

MEMBERS' UPDATE Planning Committee – 14 October 2020

Planning applications

Site Address: Land at Parklands, Basingstoke Road, Three Mile Cross
Application No: 201337 Pages 15-52

Page 16-24 of agenda results in an amendment to the wording of the recommendation to be replaced entirely with the following:

That the committee authorise the Head of Development Management to GRANT RESERVED MATTERS APPROVAL subject to the following:

Recommendation A:

Subject to the prior completion of an agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) and other enabling statutory powers to secure the following planning obligations (Heads of Terms):

- The estate roads on the application site will not be constructed to adoptable standards and therefore the owner/developer will not dedicate and the Council will not adopt the estate roads (for the avoidance of doubt the estate roads comprise all of the proposed roads on the application site);*
- The estate roads will be constructed to a durable and acceptable standard in accordance with plans and specifications approved by the Council prior to the issue of the Reserved Matters Approval*
- Prior to commencement of development, the owner/developer will provide a Bond to the value of the works (the sum of £812,144) to the Council and in a form acceptable to the Council to cover the costs of construction of the estate roads in default of proper and timely construction by the owner/developer;*
- On the issue of the Interim Certificate on completion of the works to construct the estate roads and the drainage and lighting to the estate roads to the satisfaction of the Council's highway engineers the Council will release 80% of the Bond Sum of £812,144 and the remaining 20% of the Bond Sum will be released on satisfactory completion of a Maintenance Period on the issue of the Final Certificate*
- The owner/developer will pay the Council's highway engineers inspection fees to the sum of £81,214 prior to commencement of development;*
- The owner/developer will ensure that a Management Company is appointed prior to commencement of development to maintain the estate roads. The owner/developer shall maintain and retain ownership of the estate roads until the Council has certified that they have been completed in accordance with the approved plans and specifications and the Maintenance Period is completed and thereafter may transfer to the Management Company subject to first procuring a covenant from the Management Company that the estate roads will be maintained in accordance with a Maintenance Schedule approved by the Council in perpetuity;*
- Approved Maintenance Schedule to be included in S106.*
- Access over the estate roads shall be provided to the public with and without motorised vehicles in perpetuity*

- To the extent that the Public Footpath 20 is co-extensive with the estate roads the Public Footpath shall be demarcated with appropriate markings such as road studs;
- The owner/developer shall use reasonable endeavours to prevent rain water draining from the estate roads onto adopted highway.
- In transfer of the estate roads to the Management Company the owner/developer shall procure a covenant that the Management Company or the individual dwelling owners within the development shall not apply under Section 37 or the Private Street Works Code of the Highways Act 1980 to seek the adoption of the estate roads.
- On completion of the Bond for the Bond Sum in a form acceptable to the Council the Council will release the requirement to provide an Advanced Payments Code bond pursuant to Sections 219 and 220 of the Highways Act 1980 (as amended)

Recommendation B:

Conditions:

1. Approved Details

This approval is in respect of the submitted application plans and drawings:

Planning Layout	CB_83_072_001C
Land Use Plan	CB_83_072_002B
Housing Mix	CB_83_072_003B
Affordable Housing Plan	CB_83_072_004B
Building Heights	CB_83_072_005B
Parking Strategy Plan	CB_83_072_006B
Bin and Cycle Storage Plan	CB_83_072_007B
External Finishes Plan	CB_83_072_008B
External Enclosures Plan	CB_83_072_009C
Hard Surfacing Plan	CB_83_072_010B
House Type Plan	CB_83_072_012C
Character Area Plan	CB_83_072_013B
Garden Compliance Plan	CB_83_072_020B
Basingstoke Road Street Scenes	CB_83_072_BSR_SS_001 Rev A
North SANG Edge Street Scenes	CB_83_072_NSE_SS_001 Rev A
North SANG Edge Street Scenes	CB_83_072_NSE_SS_002 Rev B
SANG Edge South Street Scenes	CB_83_072_SES_001 Rev A
Southern Edge Street Scenes	CB_83_072_SOE_SS_001
Basingstoke Road Marford Elevations	CB_83_072_BSR_MA_E01 A
Basingstoke Road Marford Floor Plans	CB_83_072_BSR_MA_P01 A
Basingstoke Road Trusdale Elevations	CB_83_072_BSR_TR_E01 A
Basingstoke Road Trusdale Elevations	CB_83_072_BSR_TR_E02 A
Basingstoke Road Trusdale Floor Plans	CB_83_072_BSR_TR_P01
Basingstoke Road Huxford Elevations	CB_83_072_BSR_HU_E01 A
Basingstoke Road Huxford Floor Plans	CB_83_072_BSR_HU_P01
Basingstoke Road Colton Elevations	CB_83_072_BSR_CO_E01 A
Basingstoke Road Colton Floor Plans	CB_83_072_BSR_CO_P01 A
Basingstoke Road Byford Elevations	CB_83_072_BSR_BY_E01 A
Basingstoke Road Byford Floor Plans	CB_83_072_BSR_BY_P01

