

Application Number	Expiry Date	Parish	Ward
213903	11/02/2022	Finchampstead	Finchampstead South

Applicant	Mrs Katy Dagnall (Finchampstead Parish Council)
Site Address	Junction of Jubilee Road / B3016, Finchampstead Memorial Park, The Village, RG40 4JU
Proposal	Application for Listed Building Consent for the proposed dismantling of war memorial and relocation and reinstallation on new site.
Type	Listed Building Consent
Officer	Kieran Neumann
Reason for determination by committee	The proposals involve the removal of a Listed structure.

FOR CONSIDERATION BY	Planning Committee on Wednesday, 9 February 2022
REPORT PREPARED BY	Assistant Director – Place

<p>SUMMARY</p> <p>This listed building application is before the planning committee as the application involves the removal of a listed structure.</p> <p>Finchampstead War Memorial was constructed in 1920 and gained Grade II Listed status in 2016. The memorial is currently situated in the centre of the roundabout on the junction between Jubilee Road B3016 and Rectory Hill B3348. The location provides uninterrupted views to the south of the surrounding countryside and edge of the Borough's administrative boundaries towards Hampshire and is largely comprised of agricultural fields/buildings and a few dispersed residential buildings.</p> <p>There is little to no information regarding the choice of the current location for the Memorial. Descriptions of the memorial highlight its picturesque location overlooking the Blackwater Valley and the site's visual prominence travelling into The Village which would have subsequently resulted in more people passing the Memorial. At the time the Memorial was constructed, traffic was significantly less prominent and frequent than it is today.</p> <p>Due to the lack of evidence justifying the current location, the relatively low level of harm that would arise from the memorial's relocation; the health and safety concerns and the traffic management arrangements required to organise an associated event in this location, the public benefits that would arise from relocation would outweigh the less than substantial harm caused. On this basis the application is recommended for approval, subject to conditions 1-4 outlined below.</p>
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<p>PLANNING STATUS</p> <ul style="list-style-type: none"> • Countryside • Farnborough Aerodrome consultation zone • Special Protection Area – 5 and 7 km • Groundwater protection zone • Nuclear consultation zone
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RECOMMENDATION

That the committee authorise the GRANT OF Listed Building Consent subject to the following:

Conditions:

1. Timescale - The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: In pursuance of s.18 of the Town and Country Planning (Listed Building & Conservation Areas) Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Prior to the commencement of development a Method Statement, including scaled drawings where necessary, and a timetable for the works, shall be submitted to and agreed in writing with the Local Planning Authority. The Method Statement shall include details of how the War Memorial is to be carefully dismantled, how and where it is to be stored temporarily, (if necessary), how it is to be transported to its storage area or its new location at Finchampstead Memorial Park, details of any proposed renovation, and how it is to be re-erected on site. 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: To protect the character and architectural interest of the Listed Building in accordance with Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3 and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24.

3. No development to which this consent relates shall commence until an appropriate programme of historic building recording and analysis of the war memorial in-situ and prior to any physical work to remove has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Reason: To ensure that an appropriate record is made of the historic building fabric that may be affected by the development in accordance with Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3 and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24.

4. No work to remove the memorial shall commence unless and until a copy of a contract is submitted to the Local Planning Authority and approved in writing which makes provision for the memorial to be re-erected at the Memorial Park.

Reason: To ensure the listed structure and its setting is not harmed prior to a suitable alternative location being secured and is in accordance with Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3 and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24.

Informatives:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently

determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

PLANNING HISTORY
No relevant planning history for the site.

SUMMARY INFORMATION	
Site Area	Approximately 58 ^{sqm}
Previous land use(s)	Siting for the Finchampstead War Memorial
Proposed floorspace of proposed use	N/A
Change in floorspace (+/-)	N/A
Number of jobs created/lost	N/A
Existing parking spaces	N/A
Proposed parking spaces	N/A

CONSULTATION RESPONSES	
Historic England	Recommend conditional approval
WBC Built Heritage Officer	Recommend conditional approval

REPRESENTATIONS

Town/Parish Council:

The Council support this application and has no objections.

