

MEMBERS' UPDATE
Planning Committee – 28 August 2015

Site Address: Land West of Old Wokingham Road, Pinewood, Wokingham, Berkshire

Application No: F/2014/1561, Pages 13-68.

Application withdrawn from planning committee. It is hoped that the case will be on the agenda for September.

Site Address: Land west of Shinfield, west of Hyde End Lane Shinfield RG2 9EP

Application No: RM/2015/1375, Pages 69-93

Correction to condition 2 plan numbers – the plans referred to in the report should be updated to the following plans

Architectural Drawings:

SL-01F Site Layout A1 @1:500

SL-02B Site Location A3@1:2500

CSL-01C Coloured Site Layout A1 @1:500

ML-01C Materials Layout A1 @1:500

RS-01B Refuse Collection Strategy A1 @1:500

SE-01C Street Scenes 1 of 2 A1/1:200

SE-02C Street Scenes 2 of 2 A1/1:200

Housetype Plans and Elevations:

HT-B412-01 House Type B412 Floor Plans A3@1:100

HT-B412-02 House Type B412 Elev Plot 69 A3@1:100

HT-B412-03 House Type B412 Elev Plots 64 & 67 A3@1:100

HT-B420-01 House Type B420 Floor Plans A3@1:100

HT-B420-02 House Type B420 Elevations A3@1:100

HT-B434-01 House Type B434 Floor Plans A3@1:100

HT-B434-02 House Type B434 Elevations A3@1:100

HT-B505-01 House Type B505 Floor Plans A3@1:100

HT-B505-02 House Type B505 Elev Plots 63 & 68 A3@1:100

HT-B505-03 House Type B505 Elev Plots 56 & 65 A3@1:100

HT-B505-04 House Type B505 Elev Plot 58 A3@1:100

HT-B550-01A House Type B550 Floor Plans Plots 55, 57 & 6 A3@1:100

HT-B550-02A House Type B550 Elev Plots 55, 57 & 66 A3@1:100

HT-B550-03 House Type B550 Floor Plans Plot 60 A3@1:100

HT-B550-04 House Type B550 Elev Plot 60 A3@1:100

HT-BO204-01A House Type BO204 Floor Plans Plot 42 A3@1:100

HT-BO204-02A House Type BO204 Floor Plans Plot 51 A3@1:100

HT-BO204-03A House Type BO204 Elev Plot 42 A3@1:100

HT-BO204-04A House Type BO204 Elev Plot 51 A3@1:100

HT-BO-HA2-01A House Type BO-HA2 Floor Plans A3@1:100

HT-BO-HA2-02A House Type BO-HA2 Elevations A3@1:100

HT-BO-HA3-01A House Type BO-HA3 Floor Plans A3@1:100

HT-BO-HA3-02A House Type BO-HA3 Elevations A3@1:100
HT-BO-HA3-03 House Type BO-HA3 Floor Plans A3@1:100
HT-BO-HA3-04 House Type BO-HA3 Elevations A3@1:100
HT-BO-HA4-01A House Type BO-HA4 Floor Plans A3@1:100
HT-BO-HA4-02A House Type BO-HA4 Elevations A3@1:100
HT-BO303-01A House Type BO303 Floor Plans A3@1:100
HT-BO303-02A House Type BO303 Elevations A3@1:100
HT-BO308-01A House Type BO308 Floor Plans A3@1:100
HT-BO308-02A House Type BO308 Elevations A3@1:100
HT-BO408-01A House Type BO408 Floor Plans A3@1:100
HT-BO408-02A House Type BO408 Elevations A3@1:100
HT-BO408-03 House Type BO408 Elevations A3@1:100
HT-L403-01 House Type L403 Floor Plans Plots 04-0 A3@1:100
HT-L403-02 House Type L403 Elev Plots 05 & 06 A3@1:100
HT-L403-03 House Type L403 Elev Plots 04 & 07 A3@1:100
HT-L403-04 House Type L403 Floor Plans Plot 03 A3@1:100
HT-L403-05 House Type L403 Elev Plot 03 A3@1:100
HT-L405-01B House Type L405 Floor Plans A3@1:100
HT-L405-02B House Type L405 Elevations A3@1:100
HT-L410-01B House Type L410 Floor Plans A3@1:100
HT-L410-02C House Type L410 Elevations A3@1:100
HT-L410S-01B House Type L410S Floor Plans A3@1:100
HT-L410S-02B House Type L410S Elevations A3@1:100
HT-L413-01A House Type L413 Floor Plans A3@1:100
HT-L413-02B House Type L413 Elevations A3@1:100
HT-L502-01 House Type L502 Floor Plans A3@1:100
HT-L502-02 House Type L502 Elevations A3@1:100

