

MEMBERS' UPDATE Planning Committee – 10 February 2021

Site Address: Land between Jubilee Avenue and Martins Drive, Wokingham
Application No: - Pages 29 – 107

No update.

Site Address: The Old School Hall, High Street, Twyford RG10 9AD
Application No: 201022 Pages 108-139

No update.

Site Address: 36 and 39-48 Grovelands Park Winnersh Wokingham RG41 5LD
Application No: 203439 Pages: 159 – 191

- Page 165 – Condition 13 is reworded to include: “No part of any building(s) hereby permitted shall be occupied or used until vehicle parking and turning space has been provided in accordance with details to be submitted to and approved in writing by the local planning authority. The vehicle parking and turning space so-approved shall be retained in accordance with the approved details and the parking space remain available for the parking of vehicles at all times and the turning space shall not be used for any purpose other than vehicle turning”.
- Additional condition 18 is included to secure electric vehicle charging details.

18. Prior to commencement of development, 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.

- Page 168 - Consultation response received from Royal Berkshire Fire and Rescue Services who have not raised any objection to the proposal.
- Page 169 – Cllr Prue Bray has made comments in respect of the application and these will be forwarded separately.

Site Address: Paddicks Patch Waingels Road RG10 0UA
Application No: 202106 Pages: 193 – 215

- Page 196 – Condition 6 is amended to read: “Within 3 months of the first occupancy of the development hereby permitted, the existing structure(s) shown to be demolished on the approved plans shall be demolished and all materials arising from the demolition of buildings shall be permanently removed from the site”.
- Page 201 – Summary Information is updated to include the following:

Existing footprint	118 sq. m
Proposed footprint	158 sq. m
Existing volume	370 cu. m
Proposed volume	560 cu. m

Site Address: Highwood Bungalow, Fairwater Drive, Woodley, RG5 3JE
Application No: 203344 Pages 217 – 233

No update.

Pre-emptive site visits

None

Non-Householder Appeal Decisions

Address	Development	Officer or Committee	Decision	Main planning issues identified/ addressed
The Bungalow Merryhill Green Lane Winnersh RG41 5JP	Full application for the proposed change of use from associated curtilage within undeveloped land under historic agricultural use, to residential curtilage (retrospective).	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - No landscape benefits - Overall loss of biodiversity - The site has importance as part of the landscape and part of the visual and physical buffer between the housing development and the A329M to the East therefore there is adverse impact upon the character of the area and has been identified with harm - Contrary to CS Policy CP3 which requires development to be appropriate to the character

				of the area and maintain or enhance the ability of the site to support fauna and flora
Hutts Farm Cottage Blagrove Lane Wokingham RG41 4AX	Full application for the proposed conversion of existing annex building to an independent dwelling with associated external alterations and replacement parking for Hutts Farm Cottage	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The site lies in an unsustainable location not suitable for housing. - The proposal would not outweigh the need to deliver development that would reduce the reliance upon the private car
Land at Carney's Yard Church Lane Three Mile Cross Reading RG7 1HB	Full application for the temporary use of land for the storage of building equipment for a period of 3 years	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The site would not provide a suitable location for the proposal having regard to local and national planning policies. It lies in the countryside and does not fall within the limited exceptions permitted by policy CP11 - The proposal would result in harm to the rural character and appearance of the land and wider area - The proposal would be likely to have an unacceptable impact on flood risk and drainage
Newlands Farm New Bath Road Twyford RG10 9RY	Full planning application for the proposed change of use of buildings and land from agricultural use to general industrial use plus erection of two additional buildings (part retrospective)	Officer	Appeal Allowed	<ul style="list-style-type: none"> - The proposal would not harm highway safety - The proposed use would not demonstrate an excessive encroachment or expansion into the countryside and would not harm the character and appearance of the surrounding area - The proposal would generate economic and social benefits
Land to rear of Diana Close Spencers Wood RG7 1HP	Proposed erection of 24 dwellings with associated access, landscaping and parking	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - Harm to the character and appearance of the area - The proximity of the houses and the extra landscaping would significantly erode the existing character of the bridleway by reducing its connectedness with the open countryside

				<ul style="list-style-type: none"> - The proportion of land used for built form, hard surfacing and landscaping would result in an unimaginative form of suburban development that would fail to integrate appropriately with the existing adjacent development or fully take account of the sensitivity of the site's location on the edge of Spencers Wood - Due to its location beyond the settlement boundary of Spencers Wood, the site is not a suitable location for housing - The proposal is an unsatisfactory layout that would be harmful to the character and appearance of the area and protected trees - Uncertainty that future residents would be safe in the event of an incident at the AWE at Burghfield
Land adjacent to Park Farm Copse Barn Hill Lane Carters Hill Arborfield RG2 9JJ	Erection of dwellinghouse following removal of stables	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The proposed dwelling would be of a considerably greater scale, bulk and massing than the stables - The development would introduce a distinct urban feature along with associated residential paraphernalia into the countryside - Proposal would lead to an excessive encroachment and expansion of development away from the original buildings - Proposed development would not be located in a suitable location for residential development – the location would not encourage future residents to use alternative modes of transport or provide alternative modes as a realistic choice

