

## MEMBERS' UPDATE

### Planning Committee – 25 September 2018

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Site Address: Bulmershe Leisure Centre, Woodlands Avenue, Woodley, RG5 3EU  
Application No: 180828, Pages 17 - 32.

There are four updates for this application:

1. Since the committee report was completed, a prior approval application to demolish the existing leisure building (ref: 181475) was granted. Therefore demolition works can commence on the site.
2. The number of jobs created, as detailed in the Summary Information at the bottom of Pg 24, can be broken down into approximately 16 Full Time and 48 Part Time members of staff.
3. Paragraph 8 on Pg 27 should read that the two storey section of the building will be approximately 10.5 metres in height and will be approximately 2 metres higher than the existing leisure centre building.
4. Condition 10 on Pg 21 relates to the cycle parking arrangement on site and it is proposed to be amended so that it reads:

*Prior to the commencement of the development hereby permitted 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.*

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Site Address: Land to the rear of 38-42 Hurst Road, Twyford RG10 0AN  
Application No: 172704 Pages 47-71

1. A heading was omitted from Condition 20 on page 53. It should read 'Visibility Splays'.
2. There are several errors in the reference to conditions throughout the officer report:

- Paragraph 3 on page 47, the Environment Agency response on page 56, the WBC Drainage response and Twyford Parish Council responses on page 57, comments in relation to Local Member comment on page 57, comments in relation to neighbour comment at the top of page 58, paragraph 50 on page 67, paragraph 52 on page 68 and paragraphs 56 and 58 on page 69 should refer to Condition 12 and not Condition 13
  - The WBC Ecology response on page 57 and paragraph 64 on page 70 should refer to Conditions 5, 13 and 14 (and not Conditions 14 and 15)
  - The WBC Highways response on page 57 should refer to Conditions 9, 17-20 and 25 (and not Conditions 18-20)
  - Paragraph 38 on page 65 should refer to Condition 19 (and not Condition 20)
  - Paragraph 41 on page 65 should refer to Condition 17 (and not Condition 18)
3. Part (b) of Condition 12 requires clarification to clearly indicate that raising of the ground level, as proposed in this application, is acceptable above the flood level but not permitted below the flood level. Consistent with the most recent comment from the Environment Agency, Condition 12 should read as follows:

12. Compliance with the Flood Risk Assessment (FRA)

The development permitted by this planning permission shall be carried out in accordance with the site plan drawing numbered 101A, dated 29 May 2018 and the FRA (together with its appendices) for the Proposed Development at Land to the Rear of 42 Hurst Road, Twyford, Reading, 27 April 2018, Herrington Consulting Limited and the following mitigation measures detailed within the FRA:

- a) Finished flood levels are set no lower than 37.85 metres above Ordnance Datum as specified in section 7.2 of the FRA
- b) There shall be no land raising on site other than that shown on the approved drawing numbered 2393 101A, dated and received on 29 May 2018

The mitigation measure(s) shall be fully implemented prior to substantial completion of the development and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority. Reason: To reduce the risk of flooding to the proposed development and future occupants and to prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

*Reason: To reduce the risk of flooding to the proposed development and future occupants and to prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.*

4. Paragraph 30 on page 64 should state that Plots 1-5 have gardens exceeding the 11m guideline.
5. Paragraph 41 on page 65 refers to a compliant amount of parking. For the avoidance of doubt, the two parking spaces in the detached garage are calculated as 0.5 space in accordance with paragraph 1.13.6 of Appendix 2 of the MDD Local Plan, with two unallocated spaces provided on site.
6. Paragraph 51 on page 67 (dot point 6) refers to the need for electrical plugs to be 1.0m above the finished floor level. These are outlined in the Flood Risk Assessment (FRA) and adoption of the FRA in Condition 12 takes account of this. However, the report also correctly states that the risk of flooding of the dwellings is low and the use of such measures is not strictly necessary.

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Site Address: 111 Old Bath Road, Charvil  
Application No: 180716 Pages 83-109

- Approved plan referred to in condition 2 as PL07 REV B, should read PL-07 REV A.
- An additional neighbour comment has been received, from residents at 111 Old Bath Road. This regards a discrepancy between the block plan and the other plans provided, which all demonstrate the property extending beyond the rear of number 111 by more than the block plan. Concerns are therefore raised regarding outlook from the rear kitchen window at 111. The proposal would extend 1m beyond the rear wall of no. 111, which is considered to be modest and as discussed in the report, is set well away from no. 111 and is not considered to be harmfully overbearing.  
Concerns have also been raised regarding the porch and the view has been raised that it would make it difficult to get in and out of the drive. The Highways Officer has indicated that adequate turning spaces can be achieved and therefore this has been addressed and is acceptable.
- Cllr Hobbs wishes to make the following comments on this application:
  - 1) My main concern: to the left is a floodplain, where in the winter this field does the job it is there for, thus keeping the water at bay from the cottages that are next to 111 proposed application;
  - 2) 111 Proposed application have built the ground up very high next to the cottages on the right, thus causing a flow down into the cottages on the right, there does not seem to be any consideration to the properties on the right;
  - 3) I have seen flooding in this area previously, with flooding occurring up to the Edward Road;