GAR-01 Single Garage-GAR_1 A3@1:100
GAR-02A Single Garage-GAR_1B A3@1:100
GAR-03A Single Garage-GAR_1ST A3@1:100
GAR-04 Double Garage- GAR_2 A3@1:100
GAR-05 Double Garage- GAR_2-SP A3@1:100
GAR-06 Double Garage- GAR_ONE PLOT A3@1:100
GAR-07 Double Garage- GAR_2B A3@1:100
GAR-08A Double Garage- GAR_HOG A3@1:100
GAR-09 Double Garage- GAR_2-ST A3@1:100

CS-01 Bike Store A3@1:100

Drainage and Highway Drawings:
A061-A-100 P7 General Arrangement
A061-A-150 Long Sections Sheet 1
A061-A-151 Long Sections Sheet 2
A061-A-400 P8 Levels
A061-A-500 P7 Drainage Layout
A061-A-501 P6 Drainage Layout Insert
A061-A-910 P7 S38 Adoption Plan

A061-SK04 P7 Visibility Plan
A061-SK05 P7 Swept Path Plan
A061-SK02 P7 Refuse Vehicle Tracking Sketch
A061-SK06 P4 Attenuation Basin Plan; and
A061-SK08 P2 Large Car Swept Path Analysis Plan.

Additional landscape conditions

15) Development shall be undertaken in accordance with the approved AMS as provided on the tree protection plan Shinfield West Phase 1a drawing ref: FLAC TPP-SW28-1018.06-A and in accordance with the sub clauses as set out below:

a) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.

b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

16) All hard and soft landscape and boundary treatment works shall be carried out in accordance with the approved details as shown on:

- Landscape details layouts Hard and Soft Sheet 1 of 5 drawing reference RG-L-01-1D
- Landscape details layouts Hard and Soft Sheet 2 of 5 drawing reference RG-L-01-2D
- Landscape details layouts Hard and Soft Sheet 3 of 5 drawing reference RG-L-01-3D
- Landscape details layouts Hard and Soft Sheet 4 of 5 drawing reference RG-L-01-4D
- Landscape details layouts coordination drawing reference RG-L-01-5D 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: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Amendment to condition 10 wording

Development of the dwellings hereby permitted shall not commence until the surface water attenuation basin and associated works under planning consent F/2015/1376 have been implemented completed and thereafter so retained in accordance with the approved details.

Reason: To prevent the increased risk of flooding, and to protect water quality in accordance with Wokingham Borough Core Strategy Policy CP1.

Site Address: Land north of Lane End Farm Cutbush Lane, Shinfield, Reading
Application No: RM/2015/0630, Pages 109-139

Correction to condition 1 plan numbers – the plans referred to in the report should be updated to the following plans:

Original Plans submitted 13th March 2015: (*illustrative drawings in italics which support but do not form part of RM application*)

Drawing No.	Revision	Drawing Title
<i>2814-171-001</i>	<i>02</i>	<i>Sketch Perspectives</i>
2814-220-002	06	Proposed Site Sections – Sheet 1
2814-220-003	01	Proposed Site Sections – Sheet 2
2814-300-000	09	Proposed Ground Floor GA Plan
2814-300-001	10	Proposed First Floor GA Plan
2814-300-002	10	Proposed Second Floor GA Plan
2814-300-003	10	Proposed Third Floor Roof Plan
2814-300-004	01	Upper Roof Plan
2814-360-001	06	Proposed GA Elevations
2814-365-001	01	Typical Detailed Elevation – Main Block
2814-365-002	01	Typical Detailed Elevation – Glazed Gables
2814-365-003	01	Typical Detailed Elevation – Hub
2814-365-004	01	Typical Detailed Elevation – Central Spine
2814-370-001	07	Proposed Typical Cross Section – Main Block
2814-370-002	01	Typical Long Section – Main Block
2814-370-003	01	Typical Cross Section – Hub
2814-370-004	01	Long Section - Hub
RYD1125-D-500	PL01	Softworks Details
RYD1125-D-501	PL01	Hardworks Details
RYD1125-D-	PL01	Furniture Details