<p>Workshop at land to the rear of 20 & 22 Station Road Twyford RG10 9NT</p>	<p>Demolition of the existing workshop and construction of a new 1-bed dwelling</p>	<p>Committee</p>	<p>Appeal Dismissed</p>	<ul style="list-style-type: none"> - Significantly greater visual impact than the building it is intended to replace. It would result in an incongruous addition to the streetscene, which would not be sympathetic to the local character and history of the locality. - Harm to the character and appearance of the Conservation Area which it would fail to preserve or enhance - The flat roofed design of the proposed dwelling and the large amounts of glazing on the first floor would result in an overtly visually assertive building which would be significantly at odds with the modest proportions and form of the former railway worker's dwellings in the locality - The new dwelling would appear as an alien, conspicuous addition in the street scene - The proposal would appear particularly incongruous at night when the first floor rooms would be likely to be lit, resulting in a large illuminated glazed box at high level. - The proposal would be the only two storey element in this gap and would be more dominant given its design and scale than the existing modestly sized building on the site
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QUARTERLY ENFORCEMENT MONITORING INFORMATION
PLANNING COMMITTEE Feb 2021

RFS CASES 1 Oct – 31 Dec 2020

Number on hand 1 Oct 236
 Number received 200
 Number closed 231
 % closed in 8 weeks 59%
 Number on hand 31 Dec 205

Reasons for closure	Number	%
Other	10	4%
No breach of planning control	134	58%
Not expedient to pursue	7	3%
Voluntary compliance	26	12%
Details submitted (eg minor amendment, details pursuant to conditions, planning application)	41	18%
Cases closed where Notice/s served	13	5%

SUMMARY OF NOTICES/PROSECUTION for period 1 Oct – 31 Dec 2020

Notice Type	Number Served
Enforcement Notices	13 198 Colemans Moor Road, Westwood Yard x 2, Silver Birches, 16 Arthur Road, 10 The Village, 304 London Road x 3, 6 Johnson Drive x 2, 12 Stanley Road, 3 Arbor Meadows
Stop Notices	1 198 Colemans Moor Road
Temporary Stop Notices	0
Breach of Condition Notices	0
Section 215 Notices	0
Prosecutions	0
Direct Action	0
Injunctions/Orders	0
Caution	0
Breach of injunction	0

APPEALS AGAINST ENFORCEMENT NOTICES 1 Oct – 31 Dec 2020

Number of enforcement appeals lodged: **Total 6 (16 Arthur Road, Westwood Yard x 2, 3 Arbor Meadows, 12 Stanley Road, 304/306 London Road)**

Number of enforcement notice appeals determined: **Total 4 (2 x Plot B The Coombes, Edgefield, The Meadows)**

Number of enforcement appeals withdrawn: **Total 1 (The Lodge, North Court)**

Enforcement appeals public inquiries pending: 0

SUMMARY OF ENFORCEMENT APPEAL DECISIONS

Reference: RFS/2019/085124

Address: Edgefield, Western Avenue, Woodley

Breach of planning control: Change of use of dwelling house to a mixed use of dwelling house and swimming pool for swimming lessons

Appeals outcome: Allowed

Inspector's findings: The Inspector agreed with the Council that a material change of use and thereby a breach of planning control had occurred. He granted permission for the use but subject to a number of conditions – including hours of use and limiting the number of staff and children to minimise impact on neighbours.

Reference: RFS/2019/085004

Address: Land at Meadows, London Road, Wokingham

Breach of planning control: Erection of a building

Appeals outcome: Dismissed and notice upheld

Inspector's findings: The Inspector agreed with the Council in that the building results in encroachment into the rural landscape and detrimentally impacts the character and appearance of the area

Reference: RFS/2019/085025

Address: Plot B, The Coombes

Breach of planning control: Extension to building

Appeals outcome: Dismissed and notice upheld

Inspector's findings: The Inspector found that no forestry was taking place and therefore the development did not benefit from permitted development rights and was a breach of planning control. The Inspector found that the requirement to demolish the extension was reasonable.

Reference: RFS/2019/085075

Address: Plot B, The Coombes

Breach of planning control: Creation of access

Appeals outcome: Dismissed and notice upheld

Inspector's findings: The Inspector agreed with the Council that the works required planning permission.

Report Author: Marcia Head

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