

MEMBERS' UPDATE Planning Committee – 9 December 2020

Site Address: Land east of Gorse Ride South, south of Whittle Close and to the north and south of Billing Avenue Finchampstead, RG40 9JF

Application No: 202133, Pages 21-54

Planning Committee members attended an accompanied site visit on December 4th, 2020. During this visit the applicant provided (with the permission of the LPA) a printed leaflet with summary information pertaining to the application. The information reflects and summarises the contents of the planning application and is attached electronically to this update by way of information.

Page 21

The applicant (Wokingham Borough Council) has stated that the development was constructed in the 1970s and with an intended 50 year design life. Although it has been established that planning permission was granted in 1967, there is some uncertainty as to when development was first commenced. Historic maps show the site as undeveloped at the year 1970, though largely complete and in its current form by 1977. The age of the development and intended functional life span are referred to in the committee report as background information and are not relevant planning considerations for the purpose of the current application.

Page 22 – planning obligations / heads of terms.

The Planning Committee is advised that the Local Planning Authority will also require a planning obligation in the form of a financial contribution towards local bus service improvements, in accordance with the Arborfield SDL bus strategy and as previously secured for other major developments in the area.

Page 29

In order to clarify that car parking facilities may not be utilised by motorised caravans or any vehicle exceeding 6m in length, a revision to the wording of condition 16 (Car Parking Management Strategy) is proposed as follows:

16. Prior to the first occupation of any dwelling, a Car 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 (including measures to prevent the storage of caravans (including motorised caravans), boats or any vehicle with a length greater than 6m on any part of the site) and the monitoring and the delivery of additional electric vehicle charging spaces when required.

Reason: to ensure satisfactory development in the interests of amenity, highway safety and the proper utilisation of shared car parking resources, in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

Page 31

Condition 24 (affordable housing) requires at least 40% of the dwellings to be provided as affordable housing. All planning conditions are required to meet the six tests set

out in the National Planning Policy Framework; it would not be reasonable or necessary in planning terms for the Local Planning Authority to formally stipulate a figure that is higher than prescribed by the Council's adopted planning policies (in this case 40%). However, the LPA would expect that the affordable housing scheme will stipulate 74% affordable housing, given public commitments made by the applicant and as documented throughout the planning application.

Page 36

Informative 11 is a duplication of informative 6. It is proposed to substitute the wording of informative 11 with the following text:

"11. The developers attention is drawn to the fact that this permission does not authorise the stopping up of any of the highway within the development. Prior to commencement of the development, the applicant will need to enter into a highway stopping up agreement with the Borough as set out under the Highways Act 1980".

Page 37.

An additional informative is proposed as follows:

17. Details submitted to discharge the requirements of condition 8. (Construction Environment Management Plan) shall be agreed by the Finchampstead South ward members for the first phase of demolition and construction.

Page 47

Error at paragraph 21. The text states that 88 "residents" have indicated they wish to remain within the regeneration area; this should instead refer to 88 "households".

Site Address: Hogwood Park, Park Lane, Barkham, RG40 4PT
Application No: 163547, Pages 77-142

Page 88

Condition 26. Walking and Cycling Strategy

Replace the wording "*Prior to first occupation*" with "*The reserved matters for the development shall include...*"

Page 93

After condition 41, add the following condition:

42. There shall be no more than 25 occupations within the development hereby permitted until the Nine Mile Ride Extension (as approved under Reserved Matters application 192997) has been constructed and is open to the public unless otherwise agreed in writing by the Council.

Reason: In the interests of sustainable travel, convenience and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

Site Address: Swallowfield Road Arborfield RG2 9JX
Application No: 200711 Pages 143 - 167.

Page 157

Typo at paragraph 24. The second sentence should read '*practical*' and not '*particle*'. Paragraph 24 should therefore read as follows:

The applicant has submitted a 'Site Selection and Consideration of Alternative Sites' report which sets out the rationale for the solar farm to be located on this site. The report takes into account a number of environmental and practical constraints for other potential sites. It states that the electricity generated would typically need to be connected to the 33kv network, the further away the site is from this network the greater the costs and impact on viability. The reports concludes that the proposed location is suitable and also viable.

Site Address: Land at Maidenhead Road, Wokingham, RG40 5RN
 Application No: 202103, Pages 175 - 193.

Page 177 Condition 5 will read: "No buildings shall be brought in to use....."

Pre-emptive site visits

None

Non-Householder Appeal Decisions

Address	Development	Officer or Committee	Decision	Main planning issues identified/ addressed
Land adjacent to Ellis Hill Farm, The Coombes, Wokingham, Berkshire. RG41 4SU	Full application for the proposed erection of a Closed board fence 2m in height and 1No gate.	Officer	Appeal Dismissed	- The visually impenetrable fencing, particularly having regard to the amount proposed, would appear bulky, unsightly and incongruous in this context, entirely at odds with its rural, verdant setting. The proposal would therefore harm the character and appearance of the countryside.
Plot 7, The Coombes, Coombes Lane, Barkham, Wokingham, Berkshire RG41 4SJ	Full planning application for the erection of a 1.2m post and rail fence and gate.	Officer	Appeal Dismissed	- In respect to the effect on protected trees, the proposal would conflict with Local Plan Policies which seek, among other things, that development protects and retains existing trees, hedges and other landscape features, and conserves natural assets. There is also conflict with paragraph 175 of the NPPF,

