

Supplementary Planning Agenda Planning Committee – 11th May 2022

Planning Applications

**99. Site Address: Dobbies Garden Centre 166 Hyde End Road Shinfield RG2 9ER
Application No:212717, Pages 11 – 49**

Pp 25: Add in additional condition for gates as condition 39

39 Prior to commencement of development (excluding those related to demolition works) plans and details of gates and security measures (for restricting access to the car park outside of the hours of the operation of the site) shall be submitted for approval by the local planning authority. The gates and security measure shall be operational prior to first use of the building hereby approved and permanently retained unless otherwise agreed in writing by the local planning authority.

Reason: to ensure that the site is secure outside of the hours of operation in order to prevent antisocial use of the parking area in the interest of residential amenity. Relevant policies CP1 and CP3 of Wokingham Borough Core Strategy.

Pp 31 Shinfield Parish Council Comments – the parish council have made the following comments in respect of the application

The Committee noted that it was in favour of the proposed development of Dobbies as it provides services to the parish.

100. Site Address: Toutley East, Land Adjacent to Toutley Depot, West of Twyford Road, Wokingham RG41 1XA Application No: 211777, Pages 67-113

- Due to the need to phase the development, condition 45 has been amended as follows:

*Excluding the main access point to Twyford Road, prior to the approval of any reserved matters **for a phase of development which includes a watercourse crossing**, a scheme ensuring that all watercourse crossings are appropriately designed and will not increase flood risk elsewhere shall be submitted to, and approved in writing by, the local planning authority.*

The submitted scheme shall include:

- *the location and type (vehicular, pedestrian, etc) of each crossing;*
- *design details the crossings including the setting of the underside of the bridge soffit no lower than 600mm above the 1% annual exceedance probability plus an appropriate allowance for climate change flood event or 300mm above the top of bank, whichever is greater;*

- *demonstrating, if required through the provision of flood modelling, that there shall be no impedance of flood flows or increases in flood risk elsewhere up to and including the 1% annual exceedance probability plus an appropriate allowance for climate change flood level.*

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: This condition is sought in accordance with paragraphs 166 and 167 and seeks to ensure that the development is safe for its lifetime and that flood risk will not be increased elsewhere.

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- Condition 47 contains the wrong approved plan, it should read:

The development shall be carried out in accordance with the submitted flood risk assessment titled Toutley East, reference 69935-FRA-01, dated May 2021 and a letter from WSP to the Environment Agency dated 28 February 2022, reference 211777/mq/JH and the following mitigation measures they detail:

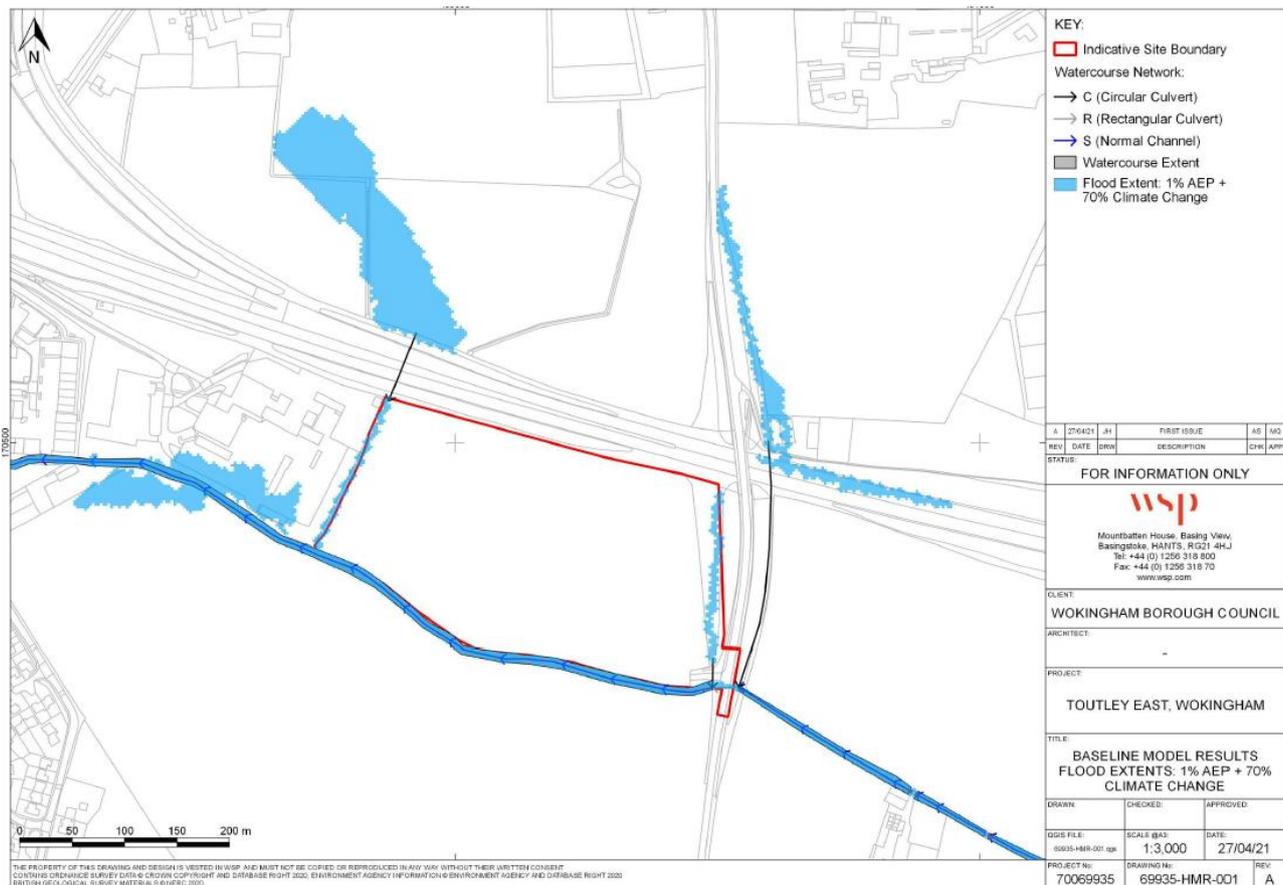
*With the exception of the main Twyford Road access point (shown on drawing number 70069935-SK-009, **revision D**, titled 'Site Access'), no roads, watercourse crossings or other built development shall take place within the 1% annual exceedance probability flood extent with an appropriate allowance for climate change flood extent other than with the written consent of the local planning authority;*