North SANG Edge Wayford Elevations	CB_83_072_NSE_WA_E01 A
North SANG Edge Wayford Floor Plans	CB_83_072_NSE_WA_P01
North SANG Edge Marford Elevations	CB_83_072_NSE_MA_E01 A
North SANG Edge Marford Floor Plans	CB_83_072_NSE_MA_P01
North SANG Edge Kingham Elevations	CB_83_072_NSE_KI_E01 A
North SANG Edge Kingham Floor Plans	CB_83_072_NSE_KI_P01
North SANG Edge Trusdale Elevations	CB_83_072_NSE_TR_E01
North SANG Edge Trusdale Floor Plans	CB_83_072_NSE_TR_P01
North SANG Edge Colton Elevations	CB_83_072_NSE_CO_E01
North SANG Edge Colton Floor Plans	CB_83_072_NSE_CO_P01
North SANG Edge NA30 Elevations	CB_83_072_NSE_NA30_NA20_E01
North SANG Edge NA30 Floor Plans	CB_83_072_NSE_NA30_NA20_P01
North SANG Edge NA30 Elevations	CB_83_072_NSE_NA30_E02 A
North SANG Edge NA30 Floor Plans	CB_83_072_NSE_NA30_P02 A
North SANG Edge IBF Elevations	CB_83_072_NSE_1BF_E01 B
North SANG Edge IBF Floor Plans	CB_83_072_NSE_1BF_P01 B
SANG Edge South Wayford Elevations	CB_83_072_SES_WA_E01 A
SANG Edge South Wayford Floor Plans	CB_83_072_SES_WA_P01 A
SANG Edge South Standford Elevations	CB_83_072_SES_ST_E01 A
SANG Edge South Standford Floor Plans	CB_83_072_SES_ST_P01 A
SANG Edge South Kingham Elevations	CB_83_072_SES_KI_E01 A
SANG Edge South Kingham Floor Plans	CB_83_072_SES_KI_P01
SANG Edge South Huxford Elevations	CB_83_072_SES_HU_E01 A
SANG Edge South Huxford Floor Plans	CB_83_072_SES_HU_P01
SANG Edge South Byford Elevations	CB_83_072_SES_BY_E01 B
SANG Edge South Byford Floor Plans	CB_83_072_SES_BY_P01 A
SANG Edge South Byford Elevations	CB_83_072_SES_BY_E02 A
SANG Edge South Byford Floor Plans	CB_83_072_SES_BY_P02 A
SANG Edge South NA20 Elevations	CB_83_072_SES_NA20_E01 A
SANG Edge South NA20 Floor Plans	CB_83_072_SES_892_P01
Southern Edge Elliston Elevations	CB_83_072_SOE_EL_E01
Southern Edge Elliston Floor Plans	CB_83_072_SOE_EL_P01
Southern Edge Trusdale Elevations	CB_83_072_SOE_TR_E01 A
Southern Edge Trusdale Floor Plans	CB_83_072_SOE_TR_P01 A
Southern Edge Huxford Elevations	CB_83_072_SOE_HU_E01 A
Southern Edge Huxford Elevations	CB_83_072_SOE_HU_E02 A
Southern Edge Huxford Elevations	CB_83_072_SOE_HU_E03 A
Southern Edge Huxford Floor Plans	CB_83_072_SOE_HU_P01 A
Single Garage Floor Plan & Elevations	CB_83_072_GAR_01
Double Garage Floor Plan & Elevations	CB_083_072_GAR_02
Single Garage Floor Plan & Elevations	CB_083_072_GAR_03
Double Garage Floor Plan & Elevations	CB_083_072_GAR_04
Bin & Cycle Storage Floor Plan & Elevations	CB_83_072_BIN_01 A
Substation Floor Plan & Elevations	CB_83_072_SUB_01
Residential Area RMA: Detailed Landscape Proposals North	24749-RG-L110D