Local Members: No comments received

Neighbours:

One letter of objection has been received regarding this application, however the comments made do not relate to this application's assessment. This Listed Building Consent application can only assess the removal of the Memorial in its current location. These comments have been addressed in the associated full planning application (213927).

APPLICANTS POINTS
The applicant believes that the new Memorial setting will provide a peaceful contemplative space for people to stand and sit (timber benches could added at a later date) through the year and especially during Armistice Day events. The Memorial will be resited at a central location in the village and will be highly visible to local residents both from the Village and the Park. This location was also chosen for the evocative distant view to the rear of the park of a line of regimented Poplar trees. The opening up of the park to the Memorial will enable large numbers of people to be accommodated at events.

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity

	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP11	Proposals outside development limits (including countryside)
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB24	Designated Heritage Assets
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4

PLANNING ISSUES

Site and Surroundings

1. Finchampstead War Memorial was constructed in 1920 and gained Grade II Listed status in 2016. The memorial is currently situated in the centre of the roundabout on the junction between Jubilee Road B3016 and Rectory Hill B3348. The location of the Memorial provides uninterrupted views to the south of the surrounding countryside and edge of the Borough's administrative boundaries towards Hampshire and is largely comprised of agricultural fields/buildings and a few dispersed residential buildings.

Principle of Development:

2. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
3. Policy TB24 of the Managing Development Delivery Local Plan (Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas) states that the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:
 - Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.

- Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.
4. Paragraph 198 of the National Planning Policy Framework states that in considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Overall impact of the Memorial's removal from the current location:

5. There is little to no information regarding the choice of the current location for the Memorial. Descriptions of the memorial highlight its picturesque location overlooking the Blackwater Valley and the site's visual prominence travelling into The Village which would have subsequently resulted in more people passing the Memorial. At the time the Memorial was constructed, traffic was significantly less prominent and frequent than it is today.
6. Although its current location is very symbolic in terms of over-looking the surrounding countryside, and the manner in which the War Memorial is seen when travelling towards it, the Parish Council have put together a case which justifies its relocation, including detailing the changes to the original setting. For instance, road traffic and poly tunnels, which detract from the War Memorial.
7. It is acknowledged that there would be a degree of harm to the significance of the memorial upon its removal. However, due to the re-erection nearby, the harm would not be substantial. Whilst the dismantling would technically be demolition it is the sort of structure that can be moved without physical harm. Whilst it is important that the memorial is located in a prominent spot within the village the precise spot is not key to its significance. Therefore, provided that the memorial is relocated and not just removed altogether, the level of harm is low.
8. Given that there would be less than substantial harm, Paragraph 196 of the Framework advises that the harm should be weighed against the public benefits of the proposal.
9. The Parish Council has outlined that the local Remembrance Parade and service can no longer take place at the current location due to health and safety concerns from traffic, and the traffic management arrangements required. Furthermore, there is no parking at the current location and it is unsafe for people to visit the memorial. There have been several accidents and many minor incidents as a result of the current location on the roundabout.
10. In this instance, due to the lack of evidence justifying the current location, the relatively low level of harm that would arise from the memorial's removal, the health and safety concerns and the traffic management arrangements required to organise an associated event in this location, the public benefits that would arise from this would outweigh the less than substantial harm caused.

11. If permitted the dismantling and re-erection should be handled very carefully, and by experienced stone masons, to avoid damage. This is secured by condition 2.
12. Once the Memorial is removed, it will lose its listing status. Hence, condition 3 requires a detailed record of the historic building fabric and its setting.
13. To ensure that the memorial is re-erected, condition 4 requires evidence of a contract for the re-instatement of the memorial in a new location to be submitted.

CONCLUSION

14. In summary, due to the lack of evidence justifying the current location, the relatively low level of harm that would arise from the memorial's relocation; and the health and safety concerns and the traffic management arrangements required to organise an associated event in this location, the public benefits that would arise from this would outweigh the less than substantial harm caused. Subject to conditions 1-4, the application is recommended for approval.

The Public Sector Equality Duty (Equality Act 2010)
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<p><i>In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.</i></p>
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