

Supplementary Planning Agenda Planning Committee – 8 September 2021

Planning Applications

Site Address: Land at Winnersh Farm, Woodward Close, Wokingham
Application No: 211772, Pages 21-56

P.22:

Condition 1 should read “The *commencement* of the development.....”

Condition 2 Insert following list of drawings to be approved:

Landscape Whole Site Plan 2093-MAC-XX-XX-DR-L-00001 Rev P06;
Ground Floor GA 2093-HLM-B1-00-DR-A-00105 Rev P01; First Floor GA
2093-HLM-B1-01-DR-A-00106 Rev P01; Roof Plan GA 2093-HLM-B1-RF-
DR-A-00107 Rev P01; Elevations GA 2093-HLM-B1-XX-DR-A-00305 Rev
P04; Delap & Waller Oak Tree Special Educational Needs School
Sustainability and Energy statement dated 28th April 2021 ref: 21/029;
Design ID ‘Flood Risk Assessment and Drainage Strategy’ reference 2093-
DID-XX-XX-RP-C-1010 Rev P04 dated 23.08.2021; Reds10 (UK) Ltd
‘Employment and Skills Plan’ Rev 2 dated August 2021; dha Interim Travel
Plan dated May 2021 ref PI/HA/HB/15429.

P.28: Replace condition 19 with the following condition:

19. Biodiversity Enhancement (Habitats)

No development shall commence until the Owner/s (freehold owners and/or where appropriate the leasehold owners) of the application site have first entered into and completed an agreement with the Council as Local Planning Authority pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) and all other enabling powers to secure the following planning obligations expressed as heads of terms: -

- The Owner/s shall provide in writing to the Council prior to commencement of development comprehensive details of their proposed offsetting measures to deliver biodiversity net gain of ten percent (10%) over the baseline prior to implementation of the development which shall include: -
 - Details of the measures to achieve the target of 10% biodiversity net gain (in accordance with the recognised offsetting Defra metric DEFRA’s Biodiversity Metric 2.0 Calculation Tool (Beta) (Natural England, 2019) (or any calculation tool updating or replacing it) Provided That should the measures submitted and approved in writing by the Council fall short of the target of 10% biodiversity net gain the Owner/s shall pay to the Council prior to commencement of development the default sum notified in writing to the Owner/s by the Council representing the shortfall calculated by multiplying the deficit in biodiversity net

gain units, in whole and part, by the sum of £20,000, which sum represents one biodiversity net gain unit price;

- The Owner/s shall pay to the Council the planning obligations monitoring fee of £948.00 prior to commencement of development; and
- The Owner/s shall pay to the Council the Council's the reasonable legal fees to the maximum sum of £1,000 on or prior to the completion of the Section 106 agreement.

The Section 106 agreement shall subject to the above be in the Council's standard form and include such definitions, statutory provisions, details of title schedules and annexures necessary to give it legal effect.

Reason: to ensure the proposal accords with paras 174 and 180 of the NPPF and that ecological mitigation and enhancement can be satisfactorily integrated in or otherwise achieved by the development.

P33. Insert the following additional informative:

FIRE REGULATIONS - In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following: -

- i) that there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and
- ii) that the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

Site Address: Barkham Farms, Barkham RG40 4EX
Application No: 211081, Pages 71-150.

Page 75 (Recommendation): In reaching agreement to pre commencement conditions with the applicant, the following amendments to draft conditions are recommended. The changes are limited to the rectification of minor errors or the timing of discharge requirements during the phasing of the development.

