

MEMBERS' UPDATE Planning Committee – 22 July 2015

Site Address: unit 700 Warfdale Road, Winnersh

Application No. VAR/2014/2499, supplementary report

Update to wording of recommended condition for clarity and to be clear on timing of when any future occupier would be required to submit a new Delivery Management Plan in the event that the document prepared by on behalf of Rockwell Collins does not meet their operational requirements:

1. All deliveries either departing or received at the approved building and activities relating to these deliveries will comply with the measures set out in the Delivery Management Plan dated 3rd July 2015.
2. This application shall supersede Condition 12 on planning permission RM/2014/0366 and all other conditions on this planning permission still apply

Informative

In the event that a new tenant wishes to occupy the building and the terms Delivery Management Plan dated 3rd July 2015 does not meet their operational requirements, a new Delivery Management Plan will be submitted to and approved by the Local Planning Authority. If a revised DMP is required this should be submitted and approved by the Local Planning Authority prior to the occupation of the building by the tenant.

Site Address: Land between Grovelands Avenue Workshops and Grovelands Avenue Park Winnersh RG41 5LD

Application No: F/2014/2611, Pages 9-34.

Since preparation of the report additional information has been received from the applicants regarding anticipated type and size of vehicles proposed to be used during construction and the anticipated frequency. This updates the information

attached as Appendix 2 to the report (Pages 15-16) which is replaced by the document attached to this update. In light of the additional information, it is recommended that Condition 12 be amended (Pages 20-21):

Condition 12. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing, the approved Statement shall be in accordance with the "Summary of anticipated vehicle movements " prepared by BDS Surveyors (TCG6360-14) and shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) measures to prevent the deposit of materials on the highway and details of wheel washing facilities;
- v) measures to inform local residents of commencement of development by letter and provide appropriate contact details for residents to contact the developer if they have concerns or issues
- vi) details of vehicle deliveries to and from the site during the construction phase (including site clearance) including the types and size of vehicles used, the number, times and frequency of vehicle movements, and the routes to access the site:
- vii) measures to ensure that the measures are implemented in accordance with the approved details associated with this condition.

Reason: In the interests of highway safety, safety and convenience and to ensure that neighbourhood amenity is preserved. Relevant policies: Core Strategy policies CP3 and CP6

Site Address: Carnival Pool, Southgate House, the Big Apple, Wellington Road, Wokingham.

Application No: O/2015/1056, Pages 35-120.

Revised Drawing

Following the Members' site visit and briefing on Monday 20 July the applicant has submitted a revised Phase 1 site plan (attached) showing how the proposed service access to the bowling alley may be revised to allow retention of some of the group of trees along the railway boundary. This possibility would need to be explored in more detail: Conditions 14-16 & 24 refer.

Clarification of Conditions 4 & 12:

4. Before **Phase 1** of the development is operational an Interim ~~Masterplan~~ **site layout and management strategy with** supporting information shall be submitted to and approved in writing by the local Planning Authority. The Interim Master Plan shall provide details of the following:
12. No development, including any works of demolition, shall take place until ~~the appointed main contractor has submitted a detailed~~ Construction Environmental Management Plan (CEMP) ~~based on the submitted Outline CEMP Report dated December 2014 and the detailed CEMP~~ has been **submitted to and** approved in writing by Local Planning Authority. ~~In addition to the issues identified in the Outline CEMP~~ The document shall include:
- i) parking provision for site operatives and visitors;
 - ii) provision for loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) measures to prevent deposit of mud on the highway;
 - vi) measures to control dust during demolition;
 - vii) measures to control noise during construction;
 - viii) measures to control air quality during construction ;and
 - ix) routing of construction traffic.

The approved CEMP shall be adhered to throughout the construction period.

Amendment to Condition 36 to tie in with the Carnival Pool's existing opening times.

36. No customer shall be permitted on any Class A3 restaurant and cafe, A4 drinking establishments, A5 hot food takeaways, D1 non-residential institutions or D2 Assembly and Leisure premises hereby permitted outside the hours of ~~07:00~~ **06:30** and 24:00. No customer shall be permitted to use outside areas ancillary to the use of the premises and doors and windows shall be kept shut outside the hours of 07:00 and 22:00.

