

Supplementary Planning Agenda Planning Committee – 13 October 2021

Planning Applications

**44. Site Address: Land North and South of Cutbush Lane Shinfield RG2 9LH
Application No: 211841, Pages 19-124**

Pp 21 update the resolution to

That the committee authorise the GRANT OF PLANNING PERMISSION subject to notification of the Secretary of State of a potential departure from policy in the development plan (see paragraph 32 of this report) and the Secretary of State exercising his discretion not to call-in the application the following three-tiered recommendation:

Pp 21 update recommendation A as set out below. Insert the following heads of terms to recommendation A and to include this text within recommendation C on Pp. 36:

A. The prior completion of a legal agreement pursuant to section 106 and 106A of the Town and Country Planning Act 1990 (as amended) and all other enabling powers to secure the following:

- Footpath upgrades and improvements (surfacing and retention for public use of an informal footpath) for Public Footpath 4
- Street lighting east of the British Museum on Cutbush Lane East from the British Museum to the Lower Earley Way to be delivered as works
- Gateway policy amendment to include media use specified as an appropriate use of the allocated Science Park land (see report below and in particular paragraph 32)
- Requirement for a post screening facility / trigger for submission of a valid planning application and subject to approval of a timeframe for delivery which will also include community use
- Bespoke Employment Skills Plan and / or contributions to borough wide ESP initiatives and training
- Safeguarding of corridor for highway land on Cutbush Lane East to enable any further future developments in the area
- Implementation and completion of off-site drainage works as identified by application ref: 212936 together with ongoing management to be annexed to the Section 106 agreement
- Biodiversity net gain of at least 10% and ongoing monitoring with Biodiversity Net Gain contribution to be paid should the development fall short of the Biodiversity net gain target of 10%
- South of the M4 public transport subsidy contribution of £500,000 in accordance with the phase 2 Science Park Planning consent as defined within the S106 pursuant to the permission
- Mirroring of other restrictions / requirements as required for the agreed Science Park S106 agreements by entrenching a deed of variation pursuant to Section 106A of the Town and Country Planning Act 1990 (as amended) to

set aside obligations binding the application site when like obligations have been performed or discharged under this agreement

- S106 monitoring fee set at £474 per trigger relating to the related planning obligation
- Mirroring of any relevant requirements of the temporary studio S106 agreement where relevant by entrenching a deed of variation pursuant to Section 106A of the Town and Country Planning Act 1990 (as amended) to set aside obligations binding the application site when like obligations have been performed or discharged under this agreement
- Highway Reinstatement obligations including pre development condition survey of Cutbush Lane East and delivery of any post construction remediation if required
- Inclusion of a management plan and monitoring for St Johns Copse for biodiversity purposes

AND

B. Conditions and informatives:

Pp 22 Fifth bullet point – Clarification to report with respect to Biodiversity Net Gain of 10%

EPR (the applicants consultants) have used the DEFRA Biodiversity Matrix to calculate the baseline conditions and compare this to proposals for the biodiversity enhancements. The strategy will deliver 10% above the existing baseline figure which is supported by the Biodiversity Officer.

Pp 22 condition 2 insert the following plans:

Site Location Plan	18546SBRFS00DRA80101 Rev 3
Site Topographical Survey	18546SBRFS00DRA80103 Rev 2
Retaining Wall to Decked Car Park	18546SBRFS00DRA80107 Rev 1
Proposed Site Layout Plan	18546SBRFS00DRA80104 Rev 7
Proposed Parking Plan	18546-SBR-FS-00-DR-A-80105 Rev 5
Site Sections	18546SBRFS00DRA80106 Rev 3
Decked Car Park A Levels 00 and 01	18546SBRCA00DRA83101 Rev 4
Decked Car Park A Levels 02 and 03	18546SBRCA01DRA83102 Rev 4
Decked Car Park A Levels 04 and 05	18546SBRCA02DRA83103 Rev 4
Decked Car Park A Levels 06 and 07	18546SBRCA03DRA83104 Rev 4
Decked Car Park A Levels 08 and 09	18546SBRCA04DRA83105 Rev 4
Decked Car Park A Levels 10 and 11	18546SBRCA04DRA83106 Rev 1
Decked Car Park A Elevations 1 and 2	18546SBRCAXXDRA84101 Rev 4
Decked Car Park A Elevations 3 and 4	18546SBRCAXXDRA84102 Rev 4
Proposed Secure Site Fence Line	18546SBRFS00DRA80108 Rev 2
Ancillary Structures Cycle Shelter	18546SBRFSXXDRA83501 Rev 3
Ancillary Structures Security Hut	18546SBRFSXXDRA83503 Rev 3
Ancillary Structures WC Block	18546SBRFSXXDRA83504 Rev 3
Ancillary Structures Pearman's Footbridge	18546SBRFSXXDRA83505 Rev 3
AHU Support Framework	18546SBRFSXXDRA83506 Rev 1