				<p>which seeks that development should not cause the loss or deterioration of ancient woodland.</p> <ul style="list-style-type: none"> - It has not been demonstrated nor has cogent evidence been provided by the appellant to confirm that the proposal would not harm protected species on site. - The proposal would not harm the character and appearance of the area.
Plot B, Land at The Coombes, Coombes Lane, Barkham, RG2 9JG	Enforcement Notice Ref.192111 - without planning permission, the erection of an extension to the water tank building to create an enlarged building	Officer	Appeal A Dismissed and Enforcement Notice Upheld	<ul style="list-style-type: none"> - The erection and alteration of the building is not development permitted by Class E, Part 6, Schedule 2 of the GPDO.
Plot B, Land at The Coombes, Coombes Lane, Barkham, RG2 9JG	Enforcement Notice Ref.191383 - without planning permission, the carrying out of an unauthorised engineering operation consisting of the culverting of a ditch and removal of a section of an earth bund	Officer	Appeal B Dismissed and Enforcement Notice Upheld	<ul style="list-style-type: none"> - The engineering works for the creation of access into the site require planning permission and there is none.
Plot B, Land at The Coombes, Coombes Lane, Barkham, RG2 9JG	Proposed wooden fencing	Officer	Appeal C Dismissed	<ul style="list-style-type: none"> - The proposed close boarded fencing would be a strikingly discordant and urbanising feature. It would be entirely out of keeping with the prevailing character and it would detract considerably from the ambience of the by-way. - The erection of the fence would involve either driving stakes into the ground or digging post holes. This has the potential to damage tree roots, which can in turn lead to the death or premature decline of any tree affected. In the absence of any clear strategy to avoid such harm, the development would be in conflict with local plan policies.

				<ul style="list-style-type: none"> - No negative impact on biodiversity including protected species.
White Heart Grove, The Coombes, Wokingham RG2 9JQ	Full planning application for the proposed installation of woodland security fencing	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The proposed development would maintain the character and appearance of the area. - The proposed development would have the potential to result in significant harm to protected trees and the designated Ancient Woodland. - The proposal would be unlikely to result in the loss or major deterioration of the Local Wild Site.
Woodclyffe Willows, Wargrave Road, Wargrave RG10 8JD	Full planning application for the proposed erection of a 1.5m high acoustic timber fence	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The proposed development would not meet any of the exception criteria for a new building specified in the NPPF and as such, it should be regarded as inappropriate development within Green Belt. - Given the height and extensive length, the proposed fence would have a significant visual impact on the openness of the Green Belt. - The proposed development would cause significant harm to the character and appearance of the area, the Wargrave Conservation Area and the Green Route.
Tanners Farm, Swallowfield Road, Arborfield RG2 9LA	Full planning application for the proposed change of use of buildings and land from agricultural to Light industrial use	Officer	Appeal Allowed	<ul style="list-style-type: none"> - Overall, the proposal would be in an appropriate location with regards access to services and would not harm the character and appearance of the countryside area.
Edgefield, Western Avenue, Woodley, Reading RG5 3BH	Enforcement Notice – Without planning permission, and Full planning application for the change of use of residential swimming pool to a mixed use of residential swimming pool and use for the provision of baby and toddler	Officer	Appeal Allowed, Enforcement Notice Quashed, and Planning Permission Granted	<ul style="list-style-type: none"> - The use of the swimming pool facility would not have an unduly harmful effect on the living conditions of neighbouring residents with particular regard to noise and activity - The proposal would not have a harmful or unacceptable impact on highway safety in this location

	swimming classes (Retrospective). Linked case 3247007 / 200405			
344 Barkham Road, Barkham RG41 4DE	Full application for proposed erection of one 4no bedroom dwelling with associated landscaping, car parking and bin storage, plus provision of new vehicular access	Officer	Appeal Dismissed	- The proposal would harm the living conditions of the occupiers of 342 and 344 Barkham Road and 1 Dowles Barn Close having particular regard to privacy and outlook
Land at Chapel Green House, Chapel Green, Wokingham RG40 3ER	Full application for the erection of 2No detached dwellings following demolition of existing stable block	Officer	Appeal Allowed	- The appeal site is a suitable location for housing and would comply with local plan policies
Westwood Yard, Land to the northwest of Sheerlands Road, Arborfield RG40 4QX	Full planning application for proposed change of use to builder's yard including formation of hardstanding and erection of 2 detached ancillary buildings (retrospective)	Officer	Appeal Dismissed	- The appeal scheme is materially harmful to the character and appearance of the countryside area - There would be materially harmful impact on the living conditions of the occupiers of neighbouring residential properties, with particular reference to noise disturbance
Land at Meadows, London Road, Wokingham RG40 1PD	Enforcement Notice – Without planning permission the erection of a building	Officer	Appeal Dismissed and Enforcement Notice Upheld	- The location of the development is not acceptable - The building results in an encroachment of built development into the rural landscape, having harmful effect on the character and appearance of the surrounding area