Additional Representations

Three additional representations have been received reiterating previous concerns regarding development of the site preventing a future vehicular bridge link over the railway and provision for disabled people when existing car parks are relocated. These issues were addressed in the report (pages 64 & 65 of the agenda).

Other updates

Notification has been received from Network Rail, under Part 8A of the General Permitted Development Order 2015, of their intention to create a two-level decked car park at Wokingham Station providing net gain of 190 car parking spaces. This will replace spaces lost as a result recent developments and provide additional capacity bringing the total number of spaces up to 541, an increase of 120 compared to the situation before the recent redevelopment of the station and construction of the link road.

Site Address: Highfield Park, Eversley Road, Arborfield, RG2 9PP
Application No: VAR/2015/1038, Pages 121-146

Amendment to conditions

1. Condition 3 to be amended to the following:-

There shall be no more than 4 permanent gypsy and traveller pitches in total on the site. On each of the 4 permanent pitches hereby approved no more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed at any time, of which only one caravan on each pitch shall be a static caravan or mobile home in use for residential occupancy at any one time.

Reason: In the interests of visual and residential amenity and infrastructure provision.

Relevant Policy: Core Strategy Policies CP1, CP2, CP3 and CP4 and Managing Development Delivery Local Plan policy TB10

2. Condition 4 to be amended as follows:-

Prior to commencement of development, plans showing the siting of the mobile homes, touring caravans, and utility/dayrooms shall be submitted to and approved in writing by the Local Planning Authority. The proposed mobile homes, touring caravans, and utility/day rooms shall be provided and sited in accordance with the approved plans. Any material change to the position of a mobile home, or its replacement by another mobile home in a different location or residential occupancy of more than one static caravan or mobile home on each pitch at any one time shall only take place following the written agreement of the council.

Reason: In the interests of visual amenity and infrastructure provision.

Relevant Policy: NPPF, Wokingham Adopted Core Strategy policies CP2, CP3 and CP4 and Managing Development Delivery Local Plan policy TB10.

3. Condition 6 to be amended as follows:-

No external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and highway safety.

Relevant Policies: Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy TB10

Additional Informatives

1. Prior to development commencing details of the private fire hydrant(s), or other suitable emergency water supplies to meet Royal Berkshire Fire & Rescue Service requirements shall be submitted to the Royal Berkshire Fire & Rescue Service.

Listing

Councillor Gary Cowan listed the application as not compliant with policy and supports objections of Arborfield and Newland Parish Council

Clarifications

Paragraph 6 (Page 134) – this should read to allow 2 mobile homes and 2 touring caravans on each of Plots 8 and 9

Concerns were raised as to whether four pitches could be provided on the site in the absence of any plans showing the layout and due to comment at paragraph 21 that Plots 8 and 9 are large enough to meet the majority of key considerations for site layout in the Borough Design Guide.

While there is a condition requiring drawings to be provided (now amended to show the siting of amenity blocks/day rooms), the following extra information is provided to demonstrate that the site can satisfactorily accommodate 4 gypsy pitches.

Plots 8 and 9 are each 15m in width and 43-44m in length (so 30m width in total).

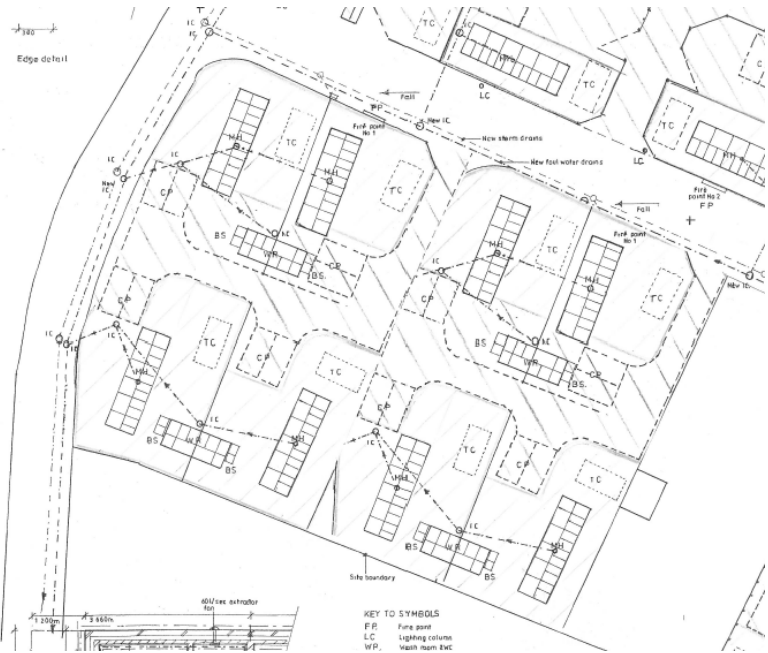
The adjoining Plot (Plot 10) has recently been subject of a planning application to provide 4 pitches. Plot 10 is 32.5m wide and just over 44m in length.

