. The Town Council were subsequently notified of the proposed changes to the design of parts of the scheme and at that time were advised that there are triggers within the S106 relating to the delivery of the affordable housing within each phase and that the land where there are existing tenants is not the only location for affordable housing within the phase. An updated response from the Town Council was received on 07/02/18 advising that they have considered the application and make no objection providing there is adequate parking provision for residents and visitors of the proposed apartment building on the corner of the site at its junction with the NDR and Twyford Road.'

Page 61: Paragraph 35: Delete wording 'with the exception of one unit'

Page 63: Within paragraph 42, replace 'Two existing TPO trees (T12 and T13)' with 'Three existing TPO trees (T12, T13 and T17)'

Page 65: Amendment to parking table [*Officer Note: the total amount of parking reduces by two because of the reduced number of dwellings, the Highways Officer is satisfied that the proposal is compliant with WBC Standards*]

Type	No. spaces	Ratio (244 dwellings)
1. Allocated (including car ports excluding garages)	369	1.5
2. Unallocated	93	0.40
3. Visitor	48	0.2
Total Allocated + Unallocated + Visitor	510	2.1
4. Garages	80	0.3
Total Allocated + Unallocated + Visitor + 0.5*Garages	550	2.3

Site Address: "Eastern Gateway", land at Waterloo Road

Application No: 172934, Pages 75 - 132.

Correction: a consultation response has been received from Royal Berkshire Fire and Rescue. There is no objection and no additional hydrant requirements

Two **additional objections** have been received: in addition to points already covered in the summary of representations they comment that have already been years of disruption. There are too many houses and cars. The proposal will result in loss of farmland & Greenbelt, including the pheasant farm & PYO farm, loss the rural walks and increased pollution. (*Officer Note: the site was previously designated as countryside but not Greenbelt and has now been allocated for development as set out in the summary and paragraph 15 of the appraisal*).

Site Address: Land north of Lane End Farm Cutbush Lane, Shinfield, Reading, RG2 9LH

Application No: 173287, Pages 133-155.

PP 135-139: Replace conditions as set out in the report with the below. This reflects minor amendments to wording as stated in the report (conditions 1, 3, 8, 9, 10, 12, 13, 14) deletion of conditions 2 (timescale for implementation) and 4 (use) as these are covered by the outline. Suggested change to condition 8 (now 6 below) to include time period for removal of the temporary car park

Implementation

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission 0/2009/1027 dated 27/05/10 as amended by 152330 dated 22/10/15 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

Plans

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

Location Plan	RYD1306.GA.000 Rev. 04
Context Plan	RYD1306.GA.001 Rev. 03
Proposed Ground Floor GA Plan	TVSPB2-RYD-00-00-DR-A-3000 Rev. P7
Proposed First Floor GA Plan	TVSPB2-RYD-00-01-DR-A-3001 Rev. P6
Proposed Second Floor Roof GA Plan	TVSPB2 – RYD-00-02-DR-A-3002 Rev. P7
Proposed Upper Roof GA Plan	TVSPB2-RYD-00-R0DR-A-3003 Rev. P6
Proposed Typical Cross Section	TVSPB2-RYD-00-ZZ-DR-A-3801 Rev. P2
Proposed Typical Long Section	TVSPB2-RYD-00-ZZ-DR-A-3802 Rev. P3
Schedule of External Materials	18 October 2017
General Arrangement Overview	RYD1306.GA.100 Rev. 08
Area Around Building	RYD1306.GA.101 Rev. 07
Circulation Strategy	RYD1306.GA.102 Rev. 04
Sections	RYD1306.L.300 Rev. 05
Levels	RYD1306.L.301 Rev. 06
Planting Strategy	RYD1306.PP.400 Rev. 05
Tracking Overlay	RYD1306.SK.001 Rev. 02
Lighting Overlay	RYD1306.SK.003 Rev. 03
Building Two Visual Impact Study	TVSPB2-RYD-00-ZZ-DR-A-1405 Rev. P2

Massing Views	TVSPB2-RYD-00-ZZ-DR-A-1430 Rev. P2
GA Elevations	TVSPB2-RYD-00-ZZ-DR-A-3601 Rev. P2
Typical Detailed Elevation – South West Façade	TVSPB2-RYD-00-ZZ-DR-A-3702 Rev. P1
Typical Detailed Elevation – North East Façade	TVSPB2-RYD-00-ZZ-DR-A-3703 Rev. P1
Landscape Outline Specification	22 November 2017 Rev. 03
Below Ground Drainage Layout	TVSP-WSP-CV-202-ZZ-BG-52-P2-001 Rev. P03
Vehicle Tracking Plan	7817-DDN-ATR-301-PS (002)
Parking Note for Thames Valley Science Park – Phase 1	A102/R012 Rev B

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.

