

MEMBERS' UPDATE

Planning Committee – 12 June 2019

Site Address: Land South of Cutbush Lane, Shinfield
Application No: 181499, Pages 16-67

Pg 17 and pg 37: Update list of heads of terms / alternative recommendation C and replace these with:

- i. Highway improvements/upgrades including the Magpie and Parrot roundabout (southern roundabout) on the Eastern Relief Road.
- ii. Obligation to enter highway agreement/s for the adoption of the majority of highway within the application site with the requirement for a Highways Bond and payment of inspection fees
- iii. Footpath improvements both on and off site including improvements to both Public Footpath 7, permissive paths, delivery of a Footway/Cycleway link to A327 and Footway/Cycleway Link from Magpie and Parrot roundabout to the aforementioned footway/cycleway link.
- iv. Contributions for South of the M4 Bus Strategy
- v. Contributions for My Journey
- vi. Provision of off-site sports facilities including securing a cricket pitch and pavilion at land at the Manor, Brookers Hill
- vii. Provision of play space and informal open space
- viii. 35% Affordable housing provision on site with a payment in lieu of 0.15 dwelling and a further financial contribution
- ix. Employment skills plan/contribution
- x. Maintenance sums for Children's Play Area and publicly maintainable open space
- xi. SAMM contributions
- xii. Monitoring Fees for planning obligations
- xiii. Delivery of the Ridge SANG prior to occupation of any dwelling and make available for public use with Contingency Sum and Step-in rights in favour of the Council in default

Pg 56 para 12 Replace table 1 *Dwelling Mix* with the following which a breakdown of the affordable units.

Dwelling Type (bedrooms)	Number provided on site	Number of affordable rent	Number of shared ownership	2 Storeys	3 Storeys
1 bed apartment	22	18			22
2 bed apartment	19	12			19
2 bed house	67	8	23	67	
3 bed house	92	5	21	92	
4 bed house	49			49	
Total dwellings for the site	249				
Total affordable units (included in the 249 total)	87	43	44		

Pg 60 para 40 remove the word *around* for the separation distance

Pg 65 para 73 Table 2: Typo in regard to parking numbers. The total is 415 allocated spaces and 95 unallocated / visitor as set out in the presentation.

Pg 65 para 74: Remove the word additional with regards to the visitor parking and replace 99 with 95 spaces

Pg 66 paras 83 and 84: Clarity on SANG capacity – there is sufficient capacity as set out in the report but further details are provided below:

The Ridge SANG is measured at circa 11.71ha. The Ridge Extension (aka Reserve) is an additional circa 2.77ha. Combined they are 14.48ha.

14.48ha equates to 754 average dwellings (rounding down to the nearest whole number) in the 5km linear mitigation zone. If it were supplying capacity for the 5-7km linear mitigation zone then it would equate to 3487 average dwellings (rounding down to the nearest whole number). As the Ridge and the Ridge Extension are supplying capacity for a mixture of both zones the capacity is somewhere between these two figures.

Working through the existing commitments and taking in to consideration all the SANGs provided (of which the Ridge and the Ridge Extension are the last to open), 43.83ha of SANG are being supplied and 40.47ha of SANG has been consumed by a mix of 1952 average dwellings in the 5km linear mitigation zone (37.47ha) and 724 average dwellings in the 5-7km linear mitigation zone (3.00ha). This figure excludes the South of Cutbush Lane promoted site which would require 1.03ha of SANG.

The headline figures are:

- *3.36ha of SANG capacity remain.*
- *This equates to 175 average dwellings in the 5km linear mitigation zone.*
- *Or it could equate to 809 average dwellings in the 5-7km linear mitigation zone.*

- *The South of Cutbush Lane site is 249 dwellings in the 5-7km linear mitigation zone requiring 1.03ha of SANG.*
- *If this capacity is allocated there will remain 2.33ha of SANG capacity (notionally being provided by the Ridge Extension).*

The car park off Hyde End Lane has 11 parking spaces.

The nearest part of the SPA to the Ridge and Ridge Extension SANG is Bramshill SSSI. These are:

- *5.1km away from nearest point to nearest point.*
- *5.6km away from nearest point of the SPA to the furthest point of the SANG.*
- *6.6km away from the centre of Bramshill SSSI to the centre of the SANG (as Bramshill is so big).*

2 further letters of objection / comment have been received. No further issues have been raised that are not addressed in the report.

Site Address: Addington SEN School, Woodlands Avenue, Woodley, RG5 3EU
Application No: 190881, Pages 111-152

Administrative error: pages 127-142 are duplicate pages as the report was printed twice.

