

MEMBERS' UPDATE Planning Committee – 9 September 2020

Planning applications

Site Address: Land adjacent to 166 Nine Mile Ride, Finchampstead RG40 4JA
Application No: 201143, Pages 19-23

For clarification, on page 19 on the agenda, in the summary of the report, it is stated that Councillors raised concerns with regard to the site layout “in terms of movement of vehicles”. This aspect refers to the movement of caravans within the site i.e. the ‘pinch point’ between pitches 5, 6 and 8 and not to the traffic generated by the use of the site.

Site Address: Land Adjacent to Wyse Hill Lodge, The Village, Finchampstead RG40 4JR
Application No: 201566 Pages 47 - 74

The summary of the submissions on page 50 incorrectly suggests that the submission received from Wyse Hill Farm is in support. The submission is an objection. Whilst the submission was reviewed, its contents were inadvertently omitted from the officer report. These are outlined and responded to below.

- Lack of site sustainability
- The main shops have closed since the last refusal and the walking infrastructure is inadequate

Officer comment: Paragraph 31 of the officer report refers to facilities and services in the immediate area, including the nearby petrol station, post office and shop (Park View Motors). It has now closed in May 2020, which was not noted in the Transport Statement submitted with the planning application and not considered in the officer report. It is recognised that the closure does have a bearing on the sustainability of the application site. However, the proposal remains appropriate on sustainability grounds because the intent behind this application is to house residents with a local connection to the immediate locality and because the site immediately adjoins the settlement boundaries of The Village. It is also feasible that the shops could be re-established in the future and paragraph 78 aims to support development where housing should be located where it will enhance or maintain the vitality of rural communities.

- Creates a precedent

Officer comment: Each proposal for a rural exception site would be based on the site credentials and any demonstrated need. On this basis and because paragraphs 15-19 of the officer report indicate a demonstrated localised need, albeit limited in its nature, it is not felt that it creates a precedent for future development.

- There has been no consideration of F/1999/70219 and A/99/1033354 or of the barns to the west

Officer comment: There is no requirement to consider historic planning applications, particularly where they are sited outside of the red line boundary of the application site and/or do not relate to a proposal for a rural exception site.

- Increased loss of hedgerow, which is likely to meet DEFRA protection criteria

Officer comment: It has not been confirmed whether the hedgerow is protected as this requires further research. However, the Council's Trees and Landscape Officer has agreed to the part removal of the hedgerow. See paragraph 53.

- Culvert pipe is too small and will lead to upstream flooding

Officer comment: The dimensions of the culvert would be reviewed as part of a pre commencement condition to ensure that it can accommodate flows within the ditch without resulting in adverse overland flows.

- Bricked windows will reduce light and look inappropriate in the streetscene

Officer comment: The use of two opaque windows to the street elevation and one opaque window to each of the side elevations is not opposed on design grounds.

- Lack of allocated car parking, including for vans, trucks and disabled

Officer comment: The provision of unallocated car parking satisfies the policy requirements of the MDD Local Plan and on this basis, no objection is raised. As a residential scheme, it would not be expected that larger parking spaces are required. In the event of an approval, a complaint disabled car space could be achieved and would be conditioned.

- No electric charging points, no storage or no mobility charging

Officer comment: There is no policy requirement for vehicle charging points or mobility storage or charging. There is external storage for bicycles and internal storage within each unit. This is viewed as sufficient for the intended occupants of the development.

- Ponds within Wyse Hill Lodge have not been included in the ecology appraisal

Officer comment: A swimming pool at Wyse Hill Lodge was not considered as part of the report. It is suggested that a pond is located further south of the swimming pool but this has not been considered as part of this application. There is no objection on ecology grounds due the separation distance between the site and the pond is more than 140m, the site is less than 0.05 hectares in size and because there is no nominated habitat on the Council's modelling.

- The site was discounted in consideration in the Local Plan update

Officer comment: The site forms <0.5% of the 11 ha site promoted for inclusion in the local plan update and it was not included primarily because up to 165 additional dwellings would present an unsatisfactory relationship with the existing settlement. Sustainability of the wider site was listed as a secondary matter and this does not affect the localised consideration of the application site.