Condition	Description	Change made
2	Approved details	Substation storage building plan reference added to list of approved plans
3	Temporary permission	Public rights of way improvements are also excluded from the extent of the temporary permission. Reference to Condition 4 at the end of the first paragraph is amended to Condition 28
6	Landscape management	Details required prior to commencement of works, excluding archaeological investigation and formation of accesses rather than prior to commencement of works
8	Interpretative boards	Details required prior to the first generation of electricity rather than prior to commencement of works

15	LEMP	The heading has been amended to rectify an error and it details are required prior to the commencement of works, excluding archaeological investigation and formation of accesses rather than prior to commencement of works
16	Ecological permeability	Details required prior to commencement of above ground works rather than commencement of works
18	External materials	Details required prior to the first generation of electricity rather than prior to commencement of works
24	Noise control	Details required prior to the first generation of electricity rather than prior to commencement of works
25	Internal access roads	Clarification of the extent of the gravel surfacing.
28	Restoration and remediation	Part (e) is amended to ensure that it is explicit that the biodiversity net gain is maintained for 30 years as per the BNG assessment

The following amendments to conditions are required:

2) Approved details

This permission is in respect of the following plans:

Plan number	Rev	Drawing title	Dated
70074897-XX-XX-DP-008-P03	P03	Site Location Plan	24 March 2021
70074897-XX-XX-DP-005-P01	P05	Site Access Visibility Splays	19 August 2021
70074897-XX-XX-DP-006A-P02	P02	Swept Path Analysis – Site Construction South Access	12 July 2021
70074897-XX-XX-DP-006B-P02	P02	Swept Path Analysis – Site Construction North Access	12 July 2021
70074897-XX-XX-RN-001	0	PV Mounting Cross Section	13 January 2021
70074897-XX-XX-RN-002	P06	PV layout	26 July 2021
70074897-XX-XX-RN-003	0	Road And Trench Cross Section	25 January 2021
70074897-XX-XX-RN-004	0	PV Fencing, CCTV, Mast and Gate Scheme	25 January 2021
70074897-XX-XX-RN-005	0	MV Transformer Layout	8 February 2021
70074897-XX-XX-RN-006	0	Substation Building Footprint	25 January 2021
70074897-XX-XX-RN-009	0	Site Cabin Layout and Elevations	6 September 2021
70074897-XX-XX-TP-010	P02	Site Layout Plan	27 July 2021
BFSF-WSP-XX-DR-LA-001	P02	Environmental Masterplan	27 July 2021
BFSF-WSP-12-XX-DR-DI-100171	P03	Proposed Long Section (Sheets 1-5)	24 March 2021
BFSF-WSP-12-XX-DR-DI-100172	P03		24 March 2021
BFSF-WSP-12-XX-DR-DI-100173	P03		24 March 2021
BFSF-WSP-12-XX-DR-DI-100174	P03		24 March 2021
BFSF-WSP-12-XX-DR-DI-100175	P03		24 March 2021
WSP-70074897-DR-001	P03		Drainage Constraints Plan
WSP-70074897-DR-002	P03	Surface Water Drainage Strategy	27 July 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.

3) Temporary permission

With the exception of the Greenway and public rights of way improvements, tree and hedgerow planting and associated works, the planning permission hereby permitted is for a maximum period of 25 years of electricity generation, after which electricity generation is to cease. The solar panels and all ancillary infrastructure including fencing, are to be removed from the site and the land is to be restored to a favourable condition at the end of this 25-year period in accordance with the details approved under condition 28 of this permission. The same provisions apply if electricity generation permanently ceases prior to the end of the 25-year period.

Written confirmation of the date of commissioning of the development (defined as the date on which the solar farm is put into active operation for the generation of electricity) shall be submitted to the local planning authority within one month of that date.

Reason: To safeguard the long-term landscape and visual amenity of the countryside and to allow for agricultural use in the future.

Relevant policy: NPPF Section 15, Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan Policies CC03 and TB21.

6) Landscape management

Prior to the commencement of the development hereby permitted (excluding archaeological investigation and formation of accesses), a landscape management plan, including long term design objectives, management responsibilities, timescales, and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved for the 25-year lifespan of the development.

Reason: To ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

8) Interpretative boards

Prior to the first generation of electricity, details of interpretive heritage information boards to be installed along the Greenway and detailing the significance of Church Cottages and associated heritage assets shall be submitted to and approved in writing by the local planning authority. The details shall include the type of board, location and information contained within the boards. The approved boards shall be fully installed prior to the first generation of electricity and maintained therefore for the life of the Greenway.