502		
RYD1125-GA-001	PL02	Location Plan
RYD1125-GA-002	PL02	Phase 1a Overview
RYD1125-GA-003	PL02	Phase 1a – Area Around Building
RYD1125-GA-004	PL02	Phase 1a – Cutbush Lane
<i>RYD1125-GA-005</i>	<i>PL02</i>	<i>Indicative Masterplan Overview</i>
<i>RYD1125-GA-006</i>	<i>PL02</i>	<i>Indicative Masterplan Area Around Building</i>
<i>RYD1125-GA-007</i>	<i>PL02</i>	<i>Indicative Masterplan – Cutbush Lane</i>
RYD1125-GA-008	PL02	Phase 1a Circulation
<i>RYD1125-GA-009</i>	<i>PL01</i>	<i>Indicative Masterplan Circulation</i>
RYD1125-L-300	PL02	Levels Phase 1a Overview
RYD1125-L-301	PL02	Levels Phase 1a Area Around Building
RYD1125-L-302	PL02	Levels Phase 1a Cutbush Lane
<i>RYD1125-L-303</i>	<i>PL01</i>	<i>Indicative Masterplan Sections</i>
RYD1125-PP-400	PL02	Phase 1a Planting Strategy
<i>RYD1125-PP-401</i>	<i>PL01</i>	<i>Indicative Masterplan Planting Strategy</i>
70003616_SK_05	D	Cut and Fill Analysis
3618-WSP-CE-102-ZZA-BG-01-P2-001	D	Gateway Building Outline Drainage Strategy

Amended Plans Submitted 26th May 2015: (*illustrative drawings in italics which support but do not form part of RM application*)

Drawing No.	Revision	Drawing Title
2814-220-003	02	Proposed Site Sections - Sheet 2

2814-300-000	11	Proposed Ground Floor GA Plan
2814-300-001	12	Proposed First Floor GA Plan
2814-300-002	12	Proposed Second Floor GA Plan
2814-300-003	12	Proposed Third Floor Roof Plan
2814-360-001	07	Proposed GA Elevations
<i>TVSP View A 01</i>	<i>A</i>	<i>TVSP View A</i>
<i>TVSP View B 01</i>	<i>B</i>	<i>TVSP View B</i>
<i>TVSP View C 01</i>	<i>B</i>	<i>TVSP View C</i>
<i>TVSP View D 01</i>	<i>A</i>	<i>TVSP View D</i>
RYD1125-D- 500	PL04	Softworks Details
RYD1125-D- 501	PL04	Hardworks Details
RYD1125-D- 502	PL04	Furniture Details
RYD1125-GA- 001	PL04	Location Plan
RYD1125-GA- 002	PL04	Phase 1a Overview
RYD1125-GA- 003	PL04	Phase 1a - Area Around Building
RYD1125-GA- 004	PL04	Phase 1a - Cutbush Lane
<i>RYD1125-GA- 005</i>	<i>PL04</i>	<i>Indicative Masterplan Overview</i>
<i>RYD1125-GA- 006</i>	<i>PL04</i>	<i>Indicative Masterplan Area Around Building</i>
<i>RYD1125-GA-</i>	<i>PL04</i>	<i>Indicative Masterplan - Cutbush Lane</i>

