

## Supplementary Planning Agenda Planning Committee – 13 April 2022

### Planning Applications

**92. Site Address: 43-47 Peach Street, Wokingham RG40 1XG  
Application No:214184, Pages 19 - 75**

1. First line in page 30 shall read: “in Conditions 6-9 and a contribution of ~~£450~~ £520 per unit for MyJourney”.

#### Points of clarification

Parking - The proposal does not comply with adopted parking standards, however it is recognised as being within a highly sustainable town centre location. Condition 7 secures parking management plan and contributions to My Journey and Car Share scheme including a contribution for a car club space will cover the shortfall in residential parking. For retail parking, public car parks like Easthampstead Car Park are very close to the site, and there is no reason why this would not be practical or desirable to utilise for visitors. For staff, in addition to public car parks, there is good bus and rail connections, whilst cycle parking for retail staff can be included in the details of cycle parking condition.

Commuted sum - The applicant has submitted a viability report that was reviewed by external reviewers and it was accepted that under the current economic climate, the proposal would not be viable if a full (i.e. policy compliant) affordable housing contributions were made.

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**93. Site Address: 27 Easthampstead Road, Wokingham, RG40 2EH  
Application No: 220228, Pages 77-95**

No update

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#### Pre-emptive site visits

None.

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## Non-Householder Appeal Decisions

Following 13 April 2022 Planning Committee, the Non-Householder Appeal Decisions will be reported quarterly prior to the following meetings as part of the Supplementary Planning Agenda:

- July 2022
- October 2022
- January 2023

App No.	Address and Description	Committee (Y/N)	Decision	Main planning issues identified/ addressed
202303	<p><b>Land at Baird Road, Arborfield, RG2 9YU</b></p> <p>Outline application with Appearance, Landscaping, Layout and scale reserved for the proposed erection of a two storey building providing ten 1 - 2 &amp; 3 bedroom apartments with consideration of means of access to be determined.</p>	N	Dismissed	The Inspector concurred with Officers that the proposed development would result in significant harm to the character and appearance of the area. In this instance, the identified harm outweighed the 5YHLS shortfall.
210212	<p><b>Land at the Rose Garden, Easthampstead Road</b></p> <p>Full application for the proposed erection of a detached 4 no. bedroom dwelling and car port following demolition of existing outbuilding.</p>	N	Dismissed	The Inspector again noted the 5YHLS shortfall. However, given the conclusions on the harm to the setting of a designated heritage asset, the tilted balance did not apply. The Inspector concurred that the proposal would result in a dwelling in the countryside, beyond settlement limits where future occupants would be reliant on the private car. Furthermore, the proposal would cause significant harm to the character and appearance of the area. It would also be harmful to the setting of a listed building.
212278	<p><b>The Orchard Plot, Land rear of Rowes Farmhouse, Swallowfield</b></p> <p>Full application for the proposed erection of 1 no. detached dwelling with associated outbuildings, access and parking.</p>	N	Dismissed	The Inspector agreed the development constituted an unsustainable location for housing as future occupants to be heavily reliant on use of private vehicles. Harm would also be caused by its substantial scale, visually and spatially encroaching into the countryside.
210606	<p><b>29 Meadow View, Winnersh, Wokingham</b></p> <p>Full application for the change of use of land to the rear of the property from agricultural to residential</p>	N	Dismissed	The Inspector concluded that the appeal site would not be a suitable location for the development and would have a harmful impact upon the character and appearance of the area.

	curtilage (Use Class C3). (Retrospective)			
213398	<b>16 Market Place, Wokingham</b>  Application for advertisement consent for 1no externally illuminated fascia sign with channel light and 1No non illuminated projecting sign. (RETROSPECTIVE)	N	Allowed	The Inspector concluded that the appeal proposal would not result in harm to the amenity of the area and would not cause harm to those elements of the Conservation Area, nor to the setting of other nearby heritage assets, which contribute to their significance.
210536	<b>344 Barkham Road, Barkham</b>  Full application for the proposed erection of 1no. three bedroom dwelling with associated parking and landscaping.	N	Allowed	The Inspector concluded that the proposed development would not lead to an adverse effect upon the character and appearance of the surrounding area, and would not unacceptably affect the living conditions of the occupants of No 342 Barkham Road or 1 Dowles Barn Close, having regard to overlooking or the perception of overlooking. The Inspector also found the the proposed development to provide adequate accommodation for future occupants.

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