- The housing needs survey found that most affordable tenants want affordable housing close to transport links, which this site is not
- The housing needs survey contains flaws, including the size mix is estimated, nobody wants a flat and no one is interested in a 1-bed flat. It is questionable that there is a need for 12 affordable units and it would only be ascertainable through an application for the housing register
- Current ownership can be obtained via the land registry and the fact that this has not occurred shows lack of detail in the sequential test
- Owners have not been approached of other sites in the sequential test
- The own application site has been included in and discounted from the sequential test

Officer comment: Paragraphs 11-28 of the officer report deal with the housing needs survey and sequential test. Broadly, the comments noted above are agreed and there are several concerns raised with the methodology, assumptions and conclusions in the survey. It has, however, been concluded that there is an adequate demand for four 1-bedroom units. The application site was also discounted from the sequential test as part of the wider site as listed for the local plan update and not as a separate entity.

- Root protection area has been reduced
- The bin store remains within the RPA
- No dig is not feasible or achievable within the RPA, particularly with the new access
- Concrete reinforcing walls have not been shown on the section

Officer comment: The Council's Trees and Landscape Officer is opposed to the development, disagreeing with the consideration of the RPA as shown by the applicant's arborist and raising concern with the use of no dig methods. This is contained at paragraphs 54-60 of the officer report. These concerns any groundworks or raising of ground for the access though it is acknowledged that the existing ditch would have inhibited growth of roots towards the north. The bin store is outside of the RPA of Tree 1 but inside the RPA of Tree 2, which is a smaller specimen that is not listed as veteran.

- Minimal reductions in footprint and elevation compared with the previous refusal
- Unchanged/inadequate setback from the road
- Over development of the site
- Close boarded fencing is inappropriate
- Lack of amenity space for the units

Officer comment: These matters are already discussed in the officer report.

In addition to the above commentary, the Council's Drainage Officer has since reviewed the submitted Flood Risk Assessment and raises objection on the grounds that the applicant has made an assumption for the infiltration rate, which is considered to be unacceptable.

Paragraph 91 of the officer report is therefore not technically correct as infiltration test results according to BRE 365 to prove infiltration is possible would be required and an objection is noted by the Drainage Officer without this information. However, a planning

balance consideration is that because of the site location and the permeability of the parking area and the surrounding area, it does not justify refusal of the application and this information is appropriate as part of a pre commencement condition were the application recommended for approval.

Site Address: Fishponds Estate Fishponds Road Wokingham RG412QJ
Application No: 201345 Pages 93-113

The description of the proposal was incorrectly noted on the submitted application form and has since been amended to refer to the demolition of the existing units at 720-721 Millers Business Park (rather than 718-720 Millars Business Park).

Paragraph 12 of the officer report should refer to a 10.5m ridge height and not haunch height.

Revised plans have been received and Condition 2 is amended as follows:

2. Approved details

This permission is in respect of the submitted application plans and drawings received by the local planning authority on 04/06/2020 and numbered:

- a) Location Plan 19055-C4P-AV-00-DR-A-0100 Rev P3
- b) Existing Site Layout Plan 19055-C4P-AV-00-DR-A-0101 Rev P4
- c) Proposed Site External Finishes 19055-C4P-V1-01-DR-A-2001 Rev P2
- d) Proposed Cycle Store and Bin Store 19055-C4P-AV-00-DR-A-0503 Rev P1
- e) Proposed Site Section 19055-C4P-AV-ZZ-DR-A-0700 Rev P3

and the submitted application plans and drawings received by the local planning authority on 09/06/2020 and numbered:

- f) Existing Building Elevations 19055-C4P-V1-ZZ-DR-A-1100 Rev P2
- g) Existing Building Plan Unit 721 19055-C4P-V1-00-DR-A-1001 Rev P1
- h) Existing Building Plan Unit 720 19055-C4P-V1-ZZ-DR-A-1000 Rev P1

and the submitted application plan received by the local planning authority on 10/08/2020 numbered:

- i) Proposed Site Plan 19055-C4P-AV-00-DR-A-0500 Rev P6

and the submitted application plans and drawings received by the local planning authority on 21/08/2020 and numbered:

- j) General Arrangement Plan Level 00 19055-C4P-V1-00-DR-A-2000 Rev P4
- k) General Arrangement Plan Level 02 19055-C4P-V1-02-DR-A-2002 Rev P4

and the submitted application plans and drawings received by the local planning authority on 02/09/2020 and numbered:

- l) Site Elevations 19055-C4P-AV-33-DR-A-0700 Rev P4

- m) General Arrangement Plan Level 01 19055-C4P-V1-01-DR-A-2001 Rev P4
- n) Roof Plan 19055-C4P-V1-R1-DR-A-3300 Rev P4
- o) Proposed Elevations (Sheet 01) 19055-C4P-V1-ZZ-DR-A-2101 Rev P5
- p) Proposed Elevations (Sheet 02) 19055-C4P-V1-ZZ-DR-A-2012 Rev P5

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.

