

MEMBERS' UPDATE

Planning Committee – 15 January 2020

Site Address: Unit 1 (The Business Centre), Molly Millars Lane Wokingham, RG41 2QZ

Application No: 192420 , Pages 13-45.

In page 13, summary paragraph 4, the first line should be amended to read “The proposal includes 72 parking spaces instead of required 158 which does not meet the Council’s parking standards on its own”.

In page 14, recommendation point A should be amended to read “Completion of a legal agreement to secure a Personal Permission and an Employment Skills Plan (see Condition 7 and Informative 1)”.

In page 14, Condition 2 should be amended to read “This permission is in respect of the submitted application plans and drawings numbered 3513/202 (Proposed Ground Floor Plan); 3513/203 (Proposed First Floor Plan wrongly titled as existing site elevations/ sections); 3513/204 (Proposed Elevations wrongly titled as existing site elevations/ sections); 3513/205 (Proposed Elevations and Materials); 3513/207 (Proposed Sections); 3513/208 (Proposed Silo Elevations); 3513/209 (Proposed Use Class Plan); 3513/211A (Location Plan); Noise Assessment Report dated August 2019; Tree Survey Report (SN/5837-01/12.08) dated 21st August 2019; and Planning Statement dated August 2019 received by the Local Planning Authority on 11/09/2019; Preliminary ecological Appraisal Report (SPH/ET/PEA-01/08.08) dated 22nd August 2019 received by the Local Planning Authority on 09/10/2019; and drawing numbered 3513/206a (Proposed Site/ Roof Plan) received by the Local Planning Authority on 17/12/2019. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority”.

In page 16, Condition 5 should include an additional sub-clause:

h) Molly Millars Lane should be kept clear of construction traffic at all times.

In page 23, in officer’s note under neighbour amenity, condition 13 should be amended to read condition 4.

In page 29 paragraph 25, the following line should be added: “The applicant is willing to accept a personal permission to overcome non-compliance with parking standards. This is secured using a section 106 legal agreement”.

Site Address: Former Adwest Site, Headley Road East, Woodley (Bulmershe and Whitegates)

Application No: 192826, Pages 47 - 72

Amendments to Conditions

An updated arboricultural impact and method statement has been received which details the impact on trees during construction. The Tree and Landscape Officer has considered this information and raises no objection to the objection to the scheme subject to conditions requiring the statement to be carried out and landscaping to be agreed. As such, the conditions below should be inserted:

a) No development or other operation shall commence on site unless in accordance with the submitted Arboricultural Impact Assessment and Arboricultural Method Statement, Enzygo Ltd, CRM.1568.001.Ar.R.002.G, December 2019 (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

No construction shall take place until a scheme of landscaping has been submitted to and approved in writing by the local planning authority, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

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

The current condition 7 should be amended to read "No building shall be occupied until the new vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 15 metres measured from the carriageway edge and drained away from the adopted highway into the below ground drainage system proposed to serve the new development".

The current condition 5 should be amended to read: "Prior to the occupation of each individual unit (or occupation by a single owner of multiple units), 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 and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

An additional condition relating to construction hours should be added:

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.

Additional information on Parking Provision

Following a review of the scheme after the report was submitted, highways have since raised an objection. This is in relation to the parking provision for the five units. Highways consider that the parking provision should cater for the worst case scenario in terms of a high B1b and B1c usage i.e. provide the 79 spaces that the parking standards would indicate is required. Notwithstanding this, officers are of the view that the most appropriate way to assess a speculative floor space use is through comparing the highest and lowest case scenarios and achieving a provision above the median. As such, the provision of 53 spaces, albeit with some tandem parking is considered acceptable. Whilst the highway objection is noted, in the planning balance, it is considered the benefits of the scheme outweigh this.

Amendments to Report

As a result of the above, the report should be amended as follows:

Page 47 – Remove reference to ancillary B1a use in the description.

Page 53 – Proposed parking spaces: 67 (excluding tandem parking)

Page 53 – Consultation response from highways: Objection

Page 58 – Paragraph 20 should now read: The application is speculative in terms of the split of B use floor space across the additional buildings. In such situations, it is considered appropriate to calculate the range of parking according to the highest and lowest scenarios. In this respect, the proposal could potentially be used at a high rate of B1 floor space or for B8 floor space. The parking standards would require 79 spaces for a B1 use given the proposed floor space and 19 for a B8 use. Following discussions, the parking provision has been amended to provide 46 spaces. Seven additional informal tandem spaces are proposed which cannot be independently accessed. The applicant also notes that the council's parking standards do not split provision between the different types of B1 use floor space i.e. B1 (a), B1 (b) or B1 (c). Taking employment densities into consideration, through the Homes and Communities Agency, it is acknowledged that B1 (b) and B1 (c) employ fewer people per square metre of floor space compared to B1 (a). As such, it is considered by planning officers that the provision of 46 spaces, the additional seven

informal tandem spaces and the provision of B1 (b) and B1 (c) floor space would be acceptable in this instance.

Site Address: Woodside Caravan Site, Blagrove Lane, Wokingham
Application No: 192128 , Pages 73 – 94

The applicant has provided details of a land search for 9 potential plots located both in and outside of the Borough. However, they have stated either the sites are too expensive or they have been advised that they would not be suitable for occupation. As such it has not been possible for them to find a suitable, alternative site.

Site Address: Crossfields School

Application No: 191655, Pages 95-128.

Withdrawn from agenda

Site Address: Sorbus House, Fishponds Road, Wokingham
Application No: 192852, Pages 141-166.