No raising of existing ground levels within the 1% annual exceedance probability flood extent with an appropriate allowance for climate change flood extent shall take place other than with the written consent of the local planning authority;

Finished floor levels shall be set 300mm above the 1% annual exceedance probability plus an appropriate allowance for climate change flood level.

Reason: This condition is sought in accordance with paragraphs 162, 163, 166 and 167 and seeks to ensure that the development follows a flood risk sequential approach, that it is safe for its lifetime and that flood risk will not be increased elsewhere.

- The chair has asked for a plan overlaying the indicative scheme with projected flood levels. Officer's do not have this plan, however the below shows the projected flood levels as calculated by the applicant and accepted by the Environment Agency. It can be seen that flooding would be retained within the existing channels and ditches. Further information is required by condition which would ensure that any crossings over the watercourses would not lead to an increased risk of flooding elsewhere.



- The summary of the report indicates that the scheme is for up to 120 residential units, this should read 130.
- In the 'consultation responses' section of the report, it states that the council is awaiting a response. This should instead read 'no objection, subject to conditions'.

101. Site Address: Headley Park, Headley Road East, Woodley RG5 4SN Application No: 213106, Pages 127-196

In the summary information table on page 138 of the agenda, a potential calculation of employment opportunities created is given. The amounts are based on the Homes and Communities Agency data regarding employment density. This is an industry recognised calculation on the typical level of employees required per square metre of floor space of a particular use. A range is given due to the mixed-use nature of the scheme which may change over time. From a wider perspective however, the scheme accords with planning policy regarding economic development.

On page 173 of the agenda, site sections including the relationship between the site and residential dwellings adjacent are provided. This indicates that whilst the proposed buildings would have a higher ridge height than the existing, the set back from the site boundary would ensure the angle of view would not be significantly altered.

Since the report was printed, one additional comment has been received regarding preserving the building on the site due to its history. It is considered the report adequately covers this aspect and therefore no further commentary is required.

102. 14 Chiltern Drive, Charvil: Application No: 220654: Pages 197-208

No update

103. Site Address: St.Crispin's School, London Road, Wokingham: Application No: 220570: Pages 209-220

Page 215: under **Consultation Responses**, change WBC Environmental Health response from 'No Comments Received' to 'No Objection'.

104. Site Address: The Emmbrook School, Emmbrook Road, Wokingham RG41 1JP Application No: 220501, Pages 231 - 240

An indicative image has been received, as shown below:



105. Site Address: The Piggott C of E School, Wargrave Road, Wargrave, Wokingham, RG10 8DS Application No: 220571, Pages 251 – 277

No update.

106. Rosa Building, Mulberry Business Park, Fishponds Road, Wokingham, RG41 2GY: Application No: 211508 Pages 279 – 294

The applicant has agreed to enter in a section 106 agreement with the council. This will include a clause known as a 'deferred payment mechanism' which allows the council to secure an affordable housing contribution should the viability of the scheme allow it.

It is recognised that the viability of a development can change significantly over time, as market conditions change. The Council's Local plan position is that an appropriate contribution to affordable housing will be made. Where this cannot be made, or a reduced contribution agreed at application stage because of viability, a mechanism can be included within the Section 106 agreement that ensures that a proportion of increased profits are secured for affordable housing. This is referred to as a deferred payment mechanism.

This is normally secured via a profit share approach based on an Open Book assessment at a key stage of delivery (usually when a percentage of the units have been sold or let, although this may be varied) whereby all scheme costs including land value and agreed profit are deducted from the GDV and any surplus shared between the Developer and the Council on an equal basis.

As the profit share approach is the standard approach which is expected to be used in the majority of cases, the Council will usually apply a formula to its calculation which would be included within the S106. The deferred contribution will be capped at policy-compliant levels. The appropriate form and application of the deferred contribution mechanism will be case-specific and at the discretion of the Council in accordance with national guidance.

Pre-emptive site visits

None.

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