Residential Area RMA: Detailed Landscape Proposals South	24749-RG-L111D
General Arrangement Sheet 1	A097-RM-11 Rev P4
General Arrangement Sheet 2	A097-RM-12 Rev P4
Visibility Splays Sheet 1	A097-RM-15 Rev P2
Visibility Splays Sheet 2	A097-RM-16 Rev P2
Drainage Layout Sheet 1	A097-RM-51 Rev P4
Drainage Layout Sheet 2	A097-RM-52 Rev P4
Drainage Layout Sheet 3	A097-RM-53 Rev P4
Drainage Details Sheet 1	A097-RM-54 Rev P2
Drainage Details Sheet 2	A097-RM-55 Rev P2
Vehicle Tracking Fire Tender Sheet 1	A097-RM-81 Rev P4
Vehicle Tracking Fire Tender Sheet 2	A097-RM-82 Rev P4
Swept Path Analysis Refuse Vehicle (Sheet 1 - North Area)	A097-RM-83 Rev P4
Swept Path Analysis Refuse Vehicle (Sheet 2 - South Area)	A097-RM-84 Rev P5
Swept Path Analysis Refuse Vehicle and large vehicle (Sheet 1 - North Area)	A097-RM-85 Rev P2
Swept Path Analysis Refuse Vehicle and large vehicle (Sheet 2 - South Area)	A097-RM-86 Rev P2
Vehicle Tracking Parking Spaces	A097-RM-93 P3
Proposed Street Lighting Plan Sheet 1	A097-RM-101 Rev P4
Proposed Street Lighting Plan Sheet 2	A097-RM-102 Rev P4

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 approval and before implementation with the Local Planning Authority.

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.

Materials

2. Prior to commencement of the damp course level, samples and details of the materials to be used in the construction of the external surfaces of the buildings and boundary treatments shall have first been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the buildings are satisfactory. Relevant Policies: Core Strategy policies CP1 and CP3.

Reason for imposing as a pre-commencement condition: Flexibility has been built in here to enable groundworks although materials will need to be agreed ahead of housing delivery in the interests of visual amenity.

Highways

3. Garages to be Retained for Vehicle Parking

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

4. Parking and Turning (as approved)

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

5. Cycle Parking to be Approved

Prior to the occupation of the development 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.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

6. Visibility Splays for Private Drives

The dwelling/building shall not be occupied until visibility splays of 2.0 metres by 2.0 metres, have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

7. Parking Management Strategy

Prior to the first occupation of the development, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring and the delivery of additional electric vehicle charging spaces when required.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDL P policies CC07 and TB20.

8. Electric Vehicle Charging

Prior to commencement of the damp course level, details for Electric Vehicle Charging points serving the development shall be submitted to and approved in writing by the Local Planning Authority. The Electric Vehicle Charging points 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 charging of electric vehicles and used for no other purpose.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Reason for imposing as a pre-commencement condition: In the interests of highway safety and convenience

9. Highways Details

Prior to the commencement of development, full details of the construction of roads, cycleways and footways to include the relevant section of footpath 20 and the footpath improvements within Mays Farm SANG (as defined by plan 2 of the Section 106 agreement dated 16th of January 2019 pursuant to outline planning approval LPA ref: 171737) shall be submitted to and approved in writing by the local planning authority. These plans shall include levels, widths, construction materials, depths of construction, surface water drainage and lighting. Development shall be carried out in accordance with these details and the works to upgrade footpath 20 and footpath improvements shall be completed prior to the occupation of any dwelling.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDL P policies CC07 and TB20.

Reason for imposing as a pre-commencement condition: In the interests of highway safety and convenience.

10. Dwelling Parking and Turning

Each dwelling shall not be occupied until the vehicle access including turning head and parking to serve that dwelling has been constructed in accordance with the approved details to road base level and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDL P policies CC07 and TB20

11. Dwelling Vehicle Access

Each dwelling shall not be occupied until the vehicle access to serve that dwelling has been constructed in accordance with the approved details to road base level and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDL P policies CC07 and TB20

Landscaping

12. Additional SANG Planting

Prior to the commencement of development, notwithstanding the Landscape Management Plan: Revision B, January 2018 and in accordance with approved Map 1 – Hedgerow Buffers Plan, full details of the additional proposed landscaping and planting within the approved SANG shall be submitted and approved in writing by the Council. All hard and soft landscape works and planting 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 order to ensure a satisfactory form of planting relative to wider landscaping scheme is delivered and to secure the protection of the planting for the duration of the development or 5 years following the planting, whichever is longest. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

Reason for imposing as a pre-commencement condition: To ensure a satisfactory landscaping approach and planting is protected throughout the build phase.