Reason: To provide historical information of the heritage assets at Church Lane for users of the Greenway.

Relevant policy: NPPF Section 16 and Managing Development Delivery Local Plan policy TB24 and TB25.

15) Landscape and Ecological Management Plan

Prior to the commencement of the development hereby permitted (excluding archaeological investigation and formation of accesses), a landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The content of the LEMP shall accord with the aims and objectives of management with the provision of biodiversity net gain for a minimum period of 30 years, as per the submitted Biodiversity Net Gain Assessment – Update, WSP, ref: 70069260 Appendix 6-7, August 2021. More specifically, it shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.
- i) Details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery
- j) Where the results from monitoring show that conservation aims and objectives of the LEMP are not being met), how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: In order to secure a biodiversity net gain.

Relevant policy: NPPF paragraph 174.

16) Ecological Permeability

Prior to the commencement of any above ground works, a detailed scheme to maintain the ecological permeability of the site (especially with regard to badgers, brown hare, and hedgehogs) shall be submitted to and approved in writing by the local planning authority. The mitigation and contingency measures contained within the plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: to ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal

Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of the Wokingham Borough Managing Development Delivery (2014)

18) Materials and colours

Prior to the first generation of electricity, details of the materials and colours of the of the external surfaces of the transformer and substation buildings shall be submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory and complements the countryside and rural setting.

Relevant policy: NPPF Section 15, Core Strategy policies CP1, CP3 and CP11 and

24) Noise control

Prior to the first generation of electricity, a scheme specifying the provisions to be made for the control of noise (and low-level humming) emanating from substation on Barkham Ride shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented prior to the first generation of electricity and maintained for the life of the development.

Reason: To protect the occupiers of nearby premises from unreasonable noise levels.

Relevant policy: NPPF Section 15, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

25) Internal access roads

With the exception of the bonded surfacing at the main entrance as required in Condition 12, the internal access and turning area for the substation compound hereby permitted shall be constructed from porous gravel thereafter be so maintained. Access routes around the site are to remain permeable.

Reason: To prevent increased flood risk from surface water run-off and to protect the character of the countryside setting.

Relevant policy: NPPF Sections 14 and 15, Core Strategy Policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policies CC09, CC10, CC)3 and TB21.

28) Restoration and remediation

No later than 12 months from the first generation of electricity, the following shall be submitted to and approved in writing by the local planning authority:

- a) A scheme detailing the removal of all surface elements of the photovoltaic solar farm and any foundations or anchor systems to a depth of 300 mm below ground level
- b) A scheme detailing the restoration and aftercare of the land

- c) A timetable for completion of the removal and restoration works
- d) Details for the end destination of materials and equipment removed from the site
- e) Details ensuring that the Biodiversity Net Gain is maintained for a minimum period of 30 years from the date of commencement of the development

The schemes shall be implemented within 12 months of the date of the last electricity generation and shall be completed in accordance with the approved timetable.

Reason: To safeguard the long-term landscape and visual amenity of the countryside and to allow for agricultural use in the future.

Relevant policy: NPPF Section 15, Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan Policies CC03 and TB21.

Page 97: An additional neighbour objection was received after the committee report was tabled to the agenda from 6 Copse Way, Finchampstead RG40 4EJ. It did not raise any additional issues that have not already considered in the Neighbour Submissions section of the committee report. Additionally, the fourth and fifth entries on the residents against list should read Windmill Farm Cottage (and not Willow Cottage).

Page 98: The last dot point under the heading 'Principle of Development' should refer to the Local Plan update and not the Local Plan.

Page 117: The measurements in paragraph 1(c) and (d) are length x width x height.