007		
RYD1125-GA-008	PL04	Phase 1a Circulation
<i>RYD1125-GA-009</i>	<i>PL04</i>	<i>Indicative Masterplan Circulation</i>
<i>RYD1125-GA-010</i>	<i>PL04</i>	<i>Phasing Strategy</i>
RYD1125-L-300	PL04	Levels Phase 1a Overview
RYD1125-L-301	PL04	Levels Phase 1a Area Around Building
RYD1125-L-302	PL04	Levels Phase 1a Cutbush Lane
<i>RYD1125-L-303</i>	<i>PL04</i>	<i>Indicative Masterplan proposed Levels - Overview</i>
<i>RYD1125-L-304</i>	<i>PL04</i>	<i>Indicative Masterplan proposed Levels - Area Around Building</i>
<i>RYD1125-L-305</i>	<i>PL04</i>	<i>Indicative Masterplan proposed Levels - Cutbush Lane</i>
<i>RYD1125-L-306</i>	<i>PL04</i>	<i>Indicative Masterplan Sections 1 of 3</i>
<i>RYD1125-L-307</i>	<i>PL04</i>	<i>Indicative Masterplan Sections 2 of 3</i>
<i>RYD1125-L-308</i>	<i>PL04</i>	<i>Indicative Masterplan Sections 3 of 3</i>
RYD1125-PP-400	PL04	Phase 1a Planting Strategy Overview
RYD1125-PP-401	PL04	Phase 1a Planting Strategy - Area Around Building
RYD1125-PP-402	PL04	Phase 1a Planting Strategy - Cutbush Lane
<i>RYD1125-PP-</i>	<i>PL04</i>	<i>Indicative Masterplan Planting Strategy</i>

403		<i>Overview</i>
<i>RYD1125-PP-404</i>	<i>PL04</i>	<i>Indicative Masterplan Planting Strategy Area Around Building</i>
<i>RYD1125-PP-405</i>	<i>PL04</i>	<i>Indicative Masterplan Planting Strategy Cutbush Lane</i>
RYD1125-PP-406	PL04	Planting Plan Detail - Phase 1 - Cutbush Lane
ATR-101	A	Service Access Tracking
ATR-102	B	Refuse Vehicle Access Tracking
ATR-103	A	Fire Appliance Access Tracking
ATR-104	A	Bus Access Tracking
3616-WSP-CE-102-ZZ-BG-01-P2-003	A	Gateway Drainage Strategy Cutbush Lane Link
3616-WSP-CE-102-ZZ-BG-01-P2-001	F	Gateway Building Outline Drainage Strategy
3616-WSP-CE-102-ZZ-BG-01-P2-002	G	<i>Illustrative Phase 1 Building Outline Drainage Strategy</i>
70003616_SK_05	E	<i>Cut and Fill Analysis Finished Floor Level 57.80.AOD (Phase 1)</i>
70003616/SK/10	A	Tree Root Protection Sections
70003616/SK/11	A	Attenuation Pond Sections

Amended Plans submitted 3rd July 2015 (*illustrative plans in italics*):

Drawing No.	Revision	Drawing Title
3616-WSP-CE-102-ZZ-BG-01-P2-001	G	Gateway Building Outline Drainage Strategy

3616-WSP-CE-102- ZZ-BG-01-P2-002	H	Phase 1 Outline Drainage Strategy
70003616-CV-100- ZZ-LL-52-C2-001	T1	Gateway Building Attenuation Pond Sections
70003616/SK/10	C	Tree Root Protection Sections
RYD1125.D.502	PL05	Typical Softworks Details Car Park Details

Update to conditions

Update to condition 5 materials. The steel cladding for the building has been confirmed the wording of the condition should now state:

The external surfaces of each building and hard surfaced area, including footpaths, shall be carried out only in accordance with the details of materials hereby approved and the following samples also hereby approved:

- *Corten Steel cladding;*
- *Anodised aluminium rainscreen cladding - Unicol Anolok II Stone Grey;*
- *Paving – Marshalls La Linia Mid Grey; Marshalls La Linia Grey Granite; and*
- *Marshalls La Linia Light Granite”*

Reason: To ensure that the external appearance of the building and hard surfaced areas is satisfactory – Core Strategy Policies CP3 and CP16.

Update to conditions 4, 5, 6, 11, 12, 13, 17 and 20 to remove the notes appended to these conditions after the reasons for imposing the conditions. These were intended to discharge the outline planning conditions but these need to be subject to conditions discharge applications rather than discharged at the reserved matters stage.