Amenity

13. Noise Mitigation

Prior to occupation of the proposed dwellings, the recommended noise mitigation measures outlined in the approved noise assessment by Waterman Infrastructure & Environment Limited, dated May 2020, to include acoustic garden fencing shall be implemented in full and retained thereto.

Reason: To protect the occupiers of nearby premises from unreasonable noise levels. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

14. No New Windows

Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first floor level or above in any side elevation of the buildings hereby permitted except for any which may be shown on the approved drawing(s).

Reason: To safeguard the residential amenities of neighbouring properties. Relevant Policies: Core Strategy policies CP1, CP3 and Design Guide Supplementary Planning Document.

15. Obscure Windows

Those windows shown on the approved drawings as having obscured glazing in part or full shall be so-fitted, fixed shut, (except for the provision of high level fanlight windows) and shall be permanently so-retained, and shall remain fixed closed at all times (except for the provision of high level fanlight windows).

*Reason: To safeguard the residential amenities of neighbouring properties
Core Strategy policies CP1, CP3 and Design Guide Supplementary Planning Document.*

16. Specific Plot Restrictions

Notwithstanding the provisions of Classes A and E of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or

any Order revoking and re-enacting that Order with or without modification), no outbuildings, enlargements or alterations to Plots 30-32, 33-37 and 40 permitted shall be carried out without the express permission in writing of the local planning authority.

Reason: To safeguard the residential amenities of the relevant neighbouring properties of Priors Gardens. Relevant Core Strategy policies CP1, CP3 and Design Guide Supplementary Planning Document.

Informatives:

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. As an affordable housing development a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>.
2. The development accords with the policies contained within the adopted development plan and there are no material considerations which warrant a different decision being taken.
3. This approval should be read in conjunction with the outline planning permission and associated Section 106 legal agreement.
4. If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under S38 of Document marking - Unclassified the Highways Act 1980.
5. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.
6. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.
7. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.
8. Licences, consents or permits may be required for work on this site. For further information on environmental permits and other licences please visit <http://www.businesslink.gov.uk/bdotg/action/layer?r.s=tl&r.lc=en&topicId=107906> 8363

9. With regards to the condition relating to the lining of the SANG ponds, Wokingham Borough Council do not favour the use of liners in publicly accessible ponds and would prefer to see these ponds lined with a layer of puddled clay if required.

Recommendation C) Alternative Recommendation to read:

In the absence of a Section 106 agreement with planning obligation securing construction of serviceable private estate roads and a mechanism to secure their appropriate standard of maintenance in perpetuity the Local Planning Authority is unable to satisfy itself that the proposal includes adequate mitigation measures to prevent the proposed development from having an adverse effect on infrastructure. This is contrary to the requirements of the NPPF and policies CP1, CP6, and Appendix 7 of the Core Strategy adopted South of the M4 SDL SPD and Infrastructure Delivery and Contributions SPD.

Page 41, paragraph 84, the following sentence provides greater clarity:

The adequacy of infrastructure expressed above through both on site provision and contributions towards off-site facilities” is predicated on the estate roads being adopted and maintained by the Council as Highways Authority. In the absence of dedication by the owner planning obligations are required to secure a serviceable standard of construction for the private estate roads and their private maintenance in perpetuity.

Page 41 paragraph 85 amended wording to read:

85. Highways Infrastructure: A Section 106 agreement, in addition to the extant S106 Agreement dated 16 January 2019 will be required to secure the construction of serviceable private estate roads and their future maintenance in perpetuity.

Site Address: 12 Rectory Road, Wokingham, RG40 1DH
Application No: 202270 Pages 53 - 77

Amend Condition 9 to read as follows:

9. Hours of Use

The use hereby permitted shall not operate other than between the hours of 09:00 - 19:00 Mondays to 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.

Pre-emptive site visits

None.