4) I would ask that should the Committee consider approving this application, that strict measures are put in place to protect the two very old cottages from any form of flooding by securing the condition of a drainage system, that all building material is properly cleared so this does not in any way end up in drains thus building dams to cause damage much later; that it is respected there are very close neighbours to this development, it is also on a very busy main road and strict times are kept too;

5) I feel that the owners of 111 have abused the whole system throughout by adding various requirements to this proposed development, for example blocking the Old Bath Road.

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Site Address: Nigra Building, Mulberry Business Park, Wokingham, RG41 2GY  
Application No: 180029, Pages 111 - 125.

- Updated description

The description of development should read '*Full application for the proposed raising of roof height to create a new second floor to create 14no self-contained residential apartments, cycle storage and refuse facilities*'.

- Report corrections

Within the 'Summary Information' section of the report the 'Required number of parking spaces (prior approval + current proposal) should read '81 bays [61 for the 180526 prior approval and + 20 bays for the current application]

- Additional conditions

#### 11. Hours of work

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 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

*Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

#### 12. Construction method statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- I. the parking of vehicles of site operatives and visitors,
- II. 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. wheel washing facilities,
- VI. vi) measures to control the emission of dust and dirt during construction,
- VII. vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

*Reason: In the interests of highway safety & convenience and neighbour amenities.*

*Relevant policy: Core Strategy policies CP3 & CP6.*

## Pre-emptive site visits

None

## Non-householder appeal decisions

Address	Development	Decision	Main planning issues identified/ addressed
175 Waterloo Road, Wokingham	Erection of a dwellinghouse with associated access and parking	Dismissed	<ul style="list-style-type: none"> <li>- Harm to character and appearance of surrounding area</li> <li>- Harm to SPA without completed Legal Agreement</li> </ul>
128 Church Road, Earley	Erection of 10 residential apartments with associated parking and access	Dismissed	<ul style="list-style-type: none"> <li>- Harm to character and appearance of surrounding area</li> <li>- Overbearing on neighbouring dwelling</li> <li>- Lack of affordable housing</li> </ul>
Land south of Kenton's Lane, Wargrave	Erection of a self-build, 2 bedroom bungalow	Dismissed	<ul style="list-style-type: none"> <li>- Inappropriate development in the Green Belt</li> </ul>
489-491 Reading Road, Winnersh	Demolition of 491 and 489 Reading Road and the erection of an 8 dwelling block of flats,	Dismissed	<ul style="list-style-type: none"> <li>- Harm to character and appearance of surrounding area</li> <li>- Harm to neighbouring dwelling</li> </ul>
Land r/o 411-413 Wokingham Road, Earley	Erection of one detached house and two detached	Allowed	<ul style="list-style-type: none"> <li>- No harm to character of area</li> <li>- No harm to living conditions of neighbours</li> </ul>

	chalet bungalows		
26 Bramshill Close, Arborfield	Erection of a 3 bedroom dwelling	Dismissed	<ul style="list-style-type: none"> <li>- No harm to countryside</li> <li>- Unacceptable access</li> <li>- Harm to SPA without completed Legal Agreement</li> </ul>
Land to the north west of Nelsons Lane, Hurst	Use of the land for the stationing of caravans for residential purposes without complying with conditions attached to planning permission I Ref APP/X0360/A/13/2190825	Allowed	<ul style="list-style-type: none"> <li>- Lack of supply</li> <li>- Moderate harm in terms of sustainability of location</li> <li>- Limited harm to appearance of area</li> <li>- Personal circumstances of appellants found sufficient to justify a personal permission</li> </ul>
The Paddocks, Kybes Lane, Reading	Enforcement appeal: the material change of use of the land for the stationing of caravans for human habitation.	Allowed	<ul style="list-style-type: none"> <li>- Harm to local landscape</li> <li>- Some risk due to proximity to AWE Burghfield</li> <li>- Personal circumstances of appellants found sufficient to justify a temporary and personal permission</li> </ul>
Sonning Golf Club, Duffield Road, Woodley	Erection of 13 dwellings with associated highway works, public open space and landscaping.	Allowed	<ul style="list-style-type: none"> <li>- Limited shortfall in housing land supply identified</li> <li>- Moderate harm to countryside</li> <li>- Relatively sustainable location</li> <li>- No highway issues</li> <li>- Balanced decision finding that the adverse impacts would not significantly and demonstrably outweigh the benefits</li> </ul>