Materials

- The external surfaces of each building and hard surfaced area, including footpaths, shall be carried out only in accordance with the details of materials hereby approved unless otherwise agreed in writing by the Local Planning Authority:

Ref	Element (Refer to Ryder elevations 360-001 and 365 series)	Specification
1	Rainscreen panel Type 1 - Corten Weathering Steel – Vertical panels	Kingspan Benchmark (or similar approved in writing by the Local Planning Authority) 'hook-on' cassette system vertical rainscreen panels secret fixed. Corten steel panels to all window reveals, window soffits and windowcills.
2	Rainscreen panel Type 2 - Corten Weathering Steel – Horizontal panels	Kingspan Benchmark (or similar approved in writing by the Local Planning Authority) 'hook-on' cassette system horizontal rainscreen panels secret fixed. Corten steel panels to all window reveals, window soffits and windowcills.

3	Rainscreen panel Type 3 – Anodized aluminum horizontal panels	Kingspan Benchmark (or similar approved in writing by the Local Planning Authority) 'hook-on' cassette system horizontal rainscreen panels secret fixed. Anodized aluminum panels to all window reveals, window soffits and window cills. Panels to be matt finish. Anodized aluminum panels to overclad external doors at roof level.
4	Curtain Walling	Anodized aluminum double glazed curtain walling system with capped window perimeters and silicone joint intermediate transoms and/ or mullions. Glazed lookalike ceramic panel to inner pane to spandrels RAL 7016.
5	Louvres	Aluminum louvre panels integrated into aluminum curtain wall system.
6	Brickwork	Dark grey engineering facing brickwork with dark grey colour mortar around perimeter of building plinth and external compound.
7	Parapet capping Type 1	Corten weathering steel parapet capping to be flush with outer face of Corten rainscreen panels.
8	Parapet capping Type 2	Anodized aluminum parapet capping to be flush with outer face of anodized aluminum rainscreen panels.
9	Glazed doors	Glazed door integrated into curtain walling system.
10	Flues	PPC grey fume exhaust flues on painted CHS structural support.

Reason: To ensure that the external appearance of the building and hard surfaced areas is satisfactory – Core Strategy Policies CP3 and CP16.

Servicing

4. No occupation of the relevant part of the development shall occur until a Delivery and Servicing Management Plan for that relevant part has been submitted to and approved in writing by the local planning authority. The measures approved in the Plan shall be implemented prior to the relevant uses commencing and shall be so maintained for the duration of the relevant uses.

Reason: To avoid hazard and obstruction being caused to users of the public highway and public spaces of the development Core strategy Policy CP3 and Managing Development Delivery Development Plan Document Policies CC07 and TB20.

Highways

5. Prior to the commencement of the development details of secure and covered bicycle storage/ parking facilities for the occupants of and visitors to the development 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 occupation of the development 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.

6. Upon completion of the car parking area approved under planning permission 0/2009/1027 dated 27/05/10 as amended by 152330 dated 22/10/15 and implemented under planning permission 162818 or within 5 years of first occupation of the building hereby approved (whichever the sooner), the temporary car park as shown as serving 32 spaces as shown on plan RYD1306.GA.100 Rev 8 shall be removed and the land reinstated to amenity space unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of visual amenity in accordance with Core Strategy Policy CP3

Environmental Health

7. No occupation of the relevant part of the development shall occur until a Waste Management Plan for that relevant part of the development has

been submitted to and approved in writing by the local planning authority. The measures approved in the Plan shall be implemented in accordance with the approved details prior to first use of the building.

Reason: In the interests of the visual amenity of the area and to avoid hazard and obstruction being caused to users of the public highway and public spaces of the development Core strategy Policy CP3 and Managing Development Delivery Development Plan Document Policies CC07 and TB20.

8. Noise resulting from the use of plant, machinery or equipment shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to the current British Standard, at a point one metre external to the nearest noise sensitive premises.

Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area – Core Strategy Policies CP3 and CP16 and Managing Development Delivery DPD Policy CC06.

9. The development shall be implemented with strict adherence to standard UK construction practice and guidance and in accordance WSP letter dated 07/11/2017. No building shall be occupied until the measures have been carried out and a validation report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure any contamination of the site is remediated and to protect existing/proposed occupants of the application site and/or adjacent land - Wokingham Core Strategy Policy CP1.

10. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the reasonable satisfaction of the Local Planning Authority. If no contamination is encountered during the development correspondence confirming this fact shall be submitted to the LPA prior to occupation of the development hereby approved.

Reason: To ensure that the development does not impact unacceptably upon existing ground conditions, geology, hydrology and hydrogeology of the site and surrounding area – Core Strategy Policies CP1 and CP3.

Sustainability

11. Prior to the submission of the final reserved matters application pursuant to planning permission 0/2009/1027 dated 27/05/10 as amended by 152330 dated 22/10/15, a carbon reduction scheme for the Building 2 (with a timetable for implementation) shall be submitted to and approved in writing by the Local Planning Authority. The carbon reduction shall be achieved either through the retrofitting of PV cells on the roof of the building or through connection to a district heating system via a Phase 1 energy centre or a combination of the two. The carbon reduction scheme approved shall be implemented thereafter in accordance with the approved timetable for implementation unless otherwise agreed in writing by the LPA.

