MEMBERS' UPDATE
Planning Committee – 12 August 2020

Site Address: Land east of Oak Avenue, south of Sadler Crescent and north of A329 London Road, RG40 1LH
Application No: 201149, Pages 23-58

Correction to referencing of neighing property addresses:

- Paragraphs 14 & 16 refer to Nos. 1-20 Oak Avenue. This should instead read Nos. 4-20 Oak Avenue (evens). These addresses include Bur House, apts. 1-9; and Acorn House, apts. 1-6.

- Paragraph 21 refers to a parking courtyard for Nos. 1-7 Oak Avenue. This should instead refer to No. 2 Oak Avenue (Catkin House, apts. 1-7).

- Paragraph 36 refers to an assessment of potential noise impact on Nos. 1-10 Oak Avenue properties. This should instead refer to 2, 4 & 6 Oak Avenue. These addresses include Catkin House apts. 1-7; Bur House, apts. 1-9; and Acorn House, apts. 1-6.

It is confirmed that assessment of impact on residential amenity was undertaken in relation to the above mentioned properties.

An annotated version of the site location plan will be circulated alongside this update and which clarifies the surrounding street names.

Site Address: Dinton Activity Centre, Sandford Lane, Hurst, Wokingham, RG40 1BN
Application No: 200378 Pages 59 - 106

Updates to conditions and informatives:

- Condition 2 omits a relevant drawing and is therefore updated to the following:

2. This permission is in respect of the submitted landscape plans and drawings numbered:

DAC-MAC-00-00-DR-L-1001 REV P06
DAC-MAC-00-00-DR-L-1002 REV P05
DAC-MAC-00-00-DR-L-1003 REV P06
DAC-MAC-00-00-DR-L-1004 REV P04
DAC-MAC-00-00-DR-L-1005 REV P03

received by the Local Planning Authority on 27/02/2020 and other plans and conditions numbered:

DAC-HLM-00-00-DR-A-0000-P04
DAC-HLM-00-00-DR-A-0001 REV P07
DAC-HLM-00-00-DR-A-0002 REV P19
DAC-HLM-00-XX-DR-A-0020 REV P02
DAC-HLM-00-XX-DR-A-0003 REV P03
DAC-HLM-00-XX-DR-A-0021 REV P07
DAC-HLM-01-00-DR-A-0010
DAC-HLM-01-XX-DR-A-0020
DAC-HLM-02-00-DR- A-0010 REV P11
DAC-HLM-02-01-DR-A-0011 REV P13
DAC-HLM-02-XX-DR-A-0021 REV P10
DAC-HLM-02-XX-DR-A-0022 REV P10
DAC-HLM-02-XX-DR-A-0020 REV P10
DAC-HLM-02-RF-DR-A-0012 REV P08
DAC-HLM-02-XX-DR-A-0023 REV P10

Received by the local planning authority on 22/07/2020.

And drainage drawings numbered

DAC-CONSI-00-XX-DR-C-1510 REV P01 (final version – marked by planning officer)

3219-CONSI-00-00-DR-C-1530 REV P1 (final version – marked by planning officer)

received by the local planning authority on 22/07/2020 and

DAC-HLM-00-XX-DR-A-0030 REV P01

Received by the local planning authority on 07/08/2020.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

- Condition number 14 refers to a superseded ground gas monitoring report. This is amended to refer to an updated report and to read as follows:

14. Before any buildings hereby approved are utilised/occupied, the gas remediation measures recommended in the report Ground Gas Monitoring Assessment and Remedial Strategy – Revision A - IN19568 CL 002A July 2020, shall be installed and subsequently validated by a suitably competent person. Upon completion of remediation works a validation report must be submitted to the Local Planning Authority for written approval.

Reason: To protect future occupiers of the site from the risks associated with landfill gas

- Thames Water provided an incorrect response to consultation on this application. Therefore they have recommended new informatives. It is therefore recommended that informative number 3 is removed and replaced with the following two informatives, as recommended by Thames Water:

3. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholsesale; Business customers; Groundwater discharges section.

4. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- In order to provide greater flexibility, condition number 19 (operating hours) has been amended to increase the operating hours. It now reads as follows:

19. The use hereby permitted shall not operate other than between the hours of 08:30 and 23:00 Monday to Sunday and shall not operate at all at any other time. This is with the exception of the changing facilities, which shall operate between the hours of 07:00 and 23:00 Monday to Sunday and shall not operate at all at any other time.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Other updates

- In line with the revised comments from Thames Water, paragraph 60 of the Officer's Report is no longer relevant.
- Paragraph 49 indicates that the building consists of over 1000 square metres of floor space and therefore triggers the requirement of an employment skills plan. This is an error – the floor space is 622 square metres. However, the application is a major development because the site area is greater than 1 hectare and therefore the requirement for an employment skills plan is still triggered.
- The committee report does not quantify the number of jobs to be created. The proposal will create 3 additional permanent jobs and other, more variable seasonal jobs in the summer.