By using the approved site layout from Plot 10, it is possible to demonstrate that 4 pitches can satisfactorily be located on Plots 8 and 9 even in the absence of a layout plan (by just leaving out the gap between the new access road and Plot 9 and the gap between the car parking spaces and the main access road to the pitches)

The following plan shows the approved layout of the four pitches on Plot 10.



The following plan shows the approved layout for four pitches superimposed onto Plots 8 and 9. This demonstrates that four pitches with all necessary facilities (mobile home, touring caravan, amenity building/day room and bin storage) can be provided on Plots 8 and 9.



Paragraph 39 – states that information is not needed to demonstrate gypsy status since pitches will have an occupancy limitation (condition 2). To clarify, valid occupancy by GRT will be secured by:-

1. Occupancy condition on planning consent
2. Licensing with Environmental Health
3. Enforcement of planning condition and licensing conditions if it is clear non GRT occupancy is taking place

Site Address: Balcombe Nurseries, Basingstoke Road, Swallowfield
Application No: O/2014/1994, Pages 147-184.

Amended Recommendation

A Section 106 Agreement is needed to secure the permanent use of the land to the rear of the proposed houses as open land and to secure the ecology enhancements (retention and maintenance).

Amended recommendation is:

APPROVAL subject to:-

(A) Completion of a Section 106 Agreement to secure the following:-

- Land to the rear of the houses to be kept open in perpetuity
- Ecological enhancements to be carried out in accordance with Drawing 05 received 17/02/15
- Details to be provided of the maintenance of the ecological enhancements in perpetuity

(B) And subject to the following conditions:- (as agenda)

Clarifications

Paragraph 52 – Proposal may be CIL liable. The figures given are indicative, as the proposal is an outline application with only means of access to be determined. The size of dwellings may change.

Concern has been raised by one councillor in respect of the size of the dwellings and whether these are out of character with the area as surrounding houses are smaller. The application is in outline with only means of access to be determined, so size and design can be considered in detail at a later stage. Conditions require the siting and design of houses to be submitted at the reserved matters stage and the applicants would need to demonstrate that the buildings would be in keeping with the character of the area.

It is worth noting that house sizes and design in the area do vary – Balcombe Lodge for instance, which is located to the rear of the site, is a very large dwelling. The illustrative drawings show dwellings that are designed to look like barn buildings/conversions (now that the windows at first floor level are significantly reduced) which are not identical in size or design. The buildings are also capable of being sited so that they are spaced well apart and this together with the large area of

land available for landscaping will enable any new development to integrate sympathetically with its surroundings.

Some concern has been expressed about the site being considered as previously developed (or brownfield) land. The NPPF provides a definition of previously developed land which is as follows:-

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes; land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure of fixed surface structure have blended into the landscape in the process of time”.

In this case, there is a building on site, but this occupies a very small part of the site; according to the agents documents in 2007 this had been recently constructed and has never been used in connection with a garden centre use. The access has been constructed, as have landscaping bunds and hardcore laid across much of the site and all pre commencement conditions were discharged.

It is considered debatable whether the site can be considered as previously developed land; the site has not been used for many years and while residents have referred to the site having an “unkempt” and “derelict” appearance, it is considered more accurate to view the site as being “land that was previously developed but where the remains of the permanent structure of fixed surface structure have blended into the landscape in the process of time” as set out in the NPPF.

Even if the site had been considered as previously developed, the NPPF states that it should not be assumed that the whole of the site should be developed. The proposal is considered on balance to be acceptable; but only given:-

- the fallback position,
- the limited number of dwellings,
- the use and permanent retention of the land behind the proposed dwellings for ecological enhancement
- Substantial room for landscaping
- The provision of the balancing pond in front of the dwellings

It is considered that the land available for the provision of residential development is, and indeed should be, extremely limited and does not “open the gates” to a larger amount of residential development. It should be fully clear that the current proposal is an on balance recommendation for approval and further development would not be favourably viewed.

