

Agenda Item 16.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
F/2014/2611	31/13	Winnersh	Winnersh	Wokingham Housing Limited application

Applicant Wokingham Housing Limited
Location Land between Grovelands Avenue Workshops and Grovelands Park Winnersh **Postcode** RG41 5LD
Proposal Proposed erection of residential development of 6 no. two bedroom dwellings with associated external works
Type Full
PS Category 7
Officer Cris Lancaster

FOR CONSIDERATION BY Planning Committee on 22nd July 2015
REPORT PREPARED BY Head of Development Management and Regulatory Services

ADDENDUM REPORT

This application seeks full planning permission for the erection of 6 no. two bedroom dwellings on a vacant site between the Grovelands Avenue Workshops and the Grovelands Park Caravan site.

The application is before the Committee as it is a development by Wokingham Housing Limited which is the limited company providing social housing on behalf of Wokingham Borough Council.

This item was deferred at the meeting held on 29th April 2015 in order to allow for further discussions to be carried out with the applicant and Property Services, on how to address the legitimate concerns raised about the access for construction traffic being through the internal roads in the mobile home park, by creating a temporary access from the commercial/employment site.

This update report should be read in conjunction with the Committee report prepared for the 29th April 2015 Planning Committee. At that meeting it was confirmed that the Council's Ecologist was satisfied that the survey results demonstrated that no reptiles were present and the Council's Highway Officer had no objections in terms of refuse servicing arrangements.

Discussions have subsequently taken place between Property Services, Development Management and the applicants and also with the occupiers of the workshops with a view to responding to the issue of construction servicing. A copy of a letter received from WHL is attached as an Appendix. This concludes that access through the Estate is not achievable and also makes recommendations for measures to be taken during construction in order to ensure safer movement during construction. They have also produced a summary of anticipated construction programme, which is also attached as an Appendix. Further discussions are continuing to take place with WHL on detailed issues of construction management and an update will be made.

It is therefore recommended that planning permission can be granted subject to conditions 1- 21 as set out in the report to 29th April 2015 Planning Committee.

CONTACT DETAILS

Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk