

MEMBERS' UPDATE

Extraordinary Planning Committee – 21 May 2020

Planning applications

Site Address: Nirvana Spa, Mole Road, Sindlesham RG41 5DJ

Application No: 193339, Pages 5-27

1. Condition 3 to read:

Prior to the *commencement of the superstructure works*, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

2. Condition 14 to read:

Prior to the *commencement of the development (excluding demolition)*, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

i) a timetable for its implementation; and

ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

iii) Appendix 12 SuDS and drainage strategy ref no. 71621.01R2 report states that Once the SuDS strategy has been approved in principle and once all Site Investigation has been undertaken, a full design of the proposed SuDS strategy will need to be submitted to LLFA.

iv) Infiltration results of intrusive ground investigation demonstrating seasonal high groundwater levels for the site and infiltration rates in accordance with BRE365.

v) Full calculations demonstrating the performance of capacity of attenuation features to cater for 1 in 100 year flood event with a 40 per cent allowance for climate change and runoff controlled at Greenfield rates, or preferably better.

vi) A drainage strategy plan for the proposed development with demonstration that the base of SuDS features are at least 1m above seasonal groundwater level. A maintenance management plan for the SuDS features throughout the lifetime of the development and who will be responsible for the maintenance.

3. Condition 20 to read:

Prior to the *commencement of the superstructure works*, there shall be submitted to and approved in writing by the local planning authority, details of the off-street parking spaces within the site. The vehicle parking spaces shall be permanently maintained and remain available for the parking of vehicles at all times. Details should include pedestrian routing through the site and the locations of the Electric Vehicle Charging points and be delivered and retained as approved.

4. Condition 21 to read:

Prior to the *commencement of the superstructure works*, 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.

5. Condition 22 to read:

Prior to the *commencement of the superstructure works*, there shall be submitted to and approved in writing by the local planning authority, details of the proposed vehicular access to include visibility splays of 120m x 2.4. The access shall be formed as so approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

6. Condition 25 to read:

Prior to occupation a Delivery and Servicing Plan be submitted to and approved in writing by the *Local Planning Authority and shall be fully implemented and maintained as so-approved*.

Site Address: Sorbus House, Mulberry Business Park, Fishponds Road, Wokingham
RG41 2GY

Application No: 192852, Pages 43-52

Given the legal agreement is nearing completion and to provide greater certainty with the delivery of affordable housing, Part A of the recommendation on page 44 should read:

A completed legal agreement secured within three months of the date of the Planning Committee to secure the provision of a minimum of nine on site affordable housing units (in shared ownership with two x 1-bed units and seven x 2-bed units) and an Employment Skills Plan.

Site Address: Wokingham Family Golf, Finchampstead Road, Wokingham RG40 3HG

Application No: 200475, Pages 91-106

As clarification, the recommendation commencing on page 92 does not include the conditions in number order. The conditions being varied or removed are included first and are followed by the conditions remaining unchanged. Condition 1 (three year period to commence works) and Condition 7 (protection of trees during construction) have been removed as they are no longer relevant as the works have been completed.

Since the compilation of the officer report, three submissions in support of the application have been received. They cited positives including employment generation, social activity, site activation and inclusivity of all ages. A submission from Cllr Maria Gee reiterating her opposition to the proposal was also received, specifically concerns about the enlargement of the terrace and additional lighting. These matters have been addressed in the officer report.

Site Address: Gravelly Bridge Farm, Grazeley Green Road, Grazeley RG7 1LG
Application No: 200312, Pages 113-130

No update.

