

Supplementary Planning Agenda Planning Committee – 8 June 2021

Site Address: Land off Bearwood Road, Bearwood Road, Wokingham RG41 4SP
Application No: 203539 Pages 39 - 88

No update.

Site Address: 54 – 58 Reading Road, Wokingham, RG41 1EH
Application No: 202065, Pages 89 - 170.

Clarification

Page 95, Condition 18 – this condition restricts the occupants of the proposal to over 55 (including spouses). Based on the adopted parking standards, the size of the scheme generates a demand for 38 parking spaces. However, the applicant has stated that similar sized schemes elsewhere generate a lower parking space demand due to the age of the occupants. The Highways Officer is satisfied that a lower provision of parking spaces is provided (in this case 32) subject to the imposition of condition 18. This ensures a higher parking demand would not arise in the future.

Site Address: Frog Hall, Frog Hall Drive, Wokingham, RG40 2LF
Application No: 203460, Pages 171 - 187.

Page 171 amend word “impending” with impeding.

Consultation response received from Royal Berkshire Fire & Rescue Services, advising the Fire Authority have no issues regarding access to the houses along the road that follows the boundary of Frog Hall.

Site Address: "Dolphin School", Waltham Road, Hurst, Wokingham, RG10 0FR
Application No: 210805, Pages 189 - 213.

Additional information received by applicant. Amend the following conditions to read as follows:

Condition 2:

Approved details - This permission is in respect of the submitted application plans and drawings numbered 1065-PL01; 1065-PL02 Rev A; 1065-PL03 Rev A; 1065-PL04; 1065-PL05; 1065-PL06; 1065-PL07; 1065-PL08 Rev A; 1065-PL09; 1065-PL01 Rev A (volumes); Drainage Plan 20-057-51-P1; Travel Plan (TTP Consulting Ltd, February 2021); Design And Planning Statement Including Sustainability Statement (trace architects, March 2021); Tree Survey (Arbtech, February 2021); Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey (Arbtech, January 2021); Drainage Design Document Rev P1 (Creative Side Structures, February 2021) received by the local planning authority on 08/03/2021; eDNA Results Technical Report (SureScreen Scientifics, April 2021) received by the local planning authority

on 26/04/2021; Arbtech TPP 01 (March, 2021); Arbtech AIA 01 (March 2021) received by the local planning authority on 10/05/2021; Revised Heritage Statement (March 2021) received by the local planning authority on 19/05/2021; Construction Method Statement Rev P5 & Construction Phase Site Plan 1065 C101 received by the local planning authority on 28/05/2021; and Materials Schedule document dated 29/05/2021 received by the local planning authority on 01/06/2021. 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 permission 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.

Condition 3:

External materials - Except where stated otherwise on the approved drawings and application form, the materials to be used in the construction of the external surfaces of the building hereby permitted shall be as those identified in the approved Materials Schedule document dated 29/05/2021, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

Condition 4:

Landscaping details - Prior to the occupation of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. All hard and soft landscape works 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 the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Condition 6:

Landscape and Trees Management - Prior to the occupation of the development a landscape and tree management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas and trees on site, shall be submitted to and approved in writing by the local planning authority. The landscape and tree management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping (including trees) hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Condition 7:

Construction Method Statement as agreed - The development hereby approved shall be carried out in accordance with the principles set out in the approved Construction Method Statement Rev P5 & Construction Phase Site Plan 1065 C101 received by the local planning authority on 28/05/2021, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure adequate access into the site for vehicles, plant and deliveries associated with the development in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

Site Address: 57 Chiltern Crescent, Earley
Application No: 210448, Pages 214 - 228.

No update.

Site Address: Building 4 and 5 Microsoft Campus Thames Valley Park Drive Earley RG6 1WG

Application No: 210378 Pages 229-248

Following discussions with the agent regarding the wording of Condition 4, it is accordingly amended as follows:

Condition 4. Landscaping Details

Prior to the commencement of development full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include hard surfacing materials. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. Non-invasive species are recommended.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the first use of the relevant part of the approved scheme 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 the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Pre-emptive site visits

None.

Non-Householder Appeal Decisions

Address	Development	Officer or Committee	Decision	Main planning issues identified/addressed
20 Swift Close Wokingham RG41 3SF	Full application for the change of use from amenity land to residential and relocation of the boundary fence	Officer	Appeal Allowed	<ul style="list-style-type: none"> - Existing landscaping on site unlikely to be affected by the modest works. - Proposal would not cause harm to the character and appearance of the area.
Land rear of 20 Anderson Crescent Arborfield Cross RG2 9PB	Full planning application for the proposed change of use of land as a single pitch caravan site, creation of a new access and associated parking	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The use of the land as a single pitch caravan site would have an incongruous and harmful appearance-harm to character and appearance of the area.
2 Radstock Lane Earley RG6 5QL	Full application for the erection of a 3 storey 5 bed dwelling following the demolition of the existing dwelling and garage.	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The proposal would not reflect the positive design elements of the street scene and, as such, would not represent high quality design. - The proposal would be harmful to the character and appearance of the area.
Land east of Barkham Manor RG41 4TH	Full application for the erection of 4 detached dwellings with detached garages and associated access and landscape works.	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The proposal would encroach into undeveloped countryside and expand development away from the settlement. - The sense of separation between the settlement and the countryside would be eroded and the development would have a blending effect on the manor with the settlement. - Inspector was not satisfied that landscaping would be able to screen the

				<p>development to the extent that it would not be harmful</p> <ul style="list-style-type: none"> - The proposal would have a substantial harmful effect on the character and appearance of the area. - The proposal would harm the settings and significance of the heritage assets - the setting of the listed building would fail to be preserved.
Lenette Church Road Swallowfield RG7 1TH	Permission in Principle application for the proposed erection of up to 5 first time buyer homes	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The proposed dwellings are bound to increase the extent of building coverage and heights of buildings on the site compared to the existing small and low-level unit. As such, the development would lead to a loss of openness which would be noticeable from the highway. - The proposal would appear as an encroachment of the built form into the countryside and so it would undermine the rurality of the area. - The proposal by reason of its location and the amount of development proposed would harm the character and appearance of the area. - The development would exacerbate flood risk having regard to its location. - The proposal would not be in a suitable location.
Holme Park Sports Ground Pavilion RG4 6ST	Full application for the erection of a single storey detached dwelling to include 2No rooflights and 9No photovoltaic panels following the demolition of the existing buildings including sports club changing Facilities, club bar and external store.	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The site would not be an appropriate location for the proposed bungalow. The construction of a dwelling significantly larger than the pavilion to be demolished on a predominantly open site within the countryside would be contrary to Policies CP3 and CP11 and to Paragraph 79 of the Framework
Ashridge Manor Forest Road Wokingham RG40 5RB	Full application for the demolition of Victorian house and erection of new apartment building (3 x 1 bed, 12 x 2 bed, 2	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The scale of the replacement building in the countryside would be contrary to the provisions of Policy CP11.

	<p>x 3 bed) with associated parking, bin stores and landscaping, with minor changes to entrance area</p>			<ul style="list-style-type: none"> - The proposal would be likely to result in increased reliance on the use of private cars and so would be contrary to Policies CP1 and CP6 and to Chapter 9 of the Framework. - The site would not be an appropriate location for the increased number of apartments entailed in the proposal. - The proposal would not respect the historic or underlying character and quality of the area and the substantial increase in footprint, volume and width compared to the existing building.
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