Site Address: Fishponds Close Wokingham RG41 2TZ

Application No: 210705 Pages 175-216

1. The red line boundary overlapped between application no's 210705 and 201345. This has been revised and an amended site plan has been submitted (drawing no. 19137-C4P-AV-ZZ-DR-A-0500_P14_Site plan as proposed received on 02/09/2021). This will result in the loss of one accessible car parking space. The loss of one accessible space is acceptable as spaces are in line with standards therefore the total number of spaces (40) is satisfactory to the Councils Highways Officer.
2. The eaves height of the proposed buildings are corrected at Paragraph 11 Page 187 of the report as follows:
 11. The proposed buildings will be of a portal frame type construction, with a maximum eaves height of 8.6m for Building A and 7.1m for Building B. The units will provide two storeys, with a core amenity area located at the ground floor, and office provision at the first floor. The proposed buildings are set back from the end of Fishponds Close, opposite the rear service yard of the building facing Fishponds Road and will provide a sufficient area for parking and access including soft landscaping.
3. Revised plans have been received and Condition 2 is amended as follows:

2. Approved details

This permission is in respect of the submitted application plans and drawings received by the local planning authority on 01/03/2021 and numbered:

- 19137C4PAVZZDRA0101P2 - Existing Site Plan
- 19137C4PAVZZDRA0200P2 - Schematic Site Sections
- 19137C4PAVZZDRA0201P2 – Highways
- 19137C4PAVZZDRA0202P1 - Existing Site Utilities
- 19137C4PAVZZDRA0700P1 - Site Street Elevation A
- 19137C4PAVZZDRA1000P1 - Existing Floorplan - Building 0718
- 19137C4PAVZZDRA1001P1 - Existing Floorplan - Building 0722
- 19137C4PAVZZDRA1100P1 - Existing Elevations - Building 0718
- 19137C4PAVZZDRA1101P1 - Existing Elevations - Building 0722
- 19137C4PBA00DRA2000P3 - Building A, Proposed Floor Plan Level 00
- 19137C4PBA01DRA2001P3 - Building A, Proposed Floor Plan Level 01
- 19137C4PBAR1DRA3300P2 - Building A, Proposed Roof Plan
- 19137C4PBAZZDRA2100P4 - Building A, Proposed Elevations A and B
(Front and Side)
- 19137C4PBAZZDRA2101P2 - Building A, Proposed Elevations C and D
(Rear and Side)
- 19137C4PBAZZDRA9000P3 - Building A, 3D Views
- 19137C4PBAZZDRA9200P3 - Building A, Floor Areas GIA and GEA
- 19137C4PBB00DRA2000P4 - Building B, Proposed Floor Plan Level 00
- 19137C4PBB01DRA2001P4 - Building B, Proposed Floor Plan Level 01
- 19137C4PBBR1DRA3300P2 - Building B, Proposed Roof Plan
- 19137C4PBBZZDRA2100P4 - Building B, Proposed Elevations A, B, C and
D
- 19137C4PBBZZDRA9000P3 - Building B, 3D Views
- 19137C4PBBZZDRA9200P4 - Building B, Floor Areas GIA and GEA
- 205424700T2 - Proposed External Works
- 20826 - Tree Constraints Plan

and the submitted application plans and drawings received by the local planning authority on 17/03/2021 and numbered:

- 19137C4PAVZZDRA0100P3 - Location Plan
- External Lighting and EV Charging Points Plan

and the submitted application plans and drawings received by the local planning authority on 24/05/2021 and numbered:

- 19137-C4P-AV-ZZ-DR-A-0101_P5 Sit Existing Topography and Constraints
- 19137-C4P-AV-ZZ-DR-A-0200_P5 Schematic Site Sections
- 19137-C4P-AV-ZZ-DR-A-0203_P2 Schematic Site Sections Key Plan
- 20-5424-A-151-T2 Ground Slab and Retaining Wall Details
- Landscape Proposals SF 3063 LL02 Rev B

and the submitted application plans and drawings received by the local planning authority on 02/09/2021 and numbered:

- 19137-C4P-AV-ZZ-DR-A-0500_P14_Site Plan as Proposed

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 the development is carried out in accordance with the application form and associated details hereby approved.

4. Following discussions with agent Condition 10 is to be removed as this is only required if triggered by the stopping up of the whole road (Fishpond Road) associated with land ownership marked by blue line boundary plan.