Site Address: Sonning Golf Club, Duffield Road, Woodley, RG4 6GJ
Application No: 200951, Pages 107 - 164.

Updates to recommendation:

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:

A. **Completion of a legal agreement to secure Planning Obligations and Variation to Original Unilateral Undertaking dated 19/06/2017.**

Updates to condition:

Condition 2: Approved details

The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plans
PA-RM-AH-001 D – Proposed Site Layout
PA-RM-AH-002 D – Proposed Boundary & Finishes Site Layout
PA-RM-AH-024 B – Proposed Parking Allocation and Highways Layout
PA-RM-AH-023 – Proposed Street Scenes

Landscaping
220-0101 C – Planting Plan
220-402 – Landscape Maintenance Plan April 2020

Highways
H1147 - TR03 – Site Junction Tracking
H1147 - TR04 – Site Turning Head
H1147 - TR05A - Private Parking Tracking

House types
PA-RM-AH-003 – Plots 1 & 2 Proposed Ground & First Plans
PA-RM-AH-004 - Plots 1 & 2 Proposed Second & Roof Plans
PA-RM-AH-005 – Plots 1 & 2 Proposed Elevations
PA-RM-AH-006 – Plots 3 (Handed) & 6 (AS) Proposed Ground & First Plans
PA-RM-AH-007 – Plots 3 (Handed) & 6 (AS) Proposed Second & Roof Plans
PA-RM-AH-008 – Plots 3 (Handed) & 6 (AS) Proposed Elevations
PA-RM-AH-009 A – Plots 4 (Handed) & 5 (AS) Proposed Ground & First Plans
PA-RM-AH-010 – Plots 4 (Handed) & 5 (AS) Proposed Second & Roof Plans
PA-RM-AH-011 – Plots 4 (Handed) & 5 (AS) Proposed Elevations
PA-RM-AH-012 – Plots 7 & 8 (AS) Proposed Ground & First Plans
PA-RM-AH-013 – Plots 7 & 8 (AS) Proposed Second & Roof Plans
PA-RM-AH-014 A – Plots 7 & 8 (AS) Proposed Elevations
PA-RM-AH-015 A – Plots 9 - 13 (AS) Proposed Ground Plan
PA-RM-AH-016 – Plots 9 – 13 (AS) Proposed First Plan

PA-RM-AH-017 – Plots 9 – 13 (AS) Proposed Second Plan
PA-RM-AH-018 – Plots 9 – 13 (AS) Proposed Roof Plan
PA-RM-AH-019 A – Plots 9 – 13 (AS) Proposed Front & Rear Elevations
PA-RM-AH-020 A – Plots 9 – 13 (AS) Proposed Side Elevations
PA-RM-AH-021 – Plots 2, 3 (Handed), 6 & 7 (AS) Garage Plans & Elevations

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Site Address: Land adjacent to 166 nine mile ride, Finchampstead
Application No: 201143, Pages 165 - 188.

No update.

Pre-emptive site visits

update here

Non-Householder Appeal Decisions

Address	Development	Officer or Committee	Decision	Main planning issues identified/ addressed
Land adjoining 61A, St Pauls Gate, Wokingham RG41 2YR	Full planning application for the proposed erection of one 3 no. bedroom end of terrace dwelling with ancillary areas.	Officer	Appeal Allowed	- The proposal would be in keeping with the character and appearance of the area, and would comply with the development plan policies.
31 Gorse Ride North, Finchampstead RG40 4ES	Full application for the proposed erection of a detached three bedroom dwelling.	Officer	Appeal Dismissed	- The development would introduce a detached house within the current boundary of the host dwelling; the gap in form created by the current corner plot would be lost, as too the established vegetation including boundary hedge. - Proposed siting of the new dwelling would be in harmful contrast to the adjacent building line of Buchanan Drive, significantly disrupting the existing pattern and appearance of development. - Scheme would give the appearance of denser development as result of its close proximity to the host dwelling.

Land adjacent to Whistley Green Cottage, Broadwater Lane, Hurst RG10 0BQ	Full planning application for the proposed erection of 1 no. 4 bedroom detached dwelling with associated access and landscaping.	Officer	Appeal Dismissed	- The form, material and character of the proposed development would be significantly and demonstrably harmfully out of keeping with the area and detrimental to the landscape. - The proposal would be harmful to the setting of Huntsman's Cottage as a designated heritage asset and would be harmful to the Area of Special Character and the setting of Whistley Green Cottage as non-designated heritage assets.
Land to the rear of 62 & 64 Highfield Park, Wargrave, Berkshire RG10 8LE	Full application for the proposed erection of 1 no. single storey detached dwelling following demolition of existing single storey garage and storage buildings.	Officer	Appeal Dismissed	- The proposed development would lead to an adverse effect upon the character and appearance of the area. - The proposed development would have an adverse impact upon the living conditions of the occupiers of adjoining properties and future occupiers of the proposed development.