LV Switch Room	18546SBRFSXXDRA83507 Rev 1
Ancillary Structures Perimeter Security Fence	18546SBRFSXXDRA83508 Rev 1
Ancillary Structures Waste Enclosures 30sqm, 40sqm and 50sqm	18546SBRFSXXDRA83509 Rev 1
Ancillary Structures Transformer	18546SBRFSXXDRA83510 Rev 1
Ancillary Structures Transformer and LV Switchroom	18546SBRFSXXDRA83511 Rev 1
Ancillary Structures ASHP and Pump Room (Workshops A and B)	18546SBRFSXXDRA83512 Rev 1
Ancillary Structures ASHP and Pump Room (Workshop D)	18546SBRFSXXDRA83513 Rev 1
Ancillary Structures ASHP and Pump Room (Workshops E, 1, 2 and 3)	18546SBRFSXXDRA83514 Rev 1
The Hub - Ground Floor	18546SBRHB00DRA83100 Rev 2
The Hub - First Floor	18546SBRHB01DRA83101 Rev 2
The Hub - Lower Ground	18546SBRHBB1DRA83099 Rev 2
The Hub - Roof Plan	18546SBRHBRFDRA83102 Rev 2
The Hub - East and North Elevation	18546SBRHBXXDRA84100 Rev 2
The Hub - West and South Elevation	18546SBRHBXXDRA84101 Rev 2
Office A Ground Floor Plan	18546SBROA00DRA83100 Rev 3
Office A First Floor Plan	18546SBROA01DRA83101 Rev 3
Office A Second Floor Plan	18546SBROA02DRA83102 Rev 3
Office A Roof Plan	18546SBROARFDRA83103 Rev 3
Office A Elevations 1 and 2	18546SBROAXXDRA84101 Rev 3
Office A Elevations 3 and 4	18546SBROAXXDRA84102 Rev 3
Office B Ground Floor Plan	18546SBROB00DRA83100 Rev 2
Office B First Floor Plan	18546SBROB01DRA83101 Rev 2
Office B Second Floor Plan	18546SBROB02DRA83102 Rev 2
Office B Roof Plan	18546SBROBRFDRA83103 Rev 2
Office B Elevations	18546-SBR-OB-XX-DR-A-84100 Rev 2
Office C Ground Floor Plan	18546SBROC00DRA83110 Rev 2
Office C First Floor Plan	18546SBROC01DRA83111 Rev 2
Office C Second Floor Plan	18546SBROC02DRA83112 Rev 2
Office C Roof Plan	18546SBROCRFDRA83113 Rev 2
Office C Elevations	18546SBROCXXDRA84101 Rev 2
Office D Ground Floor Plan	18546SBROD00DRA83100 Rev 3
Office D First Floor Plan	18546SBROD01DRA83101 Rev 3
Office D Second Floor Plan	18546SBROD02DRA83102 Rev 3
Office D Roof Plan	18546SBRODRFDRA83103 Rev 3
Office D Elevations 1 and 2	18546SBRODXXDRA84101 Rev 3
Office D Elevations 3 and 4	18546SBRODXXDRA84102 Rev 3
Sound Stage 1 and 2 Ground Floor Plan	18546SBRS0100DRA83200 Rev 1
Sound Stage 1 and 2 Upper Gantry Level Plan	18546SBRS0101DRA83201 Rev 1
Sound Stage 1 and 2 Roof Plan	18546SBRS01RFDRA83202 Rev 1
Sound Stage 1 and 2 Elevations 1 and 2	18546SBRS01XXDRA84201 Rev 1

