

MEMBERS' UPDATE

Planning Committee – 14 August 2019

Site Address: Land at and Adjacent to Ashridge Farm, Norrey's
Application No: 191010 Pages 15 - 44

No update.

Site Address: Foundry College, Budes Green, Wokingham, RG40 1PX
Application No: 191640 Pages 45 - 71

Page 49, Representations: 3 additional comments have been received following re-consultation of revised site plan. Whilst the removal of previously proposed new access has been considered a positive change, all three commentators objected to the proposal on behaviour of the pupils' ground and commented that Foundry College should be relocated at a different location.

Site Address: Land at Matthewsgreen Farm, Wokingham
Application No: 191024 Pages 73 - 108

Neighbour consultation response received 03/08/2019: 'I am pleased to see that they have reduced the height from 4 storeys to 3 as per the original planning guidelines. I appreciate that there will be an adjacent car park associated with the school community centre however, I agree with the ERA that the provision of 11 allocated parking spaces for 16 flats and the potential number of residents is not adequate. If the planning department is satisfied with the car park provision in the adjacent car park, then all of the spaces associated with the retail units should be allocated to resident parking of the flats above.' [*Officer Note: The proposals remains compliant with WBC parking standards, and there are no Highways objections in this respect*]

Pg 74, further clarity on the Deed of Variation proposed, Recommendation should now read:

- A. Completion of a Deed of Variation of the original agreement of 2 April 2015 (as subsequently varied) relating to the following:**
- 1) Incorporating affordable rent (set at least 20% below local market rents inclusive of service/rent charges) for the affordable rented units above the local centre;**
 - 2) The affordable rented units will be owned and managed by a Registered Provider with nominations to the Council through a local lettings plan;**

- 3) A provision will be incorporated in the Section 106 to ensure the affordable rented units remain at an affordable price for future eligible households.
- 4) Commuted sum for affordable housing;

Pg 74, alteration of Condition 2 to include Location Plan (red line plan) that now includes the adjacent car park. Final wording of condition below:

2. This permission is in respect of plan no's listed below. The development hereby permitted shall be carried out in accordance with the approved drawings and documents listed unless otherwise agreed pursuant to the requirements of the attached conditions or otherwise agreed in writing by the Local Planning Authority.

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|--|
| Proposed Elevations plan 18-1256-HT-LC-501 Rev F |
| Proposed Floor plans 18-1256-HT-LC-500 Rev F |
| Planting Plan TD922_01B |
| Proposed Site/Block Plan & Location Plan 18-1256-400 Rev E |

Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Site Address: Silver Meadow Primary School, Alder Grove, Shinfield, RG2 9RA
Application No:191651 Pages 109 - 120

- One neighbour objection was received by the Council on 25 July 2019:

The neighbour outlines his concerns with pupil safe guarding issues as a result of a granted permission.

Officer Comment: This is an operational issue for the Council and Education to ensure all staff housed within in school during this temporary period have gone through the relevant checks.

- A Travel Plan condition and Car Park Management condition are recommended to ensure that once the school is occupied, a review is undertaken annually to ensure there will be sufficient parking on the site to accommodate all users, that is the Council staff, school staff and pupil drop off. The wording on the conditions are as follows:

Travel Plan

Prior to the commencement of the development a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car, an annual staff travel survey commencing within 6 months of occupation, and provide for annual review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policy CP6

Car Park Management

On an annual basis a Car Park Management Strategy must be submitted to and approved in writing by the Local Planning Authority. The Car Park Management Strategy must include a survey of current office use car park occupancy, a forecast of the likely office and school occupancy and related car park requirements for the next September school term and any car park or travel plan management measures to ensure that both office and school uses can satisfactorily be accommodated within the site. The car park/s shall be managed in accordance with the approved annual Car Park Management Strategy.

Reason: To ensure that the combined site uses are policy compliant in terms of car parking. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

- An informative associated to the Travel Plan condition will additionally be placed on any permission given. To read as follows:

Informative

The requisite Travel Plan would need to comply with the latest national and local guidance:

- 1) NPPF Section 4 (Sustainable Transport)
- 2) The Essential Guide to Travel Planning (DfT, March 2008)
- 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
- 4) A Guide on Travel Plans for Developers (DfT)

All accessible at: <http://www.dft.gov.uk/pgr/sustainable/travelplans/>
<https://www.gov.uk/government/policies/improving-local-transport>

Also:

WBC Transport Plan 3 and Active Travel Plan 2011 – 2026

WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough's website.

Pre-emptive site visits

Cemex

QUARTERLY ENFORCEMENT MONITORING INFORMATION
 PLANNING COMMITTEE Aug 2019

RFS CASES 1 Apr – 30 Jun 2019

| | |
|-----------------------|-----|
| Number on hand 1 Apr | 206 |
| Number received | 141 |
| Number closed | 120 |
| % closed in 8 weeks | 46% |
| Number on hand 30 Jun | 227 |

| Reasons for closure | Number | % |
|--|--------|-----|
| Other | 5 | 4% |
| No breach of planning control | 78 | 66% |
| Not expedient to pursue | 0 | 0% |
| Voluntary compliance | 13 | 11% |
| Details submitted (eg minor amendment, details pursuant to conditions, planning application) | 20 | 16% |
| Cases closed where Notice/s served | 3 | 3% |

SUMMARY OF NOTICES/PROSECUTION for period 1 Apr – 30 Jun 2019

| Notice Type | Number Served |
|-----------------------------|--|
| Enforcement Notices | 2 Plot B The Coombes engineering operations Lakeside Retreat mobile home |
| Stop Notices | 0 |
| Temporary Stop Notices | 0 |
| Breach of Condition Notices | 1 Taylor Wimpey Sandford farm, Mohawk Way |
| Section 215 Notices | 0 |
| Prosecutions | 2 Model Farm (GRT) Bearwood Nurseries |
| Direct Action | 0 |
| Injunctions/Orders | 0 |
| Caution | 0 |

APPEALS AGAINST ENFORCEMENT NOTICES 1 Apr – 30 Jun 2019

Number of enforcement appeals lodged: Total 1: Plot B The Coombes (engineering ops)
 Number of enforcement notice appeals determined: Total 1: (Coppid Hill)
 Number of enforcement appeals withdrawn: Total 1 (Toutley Concrete Batching plant)
 Enforcement appeals public inquiries pending: Pinecopse x2 Sep 2019, The Coombes (residential building) tbc

SUMMARY OF ENFORCEMENT APPEAL DECISIONS

Reference: RFS/2017/083837
 Address: Davlin Farm, Worleys Lane, Wargradvee

Breach of planning control: Formation of bunds and change of use of land for the stationing of a mobile home for residential purposes

Appeals outcome: Dismissed and notice upheld

Inspector's findings: Insufficient need for a dwelling and harm caused to visual amenities and openness of the Green Belt. Unsustainable location.

Reference: RFS/2018/084653

Address: Coppid Hill House, Barkham Road, Barkham

Breach of planning control: Change of use of equestrian building to dwelling

Appeals outcome: Dismissed and notice upheld. Costs awarded to the Council

Inspector's findings: Unauthorised change of use detracts from the rural character of the area.

Report Author: Marcia Head