5. Condition 13 is amended as follows:

Travel Plan

Prior to the occupation of the development a full Travel Plan, based on the Framework Travel Plan (dated 21 April 2020, prepared by Mode Transport Planning) shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so- approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policy CP6

6. The agent has queried the requirement for Condition 16, this is to remain and is amended as follows:

Prior to commencement of the development details and extent of the stopping up of the access road would need to be submitted to and approved in writing by the Local Planning Authority

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

7. The agent has requested Condition 17 be removed however this needs to remain as the sites do not share one car park, and 4 separate businesses could be located here. The parking standards the council has for B2 use cannot be accommodated within this proposal hence the requirement for the condition linked to mixed use (B2/B8).

8. Informative to be added as follows:

Additional consent

This permission does not convey or imply any approval or consent that may be required for the installation of a substation on the site for which a separate application may be required

Site Address: 5 Shepherds Avenue, Earley, RG6 1AY
Application No: 212209, Pages 217-222.

No update.

Site Address: Lord Harris Court, Mole Road, Sindlesham
Application No: 212164, Pages 231-242

Page 232: Condition number 1 updated to:

1. This permission is in respect of the submitted application plans and drawings numbered:

Proposed Foul Flows

Engineering Overall Layout Drainage Strategy (0650A-SP-SL-PL-C-G7-070_A)

Letter from Thames Water dated 17 February 2020 regarding Notice of Consent to indirectly connect to a public sewer.

Pre-planning enquiry application form to Thames Water

Site Location Plan (unnumbered)

Septic Tank Plans and Sections (0650A-AP-SL-DE-C-G77-017)

Septic Tank (0650A-AP-SL-DE-C-G77-015)

Detailed Soft Landscape Proposals (0650A-SP-SL-PL-L-G7-010)

Letter from Castleoak dated 22nd June 2021

as received by the local planning authority on 23rd June 2021.

Arboricultural Survey and Planning Integration Report prepared by Quaife Woodlands (ref: AR/3717n/jq) dated 22/08/18 Castleoak Reference: 0650-00-SL-RE-Y-G0-1043

Statement of Community Involvement prepared by Castleoak

Planning Statement prepared by Castleoak

as received by the local planning authority on 7th July 2021.

Septic Tank (showing position of tanker) (0650A-SP-SL-DE-C-G77-015)

as received by the local planning authority on 17th August 2021.

Masterplan – Site Plan – A-731 55 Rev C.

as received by the local planning authority on 6th September 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.

Updated to refer to masterplan approved as part of original planning application and rectify typing error.

Page 233: Condition number 3 should read condition number 2.

Page 235: Consultation Response now received from WBC Trees and Landscape:

Recommend approval subject to conditions – see condition 2.

Pre-emptive site visits

None.

Non-Householder Appeal Decisions

Address	Development	Officer or Committee	Decision	Main planning issues identified/ addressed
12 Coningham Road, Shinfield RG2 8QP	Full application for the proposed subdivision of the site and the erection of 2 no. semi-detached dwellings with associated parking and landscaping.	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - Due to the likely impact on the protected oak tree, the proposal would have a harmful effect on the character and appearance of the area. - Proposal would not be unacceptable harmful to the living conditions of occupants to the rear having regard to privacy within their rear garden. - The proposed garden spaces would not create satisfactory living conditions for future occupants of the dwellings given the significant degree of shading from the oak tree, reducing opportunities for sitting out in the sun. - The proposal would make suitable access and parking provision for the development.
3 Bridges Grove, Earley, Reading RG6 1FG	Full application for the proposed change of use from existing 6-bed House in Multiple Occupancy (HMO) (Use Class C4) to 7-bed HMO (Sui Generis) including conversion of the existing garage to habitable accommodation and changes to fenestration.	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - Due to the proposed parking arrangement, the proposal would have an unacceptable harmful effect on the character and appearance of the area. - The proposal would not secure a suitable level of on-site parking provision for the development. - The proposal would create satisfactory living conditions for future occupants having regard to the provision of internal space.

