

Supplementary Planning Agenda Planning Committee – 14 December 2022

Planning Applications

57. Land South of Old Bath Road, Sonning RG4 6GQ

Application No: 220663

Pages 13-132

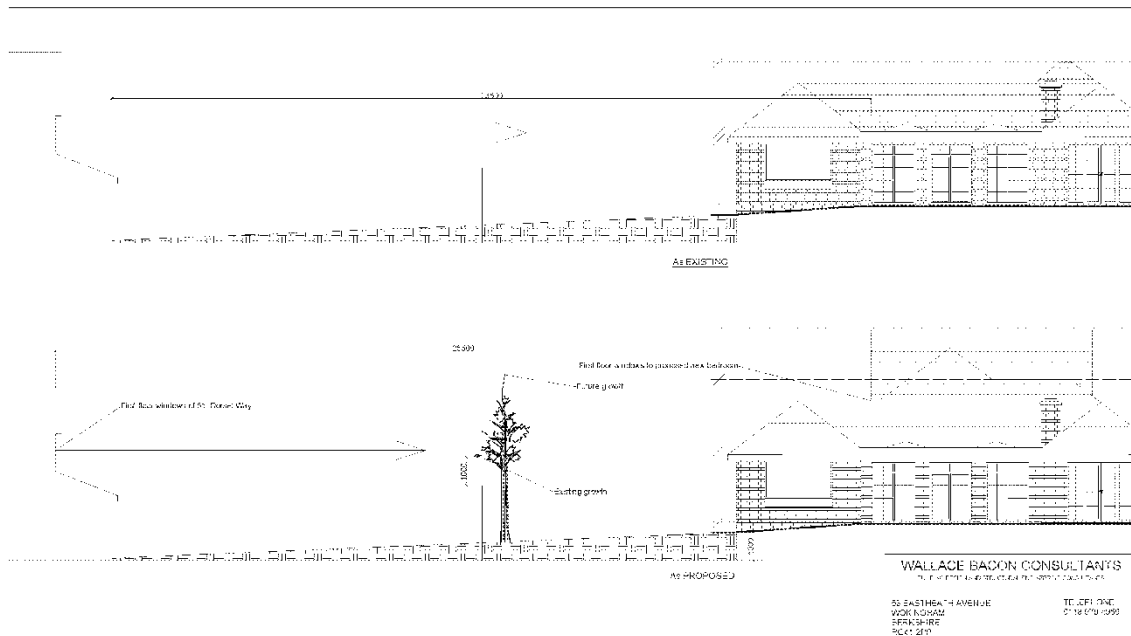
No update.

58. Site Address: Cherry Trees, Limmerhill Road, Wokingham RG41 4BU

Application No: 222516,

Pages 133-148

The committee report notes that the difference in ground levels between the application site (Cherry Trees) and properties along the south-eastern side of Dorset Way is approximately 1.5 metres. A plan was received from the agent on 13/12/2022 which shows that the ground level of the application site is set 1 metre higher than no.51 Dorset Way.



Natural ground level plan between Cherry Trees and No.51 Dorset Way.

59. Land at Bridge Farm, Twyford

Application No: 212720

Pages 179-249

Pg 189: One further neighbour objection has been received. No new issues have been raised within it.

Pg 228: Condition 1, replace:- PRB-TWY-013D (Illustrative Land Use Plan) with PRB-TWY-013E, and PRB-TWY-012D (Illustrative Storey Heights Plan) with PRB-TWY-012F

Pg 241: Condition 35 relating to Electric Vehicle Charging. Replace first paragraph with:- *“Prior to commencement of development above finished floor level, an Electric Vehicle Charging Strategy shall be submitted to, and approved in writing by, the local planning authority. This strategy shall include details relating to 100% provision of on-site electric vehicle charging infrastructure and details of the proposed installation charging points. The development shall be implemented in accordance with the agreed strategy thereafter”.*

Pg 241: Condition 37 relating to speed reduction measures:- First paragraph: replace *“(between the access to Newland Farm and access to the site)”* with *“(between Charvil Roundabout and Wargrave Roundabout)”*

Pg 241: Condition 38 relating to contamination: Replace ‘A-D’ in third line of first paragraph with ‘A-E’; replace ‘D’ in Last sentence of first paragraph with ‘E’.

