

Agenda Item 56.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
152065	13	Shinfield	Shinfield South	Major

Applicant John Adams
Location 250 South Oak Way Shinfield Wokingham **Postcode** RG2 6UG

Proposal Full planning application for the proposed erection of 2 no. single storey extensions and modifications to the fascia and entrance of site, new pavilion structure and deck, updated cladding for gym and nursery, taxi drop-off point and associated improvements to the public realm.

Type
PS Category 2
Officer Mark Croucher

FOR CONSIDERATION BY Planning Committee on 14th October 2015
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

This planning application is to be decided by the planning committee because the site area is over 1 hectare in size and therefore constitutes major development. The proposed development comprises a series of modest changes and additions to the Lime Square section of the Green Park business area. The application proposes the erection of a small modular building to be used for general leisure use (D2); two entrance porches to the existing office building, known as '250 South Oak Way'; additional cladding; a new outdoor terrace area to the Zest restaurant; and landscape alterations which includes new paving, changes to the soft landscaping and a new taxi drop off point.

The proposed development will modernise and update the existing buildings and landscaping and will have a positive impact on the visual amenity of Green Park. The additional building to the south of the site will blend into the existing development and landscaping across the site. The proposed outdoor decking areas and renewal of landscaping will improve the vibrancy and vitality of the area. There have been no objections from the parish council or consultees subject to the recommended conditions. The proposal is accordingly recommended for approval subject to conditions.

PLANNING STATUS

- Major Development Location
- Core Employment Area
- Flood Zone 2

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. This permission is in respect of the submitted application plans and drawings numbered 10.101 P1, 10.201 P1, 10.251 P1, 10.272 P1, 10.274 P1, 20.102 P1, 20.202 P1, 20.251. P1, 20.272 P1, 20.274 P1 and 20.276 P1 and the Design and Access Statement Rev B dated 03.06.2015. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. 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.
Relevant policy: Core Strategy policies CP1 and CP3.

4. Prior to the commencement of the development, details of the implementation, maintenance and management of the sustainable drainage scheme as part of a Flood Risk Assessment shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

5. No development shall commence until a detailed investigation, to determine the present and likely future impact of landfill gas on the site, has been submitted to and approved in writing by the local planning authority. The method and extent of this investigation shall be agreed with the local planning authority prior to commencement of work. Where a risk from migrating gas is identified, details of appropriate measures to prevent ingress of landfill gas to inhabited spaces and outdoor areas, including provision for future monitoring, shall be submitted to and approved in writing by the planning authority, before the development commences. The development shall proceed in accordance with the measures approved.

Reason: To protect occupiers of buildings that are close to the site from the risks associated with landfill gas.

6. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping,

which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

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 (and TB06 for garden development)

7. Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order 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. The modular building hereby approved shall only be used for purposes falling within a D2 (assembly and leisure) use class unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure the use is compatible with surrounding area.

9. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Informatives:

1. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.
2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

PLANNING HISTORY

F/2013/2113 - Proposed change of use to extend permissible uses from Class Use A1/A3 (shops and restaurants) to additionally include Class Use A2 (financial and professional services), plus the erection of two new external doors to facilitate access to the unit. Approved 09/12/2013.

RM/2005/6195 - Application for reserved matters on outline approval 96/64081/O for the erection of 4373 square metres of open B1 (business use) space including grade & decked car parking related servicing and landscaping. Approved 27/01/2006.

RM/2001/4009 - Reserved matters on approval 96/64081/O for the erection of a pavilion building for A1, A3 and B1 use. Approved 05/07/2001.

RM/2000/0628 - Application for reserved matters on consent 96/64081/O for the approval of design & external appearance of creche plus means of access and landscaping. Approved 19/07/2000.

RM/2000/0339 - Application for reserved matters on approval 96/64081/O for the proposed erection of a building for B1A office building. Approved 26/07/2000.

RM/1999/70377 - Reserved Matters on Consent 96/64081/O For The Siting Of A Creche. Approved 18/10/1999.

RM/1999/69839 - Reserved Matters on Consent 96/64081/O

For The Approval Of Means Of Access. Approved 18/08/1998.

RM/1998/67492 - Application For Reserved Matters on Approval 96/64081/O Relating To Access Road And Landscaping. Approved 18/08/1998.

96/64081 – Outline planning permission for redevelopment of the site. Approved.