Site Address: Twyford Orchards, London Road, Ruscombe
Application No: F/2015/0726, Pages 185-202.

One clarification as a result of a query from a councillor:-

There is no set size for sheds in a rural location. It is a matter of judgement based on size, visibility and function.

There were a number of structures on the original site. While the planning department do not hold records for these, and so the structures were unauthorised, the aerial photos show that many of these structures existed since at least the 1990's. It is considered preferable to allow sheds of limited size rather than risk going back to a situation where random buildings of different sizes, materials and heights are erected because of a lack of storage space. The sheds are low in height and restricted in size and will be seen in the context of part of the gypsy site.

The agent has stated that the proposal has been scaled down from an earlier proposal of one 20' x 10' container per plot to two 8' x 10' timber sheds which will present a more modest façade whilst not allowing storage of individual large items.

Site Address: 162, Old Woosehill Lane, Wokingham, RG41 3HQ
Application No: F/2015/1187, Pages 203-230.

Councillor Singleton has questioned whether the remaining garden area would comply with the Borough Design Guide at the site. The resultant garden space would be of an irregular size but would have a width ranging between 14m and 10m, and a depth ranging between 5.5m and 9m. Whilst the proposed garden depth would be below the recommended 11m, the remaining garden area would sufficiently accommodate typical garden activities as stated within the Borough Design Guide.

Pre-emptive site visits

RM/2015/1375 - Land west of Shinfield, west of Hyde End Lane Shinfield RG29EP

Reserved Matters application pursuant to Outline Planning consent VAR/2014/0624 for the erection of 69 dwellings including access roads garages parking spaces open space and landscape treatment of Phase 1a Shinfield West (access within site appearance landscaping layout and scale).

RM/2015/0630 - Proposed Thames Valley Science Park, Land North of Lane End Farm, Cutbush Lane, RG2 9AE

Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 for the development of phase 1A of proposed Thames Valley Science Park comprising the construction of a gateway building and all associated landscaping and ancillary

works plus temporary car parking arrangements –
Appearance, Landscaping, Layout and Scale to be considered.

F/2014/1561 - Land West of Old Wokingham Road (Pinewood), Crowthorne

Proposed erection of 116 dwellings with associated access, highway works, drainage works (SUDS), open space and landscaping including provision of Suitable Alternative Natural Greenspace (SANG).

Reason - to assess the impact on the character of the area, relationships with adjacent land uses and highway impact

F/2015/0430 – Pine Platt, Heath Ride, Finchampstead

Proposed erection of a 5 bedroom dwelling with associated car parking and landscaping following the demolition of the existing dwelling

Reason – To view the site in the context of the streetscene and wider character of the area