Sound Stage 1 and 2 Elevations 3 and 4	18546SBRS01XXDRA84202 Rev 1
Sound Stage 3 Ground Floor Plan	18546SBRS0300DRA83100 Rev 3
Sound Stage 3 Upper Gantry Level Plan	18546SBRS0301DRA83101 Rev 3
Sound Stage 3 Roof Plan	18546SBRS03RFDRA83102 Rev 3
Sound Stage 3 Elevations 1 and 2	18546SBRS03XXDRA84101 Rev 3
Sound Stage 3 Elevations 3 and 4	18546SBRS03XXDRA84102 Rev 3
Sound Stage 4 Ground Floor Plan	18546SBRS0400DRA83100 Rev 3
Sound Stage 4 Upper Gantry Level Plan	18546SBRS0401DRA83101 Rev 3
Sound Stage 4 Roof Plan	18546SBRS04RFDRA83102 Rev 3
Sound Stage 4 Elevations 1 and 2	18546SBRS04XXDRA84101 Rev 3
Sound Stage 4 Elevations 3 and 4	18546SBRS04XXDRA84102 Rev 3
Sound Stage 5 Ground Floor Plan	18546SBRS0500DRA83100 Rev 3
Sound Stage 5 Upper Gantry Level Plan	18546SBRS0501DRA83101 Rev 3
Sound Stage 5 Roof Plan	18546SBRS05RFDRA83102 Rev 3
Sound Stage 5 Elevations 1 and 2	18546SBRS05XXDRA84101 Rev 3
Sound Stage 5 Elevations 3 and 4	18546SBRS05XXDRA84102 Rev 3
Sound Stage 8 Ground Floor Plan	18546SBRS0800DRA83100 Rev 3
Sound Stage 8 Upper Gantry	18546SBRS0801DRA83101 Rev 3
Sound Stage 8 Roof Plan	18546SBRS08RFDRA83102 Rev 3
Sound Stage 8 Elevations 1 and 2	18546SBRS08XXDRA84101 Rev 3
Sound Stage 8 Elevations 3 and 4	18546SBRS08XXDRA84102 Rev 3
Sound Stage 9 Ground Floor Plan	18546SBRS0900DRA83100 Rev 3
Sound Stage 9 Upper Gantry	18546SBRS0901DRA83101 Rev 3
Sound Stage 9 Roof Plan	18546SBRS09RFDRA83102 Rev 3
Sound Stage 9 Elevations 1 and 2	18546SBRS09XXDRA84101 Rev 3
Sound Stage 9 Elevations 3 and 4	18546SBRS09XXDRA84102 Rev 3
Sound Stage 10 Ground Floor Plan	18546SBRS1000DRA83100 Rev 3
Sound Stage 10 Upper Gantry Level Plan	18546SBRS1001DRA83101 Rev 3
Sound Stage 10 Roof Plan	18546SBRS10RFDRA83102 Rev 3
Sound Stage 10 Elevations 1 and 2	18546SBRS10XXDRA84101 Rev 3
Sound Stage 10 Elevations 3 and 4	18546SBRS10XXDRA84102 Rev 3
Sound Stage 13 Ground Floor Plan	18546SBRS1300DRA83100 Rev 3
Sound Stage 13 Upper Gantry Level Plan	18546SBRS1301DRA83101 Rev 3
Sound Stage 13 Roof Plan	18546SBRS13RFDRA83102 Rev 3
Sound Stage 13 Elevations 1 and 2	18546SBRS13XXDRA84101 Rev 3
Sound Stage 13 Elevations 3 and 4	18546SBRS13XXDRA84102 Rev 3
Sound Stage 14 Ground Floor Plan	18546SBRS1400DRA83100 Rev 3
Sound Stage 14 Upper Gantry Level Plan	18546SBRS1401DRA83101 Rev 3
Sound Stage 14 Roof Plan	18546SBRS14RFDRA83102 Rev 3
Sound Stage 14 Elevations 1 and 2	18546SBRS14XXDRA84101 Rev 3
Sound Stage 14 Elevations 3 and 4	18546SBRS14XXDRA84102 Rev 3
Workshop 1 Ground Floor Plan	18546SBRW100DRA83100 Rev 3
Workshop 1 Roof Plan	18546SBRW1RFDRA83102 Rev 3
Workshop 1 Elevations 1 and 2	18546SBRW1XXDRA84101 Rev 3
Workshop 1 Elevations 3 and 4	18546SBRW1XXDRA84102 Rev 3
Workshop 2 Ground Floor Plan	18546SBRW200DRA83100 Rev 3