Additional Comments received: Further comments from SGN detailing ‘no objection to the scheme’. Additional comment received from ACER – Earley Residents with a brief summary provided below:

- Objection to the proposal being located within the Site of Urban Landscape Value (SULV) area.
- Objection to increase of development within the SULV, when including the previous approval of the sports pitches to north and the overall reduction in size of the SULV.
- Comments regarding the limited amount of parking options other than private car
- Increased amount of traffic due to development
- Public consultation
- Parking arrangements within the site
- Wokingham Borough Policy and comments regarding if the proposal complies with policy.

Pg 113: alteration to condition to replace the word ‘provided’ with ‘implemented’ to make the condition less ambiguous. Condition should read:

6. Landscaping

No part of any building(s) hereby permitted shall be occupied or used until the scheme of landscaping has been implemented in accordance with the approved plan 1054-MAC-XX-DR-L-102 P03 (Planting Plan). 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).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained

trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

Pg 114: additional information and a revised CEMP (Construction Method Statement) have been submitted with the application since the submission of the report. Therefore the CEMP condition has been altered to be a compliance condition. Condition should read:

9. Construction Method Statement

Development shall be carried out in accordance with the 'Addington School Construction and Environmental Method Statement (REV D)' received by the local planning authority on 11/06/19 unless otherwise agreed by the Local Planning Authority.

Reason: the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6

Additional information: An independent review from Atkins, received 12/06/19, has been submitted with regard to the gas main on site and a summary provided below:

"In summary, the assessment by HSE is consistent with the approach that HSE has adopted in thousands of other planning cases over the last 40 years. The HSE methodology is generally regarded as being a cautious and robust approach, so whilst there is still some residual risk in the vicinity of the pipeline, the likelihood of major accident events is sufficiently low that it would be reasonable for Wokingham Borough Council to grant planning permission in this particular case."

Site Address: Arborfield Garrison SDL and Adjoining Land RG2 9LN (Parcel X)
Application No: 190455, Pages 153-190

Pg 157: Clarity on condition 6(b) the term 'enforcement arrangements' in the condition relates to potential a TRO along the Primary School Access Road to restrict on street parking in this location.

Pg 157: Alteration to condition to allow extra time for submission of Electric Vehicle Charging strategy as this is not required before commencement of development. Condition should read:

7. Electric Vehicle Charging

Prior to occupation of development, details for an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, installation of charging points and future proofing of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that secure electric vehicle charging 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 and Appendix 2 and the Council's Parking Standards Study Report (2011).

Site Address: Luckley House School, Luckley Road, Wokingham RG40 3EU
Application No: 190673, Pages 223 - 291

Clarification was requested as to why hours of use of the lights is not restricted in the winter. This is because bats are hibernating at this time and this is addressed in paragraph 67 of the original officer report.

There is an error in condition 12, which omits the month of May. This condition is amended to read as follows:

The use of the MUGA pitch, hereby permitted, shall not operate other than between the hours of 8am and 9pm Monday to Friday and between the hours of 8am and 8pm on Saturdays, Sundays and Bank Holidays.

Notwithstanding the above, the use of the floodlighting, hereby permitted, is to be turned off and use of the MUGA pitch is to cease no later than the following:

- 6:30pm GMT/7:30pm BST in March
- 8:30pm BST in April and May
- 9pm BST in June and July
- 8:45pm BST in August
- 7:45pm BST in September
- 6:45pm BST/5:15pm GMT in October

Lighting is to be operated by a secure/lockable, automatic, timer controlled switch and is not to be operated beyond the specified hours.

Additional letter of objection has been received from neighbouring properties on Denby Close and Hart Dyke Close who are represented by ET Planning Consultant. This includes a review of the noise assessment by Walnut Acoustics. The submission questioned the robustness of the information contained within the application. In summary in relation to noise pollution, they have raised concerns over the type of use, number of players, failure to include spectator noise levels, background noise levels are not accurate, location of noise receivers, times of surveys undertaken, lack of plan showing noise impacts on properties and concludes that the findings of the noise assessment are not robust. They have also raised issues with the proposed floodlighting and activities which they consider would result in a harm to the residential amenities and ecology.

Officer Note: Officers have reviewed these comments and discussed the findings of the noise assessment with the Environmental Health Officers, their view remains the same as before, that the proposals will have some impact upon these properties however the levels generated would be within guidelines and be acceptable subject to the conditions recommended for hours of use and management.

Site Address: Liberty of Earley House, Strand Way, Earley RG6 4EA
Application No: 190618, Pages 191 - 221

No update.

Site Address: Land Rear of Stanbury House, Basingstoke Road, Spencers Wood,
RG7 1AJ
Application No: 190747, Pages 293 - 317

No update

Pre-emptive site visits

N/A