Reason: To ensure that the proposal delivers a carbon reduction scheme in general accordance with the measures set out in the Energy Demand Assessment and Renewable Energy Appraisal Study approved at the time of determination of the outline planning permission. Relevant Policies: Core Strategy policy CP1, Managing Development Delivery (MDD) document Policies CC04 and CC05.

Visual Amenity

12. Other than the coordinated flues shown on the drawings hereby approved, no plant, machinery or equipment mounted on the roof of the development hereby permitted shall exceed the height of the rooftop parapet of the relevant building.

Reason: In the interests of the visual amenity of the area. Relevant Policies: Core Strategy Policies CP1, CP7 and CP16 and Managing Development Delivery Development Plan Document Policies CC03, TB13 and TB21.

PP 150 Clarification for climate change buffer – the outline application was approved under the old Environment Agency standards and therefore the 20% buffer applies. This cannot be revisited for the reserved matters.

Site Address: Land at Parklands, Basingstoke Road, Three Mile Cross, RG7 1AP

Application No: 171737, Pages 169-207

Amendment to recommendation

The applicant has agreed to a reduction in the timeframes for the submission of reserved matters to one year to show commitment to the development.

Recommendation: Additional wording for the Legal Agreement to be completed within 3 months of determination by Planning Committee or authorise the Head of Development Management to REFUSE Planning Permission.

Amendment to Condition

4. Reserved Matters – (b) submission of Reserved Matters within one year.

a) Approval of the details of the layout, scale, design and external appearance of the buildings and the landscaping treatment of the site (hereinafter called “the reserved matters”) shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before expiration of one year from the date of this permission.

c) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: In pursuance of S91 of the Town and Country Planning Act 1991 (as amendment by s51 of the Planning and Compensation Act 2004).

Additional Condition:

Notwithstanding the approved “Landscape Management Plan –Rev B” and “SANG Landscape Proposal – RG L100”, further details of landscaping and boundary treatments adjacent to the Lieutenants Cottage shall be submitted and approved in writing by the Local Planning Authority. All approved details shall be implemented in accordance with the approved plans/details prior to the first use of the SANG.

Additional Informative:

The applicant is advised that semi – mature planting for the southern part of the SANG, will be required.

Site Address: The Lodge, North Court, Finchampstead

Application No: 173177, Pages 215- 234.

The application has been withdrawn from the agenda

Site Address: Merchiston, Blakes Lane, Wargrave

Application No: 173515, Pages 235 - 260.

There is an error in the summary box on page 235 of the agenda. In the third paragraph relating to the maximum permitted volume increase being 35%, the report should read that the current increase from the original volume is 47%, and that the development would result in the total volume increasing to 52.4%.

Site Address: Penfold, Lodge Road, Hurst

Application No: 172420, Pages 261 - 276.

No update.

Pre-emptive site visits

173675 - Auto Trader House, Danehill, Earley

Full planning application for the erection of 76 residential flats in three buildings rising to three storeys, with lower ground floor parking, landscaping, open space, following demolition of the existing buildings.

Reason: to assess the impact of the development on the character and appearance of the area.

Non-householder appeal decisions

Address	Development	Decision	Main planning issues identified/ addressed
Pool Court, Thames Street, Sonning	Demolition of existing dwelling and proposed new build dwelling and garage annex	Dismissed	<ul style="list-style-type: none"> - Substantial harm to non-designated heritage asset - Harm to character and appearance of Conservation Area - Lack of information re harm to protected species
Land off Blagrove Lane, Wokingham	Change of use of land from agriculture to stationing of caravans for residential purposes (enforcement appeal)	Allowed	<ul style="list-style-type: none"> - Harm to character of appearance of area - Personal circumstances of appellant found sufficient to justify a temporary (2 year) personal permission - Limit of two pitches
Land opposite Warren Lodge, Warren Lane, Finchampstead	Change of use of the land for the stationing of one static and one touring caravan for residential purposes	Dismissed	<ul style="list-style-type: none"> - Adequate supply of pitches demonstrated - Harm to character of appearance of area - Lack of information re harm to protected species
Land adjacent to 357 Nine Mile Ride, Finchampstead	Detached residential property with attached garage	Dismissed	<ul style="list-style-type: none"> - Harm to countryside and character and appearance of area - Unsustainable location

Land rear of Nos. 7-10 Brecon Road, Woodley	Construction of two semi-detached 2 bedroom houses with associated parking	Allowed	<ul style="list-style-type: none"> - No harm to living conditions of neighbours - Adequate amenity space provided
Land to the west of Trowes Lane, Swallowfield	Up to 20 residential dwellings with associated access, parking, open space and landscaping (outline)	Allowed	<ul style="list-style-type: none"> - Limited shortfall in housing land supply identified - Moderate harm to countryside - Relatively sustainable location - No highway issues - Balanced decision finding that the adverse impacts would not significantly and demonstrably outweigh the benefits
Land East of Finchampstead Road, Finchampstead	Change of use of land to Suitable Alternative Natural Greenspace (SANG) with associated landscape works and parking	Allowed	<ul style="list-style-type: none"> - Appropriate use in countryside - No harm to character of area, scheme would enhance site - No highway issues - Drainage acceptable subject to conditions - Costs awarded against the Council