5 South Lake Crescent, Woodley, Reading RG5 3QW	Full application for the proposed erection of 1no. three bedroom dwelling.	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The proposal would have an unacceptable harmful effect on the character and appearance of the area; it would not successfully integrate with the surrounding pattern of development; narrower gap between dwellings; prominence of site would exacerbate the degree of harm. - The proposal would not be unacceptably harmful to the living conditions of the adjoining occupants having regard to privacy. - The proposal would make suitable parking provision for the development.
Westwood Yard, land to the north west of Sheerlands Road, Arborfield RG40 4QX	Enforcement Notice - Without planning permission, the material change of use of land from agricultural use to use as a builder's yard. The creation of an area of hardstanding (outlined in blue on Plan 1) & the erection of two buildings associated with the use of the land as a builder's yard (outlined in green on Plan 1).	Officer	Appeal A Dismissed and EN Upheld Appeal B Dismissed and EN Upheld	<ul style="list-style-type: none"> - To allow the appeal would be contrary to the development plan as it would harm the countryside, protected trees and the amenities of neighbours by way of noise.
Napoleon House, Riseley Business Park Basingstoke Road, Riseley, RG7 1NW	Prior approval submission for proposed conversion of office building (Use Class B1(a)) to 17 no. residential units (Use Class C3).	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The proposal would not represent permitted development by virtue of Schedule 2, Part 3, Class O of the GPDO.
30 Grazeley Road, Three Mile Cross, Reading, RG7 1BJ	Full application for the proposed subdivision of the site and the erection of a 3 no. bedroom dwelling with detached garage.	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The proposal would harm the living conditions for the occupants of the neighbouring dwelling. - The proposal has the potential to have a harmful effect on the blue light services, as well as the off-site plan for the AWE. - The proposal would not harm the character and appearance of the surrounding area.

1-3 Church Street, Twyford RG10 9DP	Full planning application for the changes of fenestration. (Retrospective)	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The development would not preserve or enhance the character or appearance of the Twyford Conservation Area and would be detrimental to the setting of the adjacent grade II listed building.
Hearn and Bailey Garage, Basingstoke Road, Three Mile Cross RG7 1BA	Full application for the proposed erection of 4no. dwellings consisting of 4no. 3 bedroom dwellings with associated landscaping, bin enclosure, bicycle store, garaging and car parking, following demolition of the existing car garage and change of use to residential (C3).	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - In the absence of any substantive evidence, the proposed development would have an unacceptable effect on the employment land supply. - The proposed development would fail to provide appropriate living conditions for future occupiers with regard to internal and external space. - While the risk is very small and the size of the development modest, it would have an adverse effect on public safety with regard to the off-site nuclear emergency planning arrangements for the AWE. - The proposed development would lead to a small enhancement of the character and appearance of the area, the ASC and the setting of nearby listed buildings. - The proposed development would not have a harmful effect on highway safety.
Woodside Caravan Site, Blagrove Lane, Wokingham, RG41 4BA	Application to vary condition 1 (relating to temporary and personal restrictions) of planning consent 181694 which was a variation to conditions 1 (names of residents) and 2 (number of pitches) of planning permission 152821 (appeal decision APP/X0360/C/15/3 085493 dated 15/1/18) for the change of use of land for the stationing of caravans for residential purposes.	NDA	Appeal Allowed	<ul style="list-style-type: none"> - The site is not in open countryside as it adjoins the settlement limit and the scale of the caravan site does not dominate the settled community or put undue pressure on local infrastructure. Therefore no conflict with development strategy and national policy. - While in spatial terms the caravan site use and paraphernalia is a physical encroachment into the countryside, the visual impact is however limited, and the site as developed does not harm the character and appearance of the surrounding landscape character. - While the 5 year supply for GTAA is being met in theory, there is evidence of significant unmet need. - Unlikely that there would be solution for the appellants to relocate to a lawful site in the short to medium term.