Site Address: Lord Harris Court
Application No: F/2015/0525, Pages 175-187.

Additional conditions

20. The extension hereby approved shall provide and retain 24 bedrooms, as shown on the approved plans ref: 20320-1105 Rev H, 20320-1115 Rev K, 20320-1125 Rev H and 20320-1130 Rev H, to be used solely for dementia extra care and they shall not be used for any other purpose within Class C2 unless otherwise first agreed in writing by the Local Planning Authority.

Reason: to ensure the extension is retained as an extra care facility in accordance with policy TB09 of the MDD Local Plan and CP2 of the Core Strategy.

Addendum to the report and additional conditions.

The Countryside Officer raises no objection subject to conditions 21, 22 and 23 and informative 1.

The additional conditions are thus as follows:

21. The demolition of any buildings on site and vegetation removal shall be conducted outside the bird breeding season, March to August inclusive, or under the supervision and control of a competent ecologist if in March to August inclusive.

Reason: To ensure that the Wildlife and Countryside Act 1981 as amended is complied with and breeding birds, their nests and eggs are not harmed or damaged.

22. No development shall take place (including any demolition, ground works, site clearance) until a site biodiversity strategy for:

- i. Maintenance of favourable conservation status for Habitats of Principal Importance: Ponds;
- ii. Protection and site enhancement for Species of Principal Importance: Hedgehog and Stag Beetle;
- iii. Protection and site enhancement by method statement for protected species: Reptiles and Nesting Birds;

Has been submitted to and approved in writing by the local planning authority. The content of the biodiversity strategy shall include the:

- a) Purpose and objectives of the proposed works;
- b) Detailed design(s) and or working method(s) necessary to achieve stated objectives;
- c) Extent and location of proposed works shown on appropriate scale maps and plans;
- d) Time table for implementation, demonstrating that the works are aligned with the proposed phasing of construction;
- e) Persons responsible for implementing the works;
- f) Initial aftercare and long-term maintenance.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Habitats and Species (Habitats and Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

23. The mitigation and contingency measures contained within the submitted Great Crested Newt Non-Licensable Method Statement (BSG Ecology, Ref: 6738.02_APPR_20150624, 24 June 2015) shall be implemented in full in

accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure that great crested newts, a European Protected Species, are not adversely impacted upon as a result of the development.

Addendum to the report

Page 85 paragraph 18 should read *"The applicant is proposing to increase on-site parking from 14 spaces to 65 to remove the need to use the Masonic Centre car park"*.

Correction to the condition numbers referred to in the report.

Page 181:

Environmental Health consultation response – No objection subject to conditions 6, 7, 8 and 14.

Highways consultation response – No objection subject to conditions 10, 11, 12 and 13.

Page 184:

Paragraph 11 should refer to condition 9.

Paragraph 12 should refer to condition 7.

Paragraph 14 should refer to condition 17.

Page 185:

Paragraph 19 should refer to condition 10.

Paragraph 20 should refer to conditions 10, 11, 12 and 13.

Paragraph 21 should refer to condition 9.

Page 186:

Paragraph 24 should read conditions 6, 7, 8 and 14.

Paragraph 26 should refer to condition 15.

Paragraph 27 should refer to condition 10.

Site Address: GTO, Floral Mile, Bath Road, Hare Hatch

Application No: F/2014/2768, Pages 199-222.

A supporting statement was circulated to members at the site **visit (copy attached)**

Site Address: Site D, Elizabeth Road, Wokingham

Application No: F/2015/008, Pages 223 - 233.

Withdrawn from the agenda

Site Address: 4 Froghall Drive, Wokingham

Application No: F/2015/1159, Pages 243 - 250.

No updates

Pre-emptive site visits

F/2015/1336 - Land adjacent to Remenham Place (Arcadian Waters), Remenham Hill, Remenham

Proposal: One dwelling in the green belt

Reason – To view the site in the context of the green belt

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

Proposal: 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

F/2015/0767 - Hill Farm, Jouldings Lane, Farley Hill

Proposed bio-gas anaerobic digestion plan

Reason – To view the site in the context of the character of the area and proximity to other land uses