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

Following discussions with the agent regarding the timing of conditions, Conditions 5, 7 and 8-11 are accordingly amended as follows:

5. Landscaping Details

Prior to the first occupation or use of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

7. Travel Plan

Prior to the first occupation or use 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 and provide for periodic 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 9 and Core Strategy policy CP6.

8. Electric charging details

Prior to commencement of construction of the development hereby permitted, details for an Electric Vehicle Charging Strategy serving the development, shall be submitted to and approved in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure and installation of charging points and future proofing of the site.

Reason: To ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel.

Relevant policy: NPPF Section 9 and Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).

9. Additional parking details

Prior to commencement of construction of the development hereby permitted, details of the following shall be submitted to and approved in writing by the local planning authority:

- a) Secure, covered, bicycle parking facilities for at least 20 bikes that is located to provide surveillance and convenient access
- b) Disabled/accessible parking for a total of five vehicles
- c) Barrier access to the main car park to prevent uninvited overnight parking

All parking and access 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.

Reason: In the interests of ensuring a safe and secure design, the provision of adequate parking and to ensure the future provision to cater for electric vehicles.

Relevant policy: NPPF Section 15 and Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan Policy CC07.

10. Decentralised Energy Supply

Prior to commencement of construction of the development hereby permitted, a scheme for generating 10 % of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1, Managing Development Delivery Local

Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

11. CCTV details

Prior to commencement of construction of the development hereby permitted, details of closed circuit television shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of ensuring a safe and secure design. Relevant policy: NPPF paragraph 127 and Core Strategy policies CP1, CP3.

Revised proposed hours of use have been received, with trading from 7am-7pm rather than 8am-8pm within the B1 and B2 uses. These have been reviewed by the Council's Environmental Health Officer and no objection is raised on noise disturbance grounds. Accordingly, Condition 26 is amended as follows:

26. Hours of Use

The B1 and B2 uses hereby permitted within the building shall not operate other than between the hours of 07:00-19:00 Monday to Fridays, 08:00-18:00 Saturdays, 09:00-16:00 Sundays and shall not operate at all on Bank or National Holidays.

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

Site Address: 20 Pitts Lane, Earley, RG6 1BT

Application No: 201370, Pages 129-147

No updates

Pre-emptive site visits

None.

Non-Householder Appeal Decisions

Address	Development	Officer or Committee	Decision	Main planning issues identified/ addressed
Land East of Finchampstead Road,	Outline application for the proposed	Officer	Dismissed	- The basket of local planning policies, as a whole, are not out-of-date

Wokingham, RG40 3JT	<p>development of up to 216 dwellings (including 40% affordable housing), landscaping, public open space, playing field and equipped play areas, surface water flood mitigation and attenuation, vehicular access from Finchampstead Road, pedestrian access from Luckley Road and associated ancillary works. (Access to be considered.)</p>			<ul style="list-style-type: none"> - The scheme would result in harm to the landscape, including the rural setting of Wokingham and would result in numerous visual impacts, some of which would be moderate and major adverse. There would be also harm caused to the Green Route along Finchampstead Road due to increased urban appearance of the proposed main access and the loss of several protected mature oak trees - It has not been suitably demonstrated that the scheme will have no significant and severe adverse impacts on the local highway network. Furthermore, the 2m section of the emergency access could feasibly lead to safety conflicts between pedestrians and cyclists - The scheme would not provide genuine travel alternatives to the use of a private motor vehicle to the future residents of the scheme for the majority of their journeys - The Council can demonstrate a five-year housing land supply
White Horse Farm, White Horse Lane, Finchampstead, Wokingham RG40 4LY	<p>Full application for the proposed preservation, refurbishment and re-roofing of existing frontage stable and store to form double garage and store.</p>	Officer	Allowed	<ul style="list-style-type: none"> - The proposal would not harm the character and appearance of the area, as the building would retain a rural appearance which would sit well with the character of the streetscape. The proposal would allow for garage parking which would respect the character and appearance of the area. - The proposal would not result in any harmful to the living conditions experienced by the neighbouring occupiers.