Site Address: Land North of Church Lane, Church Lane, Three Mile Cross
Application No: 193248, Pages 137-146

Description of proposal has been updated to include mention of lighting and CCTV towers to read as follows:

Full application for the proposed erection of a temporary compound to facilitate infrastructure works, including hardstanding, parking, fencing and gates, cabins and storage units and lighting (x3) and CCTV towers (x 4). (Part retrospective)

Site Address: 75 London Road, Wokingham RG40 1YA
Application No: 200863, Pages 159-175

Total existing floor area over three floors – 166sqm
Total proposed floor area over three floors – 343sqm
Total proposed floor area for outbuilding – 26sqm

As clarification, WBC acquired the property as an HMO (Use Class C4) back in 2017, and the building has remained empty since then. The building was previously owned by Sovereign Housing Association.

As clarification, Notification Letters were sent on 8 April 2020. However, in response to objections received from neighbours and in the interest of openness, a site notice was also posted by the applicant on 30 April 2020.

As clarification, on page 170, paragraph 22, R23 of the Borough Design Guide refers to alterations and extensions to buildings.

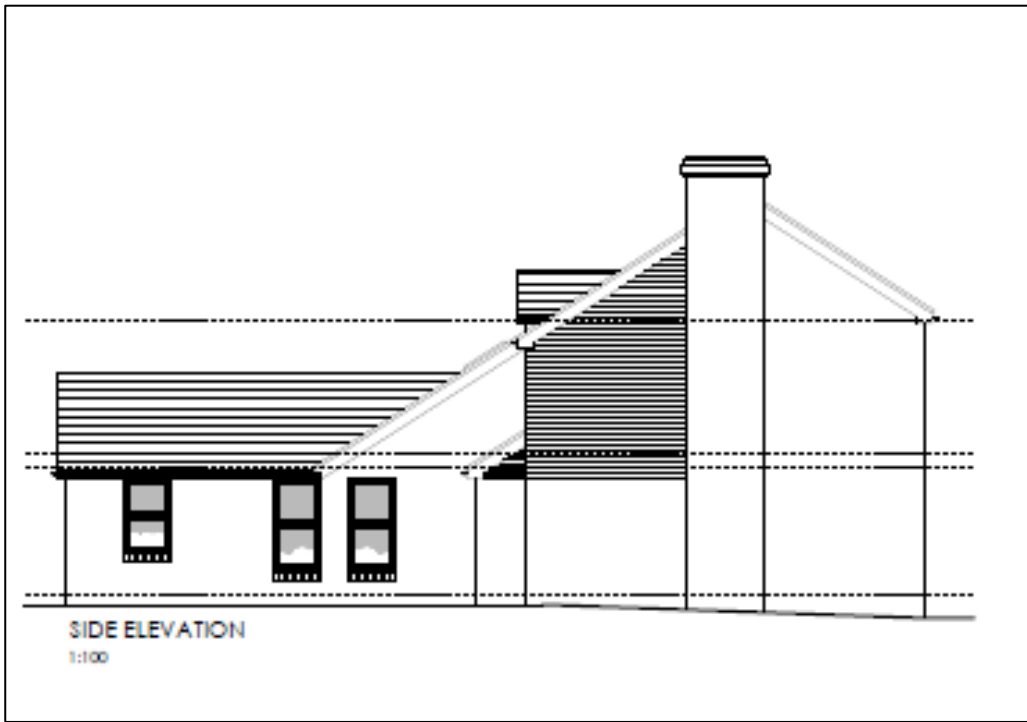
Since the compilation of the officer report, five additional letters of objections have been received from residents. They reiterate concerns about highways safety and parking provision; loss of light; change of use; noise and disturbance; and potential decrease of the value of properties on London Road. These matters have been addressed in the officer report.

The applicant has provided details of the proposed surface water drainage strategy. The WBC Drainage Officer is satisfied with these details, and so has determined that Condition (10) is no longer necessary.

Site Address: 2 Walnut Tree Close, Ruscombe RG10 9PF
Application No: 200753, Pages 185-192

Existing Side Elevation and Proposed Side Elevation Plans:

Existing Side Elevation



Proposed Side Elevation



The existing height is 4.07m and total proposed height is 6.02 m. The increase in height will be 1.95m.

Pre-emptive site visits

None

Appeal Decisions

None

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