Pg 244: Condition 41 relating to sustainability

Replace first paragraph with:- *“The reserved matters application for the development shall include an updated energy statement to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and they shall be installed and functional before first occupation of the buildings they are intended to serve. The submitted details shall include”:-*

60. Land to rear of 5-7 Mayfields, Sindlesham RG41 5BY

Application No: 222590

Pages 259-280

No update.

61. The Mount Nursing Home, School Hill, Wargrave RG10 8DY

222456

Pages 285-327

As part of the legislatively required applicant agreement of pre commencement conditions, the following changes are sought to conditions:

- Changing Condition 4 (landscaping) to omit references to species, instead including this as a new informative 12. It is agreed that inclusion of species does not satisfy the six tests for applying conditions, including reasonableness
- Changing Condition 5 (landscape management) to omit reference to the requirement for non contract gardeners, again as it does not meet the test of reasonableness or necessity. A variation of this requirement is included in Informative 12. It is also agreed that there is no impediment to these details being required prior to above ground works
- Condition 28 (obscure glazing) erroneously applies obscure glazing to all elevations of the balustrade rather than north facing elevations, which is the area of overlooking concern. This reduces amenity for residents and so, instead, the condition should refer to north facing elevations only

Changes to Conditions 4, 5 and 28 and the addition of Informative 12 are as follows:

Conditions

4) Landscaping

Prior to the commencement of the development hereby permitted, full and final details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and furniture, refuse or other storage units, signs, lighting, external services etc. The plans should include a review of the siting and access to the pergola, provision for circuitous route around the perimeter of the building and a 'safe' water feature/fountain.

Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. 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. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

5) Landscape management

Prior to the commencement of the above ground works associated with the development hereby permitted, a landscape management plan, including long term

design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: 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.

28) Obscure glazing

The north facing balustrades to the two first floor terraces on the northern elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so retained to a minimum height of 1.7m above floor level of the terrace.

The two north facing windows to the dining room at the rear of the first floor shall be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed. Alternative privacy measures can be implemented but only in accordance with details as submitted to and approved in writing by the local planning authority prior to the occupation of the development hereby permitted.

The obscure glazing shall be permanently so retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

Informatives

12. Landscaping recommendations

The developer is advised to develop a landscaping scheme that seeks to engage all of the senses of the care home residents would be sufficient. The plant list should include more showy herbaceous garden plants, thornless roses, more gardenesque plants, at least Honeysuckle to the native hedge plant list and more flowering, fruiting plants such as Crab apples and Prunus cisterna. The garden should ideally be well managed by a gardener rather than contract gardeners.

62. 304 London Road, Wokingham RG40 1RD

Application No: 212720
Pages 341-359

Two letters of support were received from the residents at 304 London Road and 306 London Road on 11/12/2022 and 12/12/2022 respectively. The letter from 306 London Road made the following observations:

- The proposed development will enrich the London Road area.
- The proposed development would improve safety and security of their property.

An additional letter of concern was received by the resident at 4 Woodrow Drive, RG40 1RS on 11/12/2022. These comments concerned the potential risks arising from contamination at and around the application site.

Further comments were received from the Council's Compliance Officer on 12/12/2022 regarding potential contamination issues at the application site.

Whilst the Council holds no specific information to indicate that the application site may be contaminated, there are anecdotal reports of the area to the west (rear of 302 and 304 London Road), which the application site will share access with, has been used for potentially contaminative activities included vehicle repair. On a precautionary basis the possibility of contamination should be considered when a potentially sensitive development, such as residential, is proposed. This is in accordance with the NPPF and the principles of sustainable development.

The Council's Compliance Officer has advised that should contamination be encountered during development a full assessment of the contamination at the site would be required followed by remediation (and validation) if found to be necessary. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. This is extended to encompass drainage works.

An **additional condition** is recommended as follows:

14) Land Affected by Contamination

- a) If contamination is found at any time during site clearance, groundwork and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval. Should no evidence of contamination be found during the development a statement to that effect shall be submitted to the local planning authority
- b) Works shall be carried out in accordance with the approved 'remediation method statement' (submitted if required to comply with part a) and a final validation report shall be submitted to the local planning authority before the site (or relevant phase of the development site) is occupied

Reason: To protect future occupiers and users of the site from the harmful effects of contamination. Relevant Policies: Section 15 of NPPF and Policy CP1 of the Core Strategy.

5) Details of the drainage system to be provided

No construction shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS and accounting for any potential contamination arising from its proposed siting in accordance with Condition 14. 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 Section 14, Core Strategy Policies CP1 and CP3 and Policies CC09 and CC10 of MDD Local Plan.

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

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