Workshop 2 Roof Plan	18546SBRW2RFDRA83102 Rev 3
Workshop 2 Elevations 1 and 2	18546SBRW2-XX-DR-A-84101 Rev 3
Workshop 2 Elevations 3 and 4	18546SBRW2XXDRA84102 Rev 3
Workshop 3 Ground Floor Plan	18546SBRW300DRA83100 Rev 3
Workshop 3 Roof Plan	18546SBRW3RFDRA83102 Rev 3
Workshop 3 Elevations 1 and 2	18546SBRW3XXDRA84101 Rev 3
Workshop 3 Elevations 3 and 4	18546SBRW3XXDRA84102 Rev 3
Workshop A Ground Floor Plan	18546SBRWA00DRA83100 Rev 3
Workshop A Mezzanine Level	18546SBRWAMZDRA83101 Rev 3
Workshop A Roof Plan	18546SBRWARFDRA83102 Rev 3
Workshop A Elevations 1 and 2	18546SBRWAXXDRA84101 Rev 3
Workshop A Elevations 3 and 4	18546SBRWAXXDRA84102 Rev 3
Workshop B Ground Floor Plan	18546SBRWB00DRA83100 Rev 4
Workshop B Elevations 3 and 4	18546SBRWBXXDRA84102 Rev 4
Workshop B Mezzanine Floor Plan	18546SBRWBXXDRA83101 Rev 2
Workshop C Ground Floor Plan	18546SBRWC00DRA83100 Rev 3
Workshop C Office First Floor Plan	18546SBRWC01DRA83102 Rev 3
Workshop C Office Second Floor Plan	18546SBRWC02DRA83103 Rev 3
Workshop C Roof Plan	18546SBRWCRFDRA83104 Rev 3
Workshop C Elevations 1 and 2	18546SBRWCXXDRA84101 Rev 3
Workshop C Elevations 3 and 4	18546SBRWCXXDRA84102 Rev 3
Workshop D Ground Floor Plan	18546SBRWD00DRA83100 Rev 3
Workshop D Roof Plan	18546SBRWDRFDRA83102 Rev 3
Workshop D Elevations 1 and 2	18546SBRWDXXDRA84101 Rev 3
Workshop D Elevations 3 and 4	18546SBRWDXXDRA84102 Rev 3
Workshop E Ground Floor Plan	18546SBRWE00DRA83100 Rev 3
Workshop E Roof Plan	18546SBRWERFDRA83102 Rev 3
Workshop E Elevations 1 and 2	18546SBRWEXXDRA84101 Rev 3
Workshop E Elevations 3 and 4	18546SBRWEXXDRA84102 Rev 3
Stages 15 - 18 Proposed Floor Plan	21_MEGA_H438_COM_GEN_8-A0-GFP
Stages 15 - 18 Proposed Sections Plan	21_MEGA_H438_COM_GEN_8-A0-FS-S
Stages 15 - 18 Proposed Elevations North West	21_MEGA_H438_COM_GEN_8-A0-FS-E-NW
Stages 15 - 18 Proposed Elevation South East	21_MEGA_H438_COM_GEN_8-A0-FS-E-SE
Stages 15 - 18 Proposed Roof Plan	21_MEGA_H438_COM_GEN_8-A0-RP
Proposed Access Arrangements Plan	A282-030 Rev P3
Landscape General Arrangement Plan Sheet 1	30845-RG-LD-10_01 Rev B
Landscape General Arrangement Plan Sheet 2	30845-RG-LD-10_02 Rev B
Landscape General Arrangement Plan Sheet 3	30845-RG-LD-10_03 Rev B
Landscape General Arrangement Plan Sheet 4	30845-RG-LD-10_04 Rev B
Landscape General Arrangement Plan Sheet 5	30845-RG-LD-10_05 Rev C