Residential development at

Grovelands Avenue
Winnersh
Wokingham

**SUMMARY OF ANTICIPATED VEHICLE
MOVEMENTS DURING CONSTRUCTION**

Application ref F/2014/2611



Windward House
Hollow Lane
Shinfield, Reading
Berkshire RG2 9DX

Phone:
0118 9884477

Fax:
0118 9885268

E-mail:
mail@bdssurveyors.co.uk

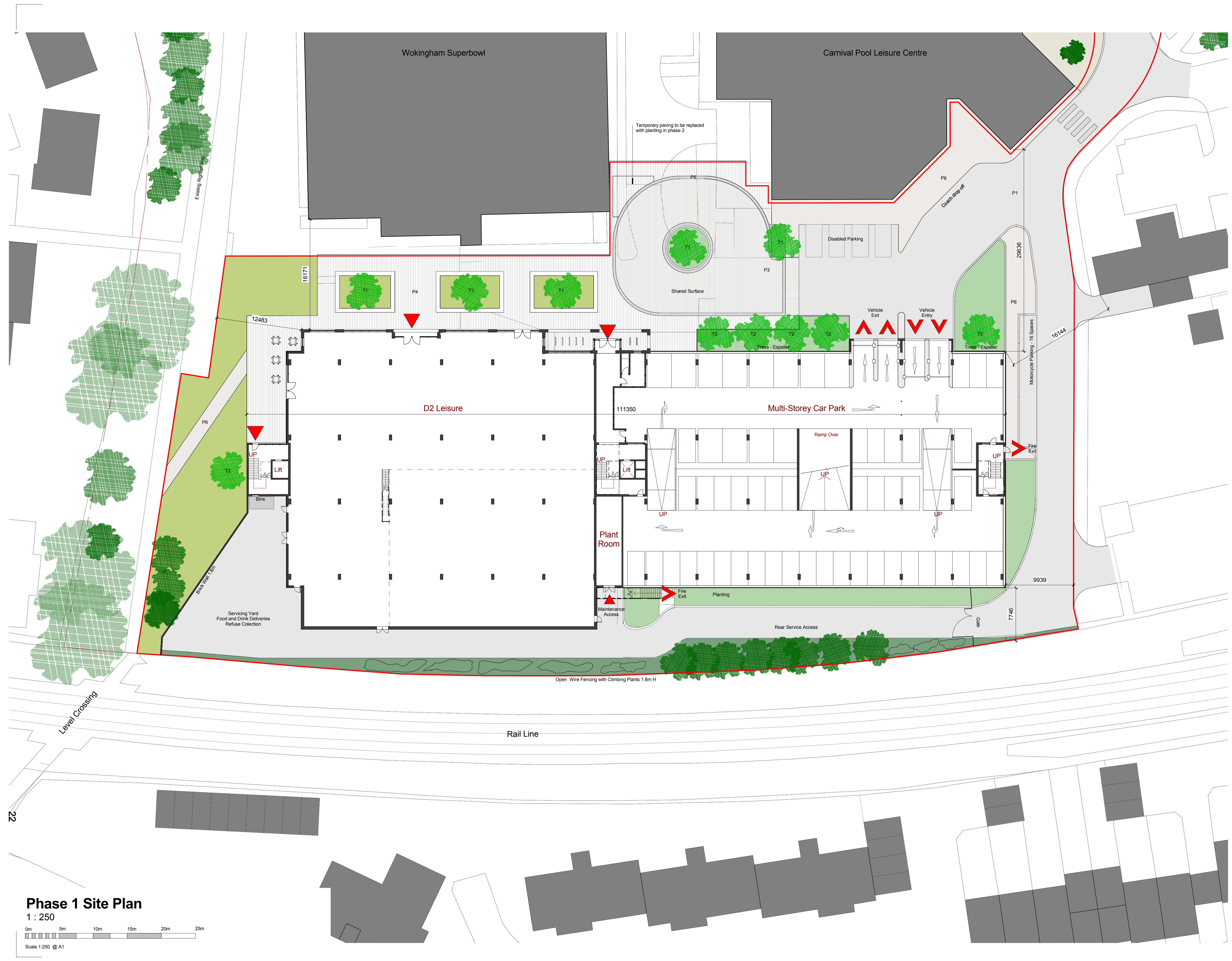
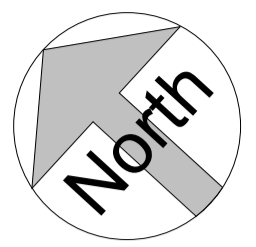
Web:
www.bdssurveyors.co.uk

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| Period | Activity | Site operative vehicles (all daily arrivals) | Delivery vehicles | Anticipated frequency | Anticipated vehicle type. |
|-----------|--------------------------------|---|---|------------------------|---------------------------------|
| Weeks 1-4 | Site clearance and groundworks | Site agent – 1 van Groundworkers – 2 vans | Tipper lorries for spoil removal | 2 per day | 8-wheel tipper |
| | | | Concrete lorries for foundations | 4 per day on pour days | 8-wheel Concrete mixer lorry |
| | | | Builders Merchant lorries delivering substructure materials, blocks, drainage etc | 5 per week | 16T rigid lorry with hiab crane |
| | | | Tipper lorries delivering drive sub-base material. | 5 per week | 8-wheel tipper |
| Weeks 5-7 | Substructure and ground floors | Site agent – 1 van Bricklayers – 2 vans | Builders Merchant lorries delivering bricks, blocks, sand, cement. | 2 per week | 16T rigid lorry with hiab crane |
| | | | Ground floor structure delivery | 1 per week | 16T rigid lorry with hiab crane |