There is reference in the report that the previous building on the site was destroyed by fire. It is unclear whether any permission for the demolition of the building was sought although the extent of damage is also unclear. It is noted that there is no direct entitlement to a replacement building following fire and/or demolition.

There is also reference to an approval for a replacement office building on the site (161475) that has since expired. As a comparison, the approval related to 2540m² of floor space (of which 1920m² comprised of office space) with 78 parking spaces. This application and the subject application both accord with the relevant parking requirements although the subject application comprises 19 fewer parking spaces and will result in less traffic generation to and from the site.

Condition 9 on page 145 contains an error in relation to the requirements for unallocated parking and should be updated as follows:

9. Parking details

In consultation with Condition 8 and as part of a reserved matters application(s), no development shall take place until full details of allocated, visitor, unallocated and disabled parking in accordance with WBC parking standards, an Electric Vehicle Charging Strategy (including on-site infrastructure, installation of charging points and future proofing of the site) and bicycle parking have been submitted to and approved in writing by the local planning authority:

All 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 their approved form and used for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided, to encourage the use of alternative and sustainable modes of travel, to meet the future requirements of disabled users and to ensure that secure electric vehicle charging facilities.

Relevant policy: NPPF Section 9 and Core Strategy policies CP1, CP2, CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

A summary of representations on page 150 indicates that no neighbour submissions were received. Since the completion of the report, the following objections have been received:

- 1) 11 Highfield Close, Wokingham RG40 1DG (x2)
- 2) 65 Oakey Drive, Wokingham RG40 2DT
- 3) Perkins Way, Wokingham RG41 2TN (no number specified)

The submissions raised the following concerns:

- Lack of affordable housing

Officer comment: Refer to paragraph 78 of the report and further comment below.

- Lack of services and facilities (doctors and schools etc)

Officer comment: The application is subject to the payment of a Community Infrastructure Levy (as are the surrounding office to residential conversions), with the monies used to fund a variety of infrastructure.

- Unsustainable location

Officer comment: The sustainability of the site is acceptable, as noted in paragraph 6 of the report.

- Will create a precedent

Officer comment: Each application is assessed on its own merits. In this case, the surrounding area is comprised of a large number of office conversions which have been allowed under the prior approval process in the GPDO and this has influenced the consideration of this application.

- Not too many small units

Officer comment: The unit mix of 2 and 3-bed dwellings is acceptable, as noted in paragraphs 40 and 41 of the officer report.

Paragraph 47 on page 160 refers to the need for outdoor amenity space for each flat but defers this to consideration in a reserved matters application. Since the

completion of the officer report, revised plans have been submitted showing the ability to demonstrate the required changes as specified in paragraph 47.

Paragraph 78 on page 165 deals with affordable housing. It can be confirmed that the commuted sum in lieu of 11.4 units as quoted in paragraph 78 is correct. The sum is based on the Viability Study undertaken by Level Ltd, with the Council's approach to calculating commuted sums being based on the difference in the residual development value of a scheme without on-site affordable housing and the same scheme with on-site affordable housing.

As further clarification, an off site sum was acceptable because the Council's Housing Policy Team felt that the affordable housing could be provided in a more accessible location and addressed assessed need/demand based on dwelling size and location.

Pre-emptive site visits

192419 Land off Bearwood Road, Wokingham
 Full application for change of use from existing private woodland to Suitable Alternative Natural Green Space (SANG) including the provision of access off Bearwood Road, car park and associated works.

NON-HOUSEHOLDER APPEAL DECISIONS

Address:	429 Reading Road, Winnersh, RG41 5HU
Development:	Certificate of Lawfulness is sought for Application relates to works described and approved under planning permission F.2012/1086 - Demolition of existing workshop/office and erection of 5 new houses
Decision Level:	Officer
Appeal Decision:	Dismissed
Main Planning issues identified/addressed:	
<ul style="list-style-type: none"> - The matters relate to Condition 13 – Prior to commencement a scheme to deal with potential contamination of the site shall be submitted to and approved in writing by the local planning authority. - As the condition is a pre commencement condition the planning permission has not been lawfully commenced due to failure to discharge details of Condition 13. - Councils refusal to grant the Certificate was well founded. 	
Address:	9 Easthampstead Road (Ritz Bingo), Wokingham, RG40 2EH
Development:	Demolition of existing redundant building (predominately leisure floorspace) and erection of a new building comprising 120sqm retail floor space at ground floor level and 27 residential units on ground and upper floors including provision of car parking, cycle parking and landscaping
Decision Level:	Officer
Appeal Decision:	Dismissed

Main Planning issues identified/addressed:	
<ul style="list-style-type: none"> - New building would fail to preserve or enhance the character and appearance of the Conservation Area (harm to setting of nearby listed buildings). - Inadequate living conditions for future residents. - It has not been demonstrated that the loss of B1 use (Leisure and Entertainment) would allow for an appropriate balances of uses within the town centre. - The development would not provide an appropriate mix of housing units. - The development would not make an appropriate provision of affordable housing. 	
Address:	Land south of Reading Road and Arborfield Road, east of Chestnut Crescent, west of the River Loddon, Shinfield
Development:	Change of use of 21.7 hectares of land from agricultural use to informal recreation ("Suitable Alternative Natural Greenspace SANG") and associated infrastructure including pedestrian and vehicle access, a car park, footpath network and landscaping
Decision Level:	Committee
Appeal Decision:	Allowed
Main Planning issues identified/addressed:	
<ul style="list-style-type: none"> - The development would allow continued recreational use in the event of flooding - Relevant conditions have been imposed in regards to car parking/highways 	