Landscape General Arrangement Plan Sheet 6	30845-RG-LD-10_06 Rev B
Landscape Illustrative Site Sections Sheet 1	30845-LD-PS01A
Landscape Illustrative Site Sections Sheet 2	30845-LD-PS03A
Proposed Site Layout Plan Formation Level Isopach	66202168-SWE-XX-XX-DR-C-0001 PO5
Proposed Site Layout Plan Long Sections	66202168-SWE-XX-XX-DR-C-0002 PO5
Proposed Site Layout Plan Long Sections Sheet 1 of 2	66202168-SWE-XX-XX-DR-C-0003 PO5
Proposed Site Layout Plan Long Sections Sheet 2 of 2	66202168-SWE-XX-XX-DR-C-0004 PO5
Proposed Site Layout Plan Finished Levels	66202168-SWE-XX-XX-DR-C-0005 PO7
Proposed Site Layout Plan (Office A) Formation Level Isopach	66202168-SWE-XX-XX-DR-C-0009 PO1
Proposed Site Layout Plan (Office A) Finished Levels	66202168-SWE-XX-XX-DR-C-0010 PO1
Land south of Cutbush Lane External Works Layout Sheet 1	66202168-MLM-ZZ-XX-DR-C-1015 PLO1
Land south of Cutbush Lane External Works Layout Sheet 1	66202168-MLM-ZZ-XX-DR-C-1016 PLO1
Land south of Cutbush Lane External Works Layout Sheet 1	66202168-MLM-ZZ-XX-DR-C-1017 PLO1

Pp 22 condition 3 – insert ‘ancillary’ in front of *offices*

Pp 23 condition 7 – add in ‘out’ after *carried*

Pp 25 condition 16 – add in ‘for monitoring purposes’ after *review*

Pp 26 condition 17 – add in ‘the’ after *for* and ‘thereafter’ after *maintained*

Pp 31 condition 34 – delete entire condition Thames Water have confirmed this is not required. Number up subsequent conditions accordingly.

Pp32 condition 36 (shall be re numbered to 35) – Just to clarify, the submitted community engagement strategy includes local members as part of the identified stakeholders and this will be expected for the details to comply with the condition .

Pp 33 condition 39 (shall be re numbered to 38) - replace **INSERT** with plan ref: 18546-SBR-FS-00-DR-A-81110 – Rev 01

Pp 32 4th paragraph – correction to report the ditch was approved on the 12/10/2021.

Pp 43 under other representations a letter was received from Icenl the in terms of the impact on the listed buildings which were summarised in the neighbour comments. Given

that the letters of support / comment have been identified under 'other representations' for transparency this should be included as other representations.

Insert letter of objection from Icenl on behalf of residents of Cutbush Manor, Cutbush Barn and Badger Cottage. The issues are summarised as:

Concern with the siting and loss of open land associated with Office A and the Post Screening Facility together with supporting infrastructure on the setting of the listed buildings - *Officer note: the post screening facility has been withdrawn and will be relocated within the Science Park as part of a future application submission. The relationship with Office A and the setting of the heritage assets is discussed in the report. Landscape buffers for the Science Park should be retained – Officer note these were identified for ecology at the point in time that the applications were made. Each application needs to be considered on its own merits and for the reasons set out in the report, the application is acceptable. The comments from the previous Conservation Officer are noted but these were made in relation to the outline planning consents for the Science Park and not specifically to this application where the current Conservation Officer has identified the harm as less than substantial.*

Suggest the level of harm is at medium level of less than substantial – *Officer note, the Conservation Officer has assessed the application and agrees that the harm is less than substantial. An assessment is made in the report.*

Suggest that landscaping cannot solely provide justification for the building. *Officer note: whilst the landscaping scheme will help soften the development, it is not solely reliant on this for the mitigation of the office on the setting of the listed buildings. The benefits outlined in the planning balance is considered to outweigh any substantial harm.*

Pp 45 Additional consultation responses received since the publication of the report – further issues raised other than those set out in the report or Supplementary Agenda:

Icenl on behalf of residents of Badger Cottage, Cutbush Manor and Cutbush Barn Support the removal of the post screening facility but object to the siting of Office A and associated car parking. *Officer note: The assessment provided by Icenl on the first stage of consultation was considered together with the further letter of representation. The impact of the development on listed buildings is set out in the report and the Officers concludes that the harm is less than substantial.*

Thames Water – no objection confirms that condition 34 is not required

Highways England – no objection

Historic England – no comment

Natural England – no further comments

Pp 53 para 35 – Insert the following text in respect to procedurally referring the application to the Secretary of State:

Under Article 32 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (“DMO 2015”) a local planning authority in determining a planning application may “grant permission for development which does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated” subject to “such conditions as may be prescribed by directions given by the Secretary of State under this Order”. If the local planning authority were minded to do so it would be required to comply with the publication requirements set out in Article 15(3) of the DMO 2015. In this instance the local planning authority has discharged the publication requirements of Article 15(3). The relevant direction on which any such decision by the local planning authority is dependent is The Town and Country Planning (Consultation) (England) Direction 2021. This application is subject to that direction as it was submitted after the direction came into force on 21 April 2021. While it appears that this development does not fall within a development category captured by the direction a precautionary approach is being taken and the application will be referred to the Secretary of State.