SUMMARY INFORMATION

For Commercial

Site Area	1.10 hectares
Previous land use(s) and floorspace(s)	Mixed use: Office (B1a), restaurant (A3), Nursery (D1), Shop (A1), gym (D1).
Proposed floorspace of each use(s)	60.5 Square metres of additional office space (B1a) and 75.7 square metres for a new assembly and leisure building (D2).
Change in floorspace (+/-)	Increase of 136.2 square metres.
Number of jobs created/lost	None specified.
Proposed parking spaces	0

CONSULTATION RESPONSES

Shinfield Parish Council – No comment.

Environmental Health – No objection subject to condition 5.

Highways – Recommend approval with no conditions.

Environment Agency – The development should follow the Flood Risk Standing Advice.

Landscape and Trees – Recommend approval subject to conditions 6, 7 and 9.

REPRESENTATIONS

No letters of objection

APPLICANTS POINTS

- There will be no significant environmental impacts given the limited scale of the development.

- The application complies with the relevant development plan policies.
- The development is part of a wider plan to improve Green Park and bring existing buildings up to modern standards.

PLANNING POLICY

NPPF	Chapter 1 Building strong & competitive economies Chapter 2 Ensuring the vitality of town centres Chapter 4 Promoting sustainable transport Chapter 7 Requiring good design Chapter 10 Meeting the challenge of climate change, flooding and coastal change Chapter 11 Conserving and enhancing the natural environment
Core Strategy	CP1 Sustainable Development CP3 General Principles for Development CP6 Managing travel demand CP7 Biodiversity CP9 Scale and location of development proposals CP15 Employment Development
MDD Local Plan	CC01 Presumption in Favour of Sustainable Development CC02 Development Limits CC03 Green Infrastructure, Trees and Landscaping CC04 Sustainable Design and Construction CC06 Noise CC07 Parking CC09 Development and Flood Risk (from all sources) CC10 Sustainable Drainage TB11 Core Employment Areas TB21 Landscape Character

PLANNING ISSUES

Principle of development

1. The application site is in a major development location in a defined settlement boundary. The proposal comprises of a series of modest works to a well-established business park and it is considered that the scale and type of development proposed is acceptable in such areas.
2. The site forms part of Green Park which is a Core Employment Area. Policy CP15 of the Core Strategy states '*development for business, industry or warehousing will be permitted, including the expansion or intensification of existing employment uses provided it is within one of the following Core Employment Areas*'. The proposed development would promote the expansion, modernisation and intensification, albeit marginally, of the existing employment uses provided and will comply with policy CP11 of the Core Strategy. The proposed development is considered to be acceptable in principle.

Design and impact on character and appearance of the area

3. Policy CS1 of the Core Strategy states that planning permission will be granted for development proposals that *'maintain or enhance the high quality of the environment'*. Policy CP3 of the Core Strategy states planning permission will be granted if development is *'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life'*.
4. Green Park is a modern mixed use development that comprises of commercial and leisure development. Green Park is best described as a business campus where the employment buildings benefit from a range of amenities. The application site comprises of a large office building, gymnasium, nursery, restaurants, shop, a pond and areas of well-maintained hard and soft landscaping.
5. The proposed development will involve the erection of a new timber clad modular building with an outdoor decking area located to the south of the existing Zest restaurant. The building will have a minimalist appearance with a flat roof. It will be partially screened to the north and south by existing landscaping and buildings. The west elevation will be articulated by large banks of glazing which will open onto a small outdoor terrace overlooking the existing pond. Whilst the design of the building is relatively simple, it is considered to have an acceptable appearance and will blend satisfactorily into the Green Park site due to its small size and positing in-between existing features.
6. The proposed development will involve two separate extensions to the office building '250 South Oak Way' to create a large entrance lobby. The design and form of the extensions will match the strong geometric plains of the existing building. The revised entrances will result in a more legible building form. Both entrance canopies will be finished in bronze cladding which will highlight the entry point to an otherwise silver/grey clad building. The ground floor of the east elevation will also incorporate matching bronze cladding. It is considered that the alterations and extensions to the 250 South Oak Way will result in a satisfactory appearance and will enhance the public realm and legibility of the building.
7. An outdoor terrace area is proposed to the existing Zest restaurant building that will overlook the pond to the west. It is considered that this will bring activity and vibrancy to the outside space and will have a positive impact on the public realm.
8. Various landscape works are proposed across the site and this includes the removal of some trees to the east and west of the office building '250 South Oak Way'. A row of multi stemmed trees currently line a courtyard designed into the office building. The trees disproportionately dominate the space which has resulted in a dark underused alley. The application proposes the removal of the small scale trees and their replacement with low level planting. The trees have limited visual amenity value as they are wholly screened to the north, east and south. The Tree and Landscape Officer has considered this and raises no objection subject to appropriate planting secured by condition 6. The removal of this landscaping will also create a more legible and obvious entrance to the office building.
9. Three beech trees will be removed from the Lime Square area of the site. The

trees are well pruned and have a uniform rectangular shaped canopy. Given the large number of trees that will be retained in the square, the removal of three trees will have no impact on the overall character and appearance of the area.