| | | | | | |
|-------------|--------------------------------------|---|---|--------------------------|--|
| Weeks 8-11 | Ground floor walls | Site agent – 1 van Bricklayers – 2 vans Scaffolders – 1 16T lorry | Builders Merchant lorries delivering bricks, blocks, sand, cement, lintels, wall insulation etc | 2 per week | 16T rigid lorry with hiab crane |
| Weeks 12-13 | First floor structure | Site agent – 1 van Bricklayers – 2 vans Carpenters – 2 vans | Builders Merchant lorries delivering timber joists, floor boarding etc | 2 per week | 16T rigid lorry with hiab crane |
| Weeks 14-16 | First floor walls | Site agent – 1 van Bricklayers – 2 vans Scaffolders – 1 16T lorry | Brick/block deliveries Builders Merchant lorries delivering lintels, wall insulation etc | 2 per week 2 per week | 16T rigid lorry with hiab crane 16T rigid lorry with hiab crane |
| Weeks 17-20 | Roof structure | Site agent – 1 van Carpenters – 2 vans | Builders Merchant lorries delivering roof timbers, fascia, soffit, guttering etc | 2 per week | 16T rigid lorry with hiab crane |
| Weeks 21-24 | Roof covering | Site agent – 1 van Roofing contractor – 2 vans | Builders Merchant lorries delivering roofing felt, battens, roof tiles etc | 2 per week | 16T rigid lorry with hiab crane |
| Weeks 25-28 | 1 st fix internal fit out | Site agent – 1 van Plumbers – 2 vans Carpenters – 2 vans Electricians – 2 vans | Builders Merchant lorries delivering doors, windows, sanitaryware, staircases, door linings etc | 3 per week | 16T rigid lorry with hiab crane |
| Weeks 29-32 | Plastering | Site agent – 1 van Plasterers/dry liners – 2 vans | Builders Merchant lorries delivering plaster & plasterboard. | 2 per week | 16T rigid lorry with hiab crane |

| | | | | | |
|-------------|--------------------------------------|---|--|------------|---------------------------------|
| Weeks 32-36 | 2 nd fix internal fit-out | Site agent – 1 van Plumbers – 2 vans Carpenters – 2 vans Electricians – 2 vans Kitchen fitters – 2 vans | Builders merchant lorries delivering internal doors, kitchen units, appliances etc | 3 per week | 16T rigid lorry with hiab crane |
| Weeks 37-40 | Decorations & External works | Site agent – 1 van Decorators – 2 vans Groundworkers – 2 vans | Builders Merchant lorries delivering sand, paving slabs, block pavers etc. | 3 per week | 16T rigid lorry with hiab crane |



Key Plan

- Site Boundary
- Existing Trees
- Proposed Trees
- P1 Asphalt - Make good existing road surface
- P2 Make good existing footpath paving
- P3 Silver grey natural stone/concrete sets 100w x varying lengths
- P4 Silver grey natural stone/concrete sets 200w x varying lengths
- P5 Dark grey natural stone/concrete cobbles - dish channel. 80 x 80.
- P6 Footpath - Asphalt with rolled chippings
- Grass
- Herbaceous Planting and Ground Cover
- Ground Cover and Climbing Plants
- T1 Street tree narrow crown / Fastigate form
- T2 Espalier tree

NOTES:

This drawing is for illustrative purposes only. It is not based on information from a formal arboricultural survey including species, quality, TPO designations, canopy size or root protection zones.

| Rev | Drawn | Revision Description | Date |
|-----|-------|----------------------|------|
| | | | |

Status FOR APPROVAL

St Michaels, Queen Street, Derby DE1 3SU
 T: 01532 360777 F: 01532 260314
 70 Cowcross St, London EC1M 6EJ
 T: 020 7490 0672
 E: enquiries@lathamarchitects.co.uk
 www.lathamarchitects.co.uk



PROJECT
Carnival Pool

CLIENT
Wokingham Borough Council

DRAWING NUMBER
6960_SK_150722

TITLE
Phase 1 Site Plan

| DRAWN | CHECKED |
|--------------------|----------|
| GO | CT |
| LATHAMS JOB NUMBER | REVISION |
| 6960 | |
| SCALE | DATE |
| As indicated | 07/22/15 |

ORIGINAL SIZE
A1

Phase 1 Site Plan