Pp 67 Para 115 – WBC have no set standards for a studio form of use as it was not envisaged when the parking standards were set up. Five other comparable sites have been used for the parking calculations.

Pp 69 Para 113 – To confirm the heritage assets cited in this paragraph are Grade 2 listed

Pp 69 Para 115 – Landscaping details will be secured by condition 26 and evergreen planting can be secured if required.

**45. Site Address: Land at Shinfield West, North of Beke Avenue
 Application No: 211530, Pages 125-200**

A further objection was received from Shinfield Parish Council on 8 October 2021. It reiterated concerns with the removal of the bus gate as this would result in increased car traffic, reduced walking/cycling, additional interactions with pedestrians at the pedestrian crossing and a less sustainable development contrary to the South of M4 SPD. The principle of the removal of the bus gate was addressed in the committee report and considered to be acceptable.

Following discussions with the agent, the following amendments (and reasons for these amendments) to conditions are recommended:

Condition	Description	Change made
4	EV charging	Amended to require compliance with approved details rather than additional details as sufficient information has already been provided in the Transport Statement.
5	Public art	Amended to require strategy prior to commencement of above ground works (rather than prior to commencement) and the inclusion of a reason and policy reference (previously omitted)
6	Public domain works	Amended to require details prior to commencement of above ground works <i>in the town square</i>
10	Parking management	Deleted as sufficient detail to secure a TRO if required was

		submitted in the Transport Statement
11	Building efficiency	Becomes new Condition 10
12	Delivery of other works	Becomes new Condition 11
13	Delivery of landscaping	Becomes new Condition 12
14	Hours	Deleted as already conditioned in the outline approval
15	Obscure glazing	Becomes new Condition 13 and amended to remove requirement to be fixed to 1.7m as this is viewed as overly onerous
16	Retail use	Becomes new Condition 14

The following conditions are amended as follows:

4) Electric Vehicle Charging

The Electric Vehicle Charging Strategy shall be carried out in accordance with principles set out in the approved Local Centre, Shinfield West - Phase 3 Residential Parcel Technical Note: Electric Vehicle Charging Strategy A127-R013 Rev D dated 28th October 2021. Any updated details shall be submitted to and approved in writing by the local planning authority prior to implementation. The approved spaces and associated infrastructure shall be permanently retained in the approved form for the charging of electric vehicles.

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 and CP6 and Managing Development Delivery Local Plan policy CC07.

5) Public art strategy

Prior to the commencement of above ground works hereby permitted hereby permitted, a strategy for the delivery of public art within the town square (or in a suitably agreed alternative location) shall be submitted to and approved in writing by the local planning authority. It shall set out principles for setting out principles for:

- a) Public engagement
- b) The nature of the artwork
- c) Number of pieces
- d) Broad locations
- e) Procurement
- f) Phasing of delivery

The strategy shall be implemented as approved, unless otherwise agreed in writing by the local planning authority.

Reason: To support the character and appeal of the town square. Relevant policy: Core Strategy Appendix 7, Managing Development Delivery Local Plan Policy TB15 and South of M4 Supplementary Planning Document.

6) Public domain works

Prior to the commencement of above ground works in the town square hereby permitted, full and final details of the public domain works in and around the town square (as specified in the detailed plans RG-LD-103_1 Rev C, dated 21 September 2021 and RG-LD-103_2 Rev B, dated 26 January 2021, shall be submitted to and approved in writing by the local planning authority. The details shall make specific reference to the landscaping, furniture and surfacing treatments between the hard and soft landscaping within the development hereby permitted and the community building to the south and to the future development to the north. The public domain works are to be implemented in accordance with the approved details prior to the first occupation of the retail unit.

Reason: To ensure a coordinated approach to the landscaping works within the town square,

Relevant policies: NPPF Section 15, Core Strategy Policies CP1 and CP3.