10. There are other minor alterations to the existing buildings which include cladding and rendering the walls on the existing gym and nurse building. It is considered that these works will improve the visual amenity of the locality as they will remove some of the unattractive breezeblock and air conditioning units from public view.
11. The hard landscaping at Lime Square will be updated with new granite blockwork and pop up bollards. It is considered that this will improve the appearance of the square and will create more legible pedestrian walkways around the site. A new taxi drop off point will be located on the western flank of the site which will have a neutral impact on the character and appearance of the area.
12. The design and appearance of the proposed development is considered to be acceptable and it will improve the visual amenity of the locality.

Impact on Neighbours

13. There are no residential dwellings in close proximity to the site. Due to the small scale of the development and the uses proposed, there will be no detrimental impact to the amenity of the users of the commercial and leisure buildings in the locality.

Highways and parking

14. The proposed extensions provide an improved entrance/link for '250 South Oak Way'. It is considered that this will have no associated impact on traffic, access or parking.
15. The proposed modular building will be minor in scale and due to its size, it is unlikely that this will result in any significant traffic impact and as South Oak Way is private, it will have no impact on the public highway. Access and servicing arrangements will also continue as per the existing facilities. The proposed taxi point has no impact on the public highway.
16. The Highway Engineer has considered the proposed development and raises no objection.

Environmental Health

17. The development is adjacent to a landfill within Reading Borough known as Smallmead Tip. The landfill is approximately 23 hectares in size and is believed to have been filled with mixed waste between 1972 and 1981. According to the LPA's records, elevated concentrations of methane and carbon dioxide have been recorded on neighbouring sites indicating that hazardous ground gases are migrating south from Smallmead Tip. The development may therefore be affected by migrating and toxic flammable gases from the landfill. A landfill gas risk assessment (condition 5) is therefore required to determine if gas protection

is required for the proposed extension and structures and if so, what level of protection is required. The Environmental Health Team raises no objection subject to condition 5.

Sustainability

18. Policy CC04 of the MDD Local Plan states *'all new non-residential proposals of more than 100 sq m gross non-residential floorspace shall at least:*

a) Achieve the necessary mandatory Building Research Establishment Assessment Method (BREEAM) requirements or any future national Equivalent.

b) Meet or exceed statutory requirements for water resource management.'

19. Neither the proposed modular building or extensions to '250 South Oak Way' are individually over 100 square metres and therefore it is not considered necessary to meet the mandatory BREEAM standard.

20. Green Park is within a sustainable location in a defined settlement boundary and has good transport links. There are areas for cycle parking, including a pay-as-you-go cycle hire facility. There are electric vehicle charging points to the north of the site. The proposal is considered to be in a sustainable location and the existing infrastructure will ensure a sustainable form of development.

Drainage and Flooding

21. The application site is in Flood Zone 2 where there is a medium risk of fluvial flooding. There are areas with a medium to low risk of surface water flooding within the application site. The uses currently on the site and the proposed development are considered as 'less vulnerable' and the NPPF technical guidance advises that less vulnerable uses are compatible in Flood Zone 2. The total footprint of the additional buildings would be less than 250 square metres and is therefore considered 'minor development' in flood risk terms.

22. The proposed extensions to '250 South Oak Way' will have the same ground floor level of the existing building. The proposed modular building will have the same ground floor level as the existing buildings on the site. Given the limited size of the development, there will not be any substantial additional water runoff. It is considered that the proposed development will have an acceptable impact with regard to surface water and drainage and the proposed development is appropriate in Flood Zone 2, subject to condition 4.

Biodiversity and Ecology

23. The development will be located on previously developed land. The site is within a built up urban area and there are no ecologically sensitive areas close to the site. The removal of soft-landing will not have a detrimental impact on the biodiversity and ecology in the area.

4.0 CONCLUSION

The principle of the proposed development is considered acceptable in a major development location within one of the Core Employment Areas. The design and appearance of the development will enhance the visual amenity of the locality. The proposal will have an acceptable impact on the amenity of the users of the nearby buildings and is compatible and appropriate within the mixed use development of Green Park. The proposal would have no adverse impact on highway safety and will be served by adequate levels of parking. It will have an acceptable impact with regard to environmental health, flooding and drainage and biodiversity. The proposed development is considered to be acceptable and is accordingly recommended for approval subject to the recommended conditions.

CONTACT DETAILS

Service	Telephone	Email
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