Non-Householder Appeal Decisions

Address	Development	Officer or Committee	Decision	Main planning issues identified/ addressed
White Heart Grove, The Coombes, Coombes Lane, Barkham, Berkshire RG41 5SU	Enforcement Notice alleging Without planning permission the unauthorised construction of a timber building and its use as a dwelling	Officer	Appeal Dismissed and Enforcement Notice Upheld	<ul style="list-style-type: none"> - As a matter of fact and degree the structure meets all the tests for being a building but does not meet all the tests for being a caravan. Therefore, on the balance of probability, the structure is a building and is not a caravan.
Morrisons, Woosehill Shopping Centre, Wokingham RG41 3SW	Full application for the erection / installation of a Barber pod to the main carpark covering 4 carparking spaces in total.(Retrospective)	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The location of the barber pod poses a hazard and is detrimental to pedestrian safety. The current siting of the pod and its proximity to the running lanes precludes mitigation - The pod does not have an adverse effect on the character and appearance of the area - Public benefits do not outweigh concerns in relation to pedestrian safety arising from current location
4a Longfield Road, Twyford RG10 9AS	Application for advertisement consent for 900 x 3000mm x 1mm banner non-illuminated, displayed on bare hedge outside the property. Advertisement period 11/03/2020-04/03/2023	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - Given its scale and location on a boundary hedge on the side of a residential property, the proposed banner would appear incongruous and out of keeping with the wider residential character of the terrace and street scene. The proposed advertisement would result in harm to the visual amenity of the area - the proposed advertisement would not result in harm to public safety
Foxley Farm, Foxley Lane, Binfield, Bracknell RG42 4EG	Full application for proposed erection of one 5 bedroom detached dwelling and associated parking following demolition of existing dwelling and outbuildings	Officer	Appeal Allowed	<ul style="list-style-type: none"> - the proposal would not harm the character and appearance of the area, including the surrounding countryside and landscape

30 Barkham Ride, Finchampstead, Wokingham, RG40 4EU	Full application for the proposed erection of 1 no three bedroom dwelling, with associated parking and landscaping	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - It has not been demonstrated that the new dwelling can be developed and used afterwards without causing detriment to the well-being of the mature trees which adjoin the bridleway and their positive contribution to the character and appearance of the area - The proposed changes to the bridleway would materially alter the visual character of the track/bridleway and harm it. - The level of activity arising from the construction and subsequent use of the new dwelling would nevertheless spoil the experiences of other users of this public right of way and not maintain their safety
North Court, The Lodge, The Ridges, Finchampstead RG40 3SH	Full application for change of use of land from amenity land to residential garden	Officer	Appeal Allowed	<ul style="list-style-type: none"> - The proposed development would not significantly affect the character and appearance of the area, and given the nature of the surroundings, would represent an acceptable use within the countryside

QUARTERLY ENFORCEMENT MONITORING INFORMATION
PLANNING COMMITTEE Oct 2020

RFS CASES 1 Jul – 30 Sep 2020

Number on hand 1 Jul	292
Number received	173
Number closed	229
% closed in 8 weeks	43%
Number on hand 30 Sep	236

Reasons for closure	Number	%
Other	12	5%
No breach of planning control	145	63%
Not expedient to pursue	16	7%
Voluntary compliance	22	10%
Details submitted (eg minor amendment, details pursuant to conditions, planning application)	25	11%
Cases closed where Notice/s served	9	4%

SUMMARY OF NOTICES/PROSECUTION for period 1 Jul – 30 Sep 2020

Notice Type	Number Served
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Enforcement Notices	9 The Meadows London Road Bearwood Nurseries, Church Lane 1 Holmes Close Loddon Park Farm x 4 Lenette 26 Arbor Meadows
Stop Notices	0
Temporary Stop Notices	0
Breach of Condition Notices	3 309 Reading Road 36 Park View drive 17 Martineau
Section 215 Notices	0
Prosecutions	0
Direct Action	0
Injunctions/Orders	0
Caution	0
Breach of injunction	1 Mr Anderson 50 Nine Mile Ride

APPEALS AGAINST ENFORCEMENT NOTICES 1 Jul – 30 Sep 2020

Number of enforcement appeals lodged: **Total 6: (1 Holmes Close), (The Meadows), (Loddon Park Farm x 4)**

Number of enforcement notice appeals determined: **Total 2 (White Heart Grove, The Coombes)**

Number of enforcement appeals withdrawn: **Total 0**

Enforcement appeals public inquiries pending: 1 Barkham Manor farm (date tbc)

SUMMARY OF ENFORCEMENT APPEAL DECISIONS

Reference: RFS/2018/084722

Address: White Heart Grove, The Coombes

Breach of planning control: Unauthorised erection of timber building for use as dwellinghouse

Appeals outcome: Dismissed

Inspector's findings: The Inspector found that the structure was not a caravan and is a building and thereby a breach of planning control.

Report Author: Marcia Head