10) Building efficiency

The development hereby permitted shall be implemented in accordance with the Energy and Sustainability Strategy Statement prepared by Briary Energy and dated April 2021 prior to first occupation of the development and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

11) Delivery of other works

The bin storage, cycle storage, car parking and vehicular access (bonded for the entire width) as provided in the plans listed in condition 2 above shall be implemented and delivered in accordance with the approved plans prior to the occupation of each respective dwelling and shall remain in place for the lifetime of the development.

Reason: In the interests of visual and neighbouring amenities and a functional development. Relevant policy: Core Strategy CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC04 and CC07.

12) Delivery of hard and soft landscaping

The hard and soft landscaping details provided in the plans listed in condition 2 above shall be implemented and delivered in accordance with the approved plans. 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 and to ensure the proper planning of the site.

Relevant policy: Core Strategy policies CP1 and CP3

13) Obscure glazing

The following windows hereby permitted shall be fitted with obscured glass:

- The first-floor bathroom window to the eastern elevation of Dwelling 5
- The first-floor bathroom window to the southern elevation of Dwelling 7
- The first-floor bathroom window to the western elevation of Dwelling 8
- The first-floor bathroom window to the southern elevation of Dwelling 15
- The first-floor bathroom window to the northern elevation of Dwelling 16
- The first-floor bathroom window to the southern elevation of Dwelling 17

The above measures shall be permanently so retained.

Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first-floor level or above in any elevation of the buildings hereby permitted except for any which may be shown on the approved drawing(s).

Reason: To safeguard the residential amenities of neighbouring properties.

Relevant policy: Core Strategy policy CP3.

14) Retail use

The retail premises hereby approved shall be used only for retail use and for no other purpose, including any other non-retail purpose.

Reason: In granting this permission the local planning authority wishes to have the opportunity of exercising control over any subsequent alternative use in the interests of the character of the area.

Relevant policy: Core Strategy policies CP1 and CP3.

**46. Site Address: Lambs Lane Primary School, Lambs Lane Spencers Wood
Application No: 212228 Pages 201-220**

Clarification on the following:

“Resource Base” - A Resource Base is a specialist provision within a mainstream school for a specific area of special need or disability. It is a designated, funded, specialist provision for children with Education Health and Care Plans for specific Special Education Needs. In this case the provision is designated for children with Physical Disabilities.

“7 year period” – a period of 7 years is requested as this is the duration of a primary pupils time to enter and pass through the school, from YR to Y6.

47. Site Address: 160 Reading Road Wokingham RG41 1LH

Application No: 212509, Pages 221-244

Paragraph 4 (page 228) states that no comments were received during the reconsultation of the application. Three additional neighbours comments were received on 4 October 2021 after the report was submitted for the agenda. The comments reinforce comments made in the original submissions in relation to inconsistencies in the drawings and concerns about drainage, height, character and footprint. The committee report has previously addressed these matters and no new issues are noted.

Following discussions with the agent and the Council’s Drainage Officer, the requirements of Condition 4 is amended as follows:

4) Drainage

No development shall take place until details of the surface water drainage system have been submitted to and approved in writing by the local planning authority. The details shall include how the site currently drains and will be drained after the proposed development with consideration to SuDS methods, supported with justification that the drainage method is possible and drawing(s)/sketch(es) and approvals for the drainage system connection if relevant.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2019) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Pre-emptive site visits

None.

Non-Householder Appeal Decisions

Address	Development	Officer or Committee	Decision	Main planning issues identified/ addressed
Riverwood Bungalow, New Mill Road,	Prior approval submission for the construction of one additional	Officer	Appeal Dismissed	- Inspector concluded that insufficient information has been provided to confidently conclude the proposed development complies with the relevant

Finchampstead, RG40 4QT	storey to existing dwelling where the maximum height of the proposed additional storey will be no more than 9m.			conditions, limitations or restrictions at Paragraphs AA.1(j) and (k). So the proposal does not benefit from permitted development rights under Class AA(b). On this basis it is unnecessary and inappropriate to proceed to further consider whether prior approval should be granted.
1-3 Church Street, Twyford RG10 9DP	Full planning application for the changes of fenestration. (Retrospective)	Officer	Appeal Dismissed	- 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 in conflict with local planning policies. No material considerations that would outweigh that conflict.

This page is intentionally left blank