

Application Number	Expiry Date	Parish	Ward
222513	19/04/2023	Wokingham Town	Evendons;

Applicant	Thomas Lawrence & Sons 6 Lake End Court Taplow Road Taplow, Maidenhead SL60JQ
Site Address	Lawrence Centre Oaklands Park Wokingham Wokingham RG41 2FE
Proposal	Full application for the proposed erection of 3no. general industrial units (Use Class B2) and associated changes to the existing parking spaces.
Type	Full
Officer	Senjuti Manna
Reason for determination by committee	Listed by Councillor Sarah Kerr

FOR CONSIDERATION BY	Planning Committee on Wednesday, 12 April 2023
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	APPROVAL subject to conditions and informatives

SUMMARY

The proposal relates to the erection of 3 additional general industrial units (Use Class B2) at Lawrence Centre, an existing industrial building consisting of 7 units within Oaklands Business Park. Two of the proposed units are to be erected as extensions to the existing building and one stand-alone unit to be sited on the opposite side. The site falls within the Molly Millars Lane Core Employment Area defined in the Core Strategy. The proposal satisfies Policy CP15 of the Core Strategy in terms of providing additional Class B use floorspace. It is also in accordance with the National Planning Policy Framework in providing an opportunity for the growth and expansion of the existing business. It is being undertaken in a sustainable location, including with regard to its proximity to public transport. The principle of the development is therefore acceptable.

The proposed units will be of appropriate design and will be in keeping with the general commercial/ industrial appearance of the business park. Whilst the buildings will be closer to the boundaries of residential properties at Blagrove Drive, the units nearer to the residential properties will have reduced eaves and ridge heights and will maintain acceptable back-to-flank separation in accordance with the Borough Design Guide minimum standards. Consequently, the proposal will not have any detrimental impact on neighbouring residential amenity. Conditions are included to secure additional landscaping and a noise mitigation plan to minimise any additional impact.

Whilst the proposal will result in reduction of existing car parking spaces, the remaining spaces will comply with the Council's parking standards buildings within B use class. A turning area for delivery vans is provided within the site, which is acceptable. There are no other concerns relating to the proposed development. The application is accordingly recommended for approval subject to conditions and informative as set out in this report.

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
F/1996/64054	Proposed Formation Of Mezzanine Floor For Storage Purposes at Unit 3	Approved 29/07/1996
F/1997/66269	Proposed Formation Of Mezzanine Floor For B1(C) Use at Unit 6	Approved 07/11/1997
F/2008/0383	Proposed erection of mezzanine floor and provision of windows to front and rear elevations at Unit 7	Approved 18/04/2008
F/2008/1133	Proposed erection of mezzanine floor covering approximately 75% of the internal floor area at Unit 4	Approved 02/07/2008
C/2008/2289	Application for submission of details to comply with the following condition of planning consent F/2008/0383: 3. Details of materials	Approved 07/11/2008

DEVELOPMENT INFORMATION

Proposed units	3 general industrial (Use Class B2)
Proposed density - dwellings/hectare	N/A
Number of affordable units proposed	N/A
Previous land use	N/A
Existing parking spaces	26
Proposed parking spaces	24
CONSTRAINTS	Major Development Location Overhead cables 15m buffer Water Utility Consultation Zones Contaminated Land Consultation Zone Heathrow Aerodrome Consultation Zone Bat Roost Habitat Suitability Core Employment Areas: Molly Millars Industrial Area Farnborough Aerodrome Consultation Zone Landfill Gas Consultation Zone Landscape Character Assessment Area J2: Settled and Farmed Clay SSSI Impact Risk Zones Adopted Highways Thames Basin Heaths SPA Mitigation Zones – 7km zone Flood Zone 1

CONSULTATION RESPONSES

WBC Environmental Health	Requested further information on noise generated by the proposed development (<u>Officer's note</u> : This is included in pre-commence condition no. 4).
--------------------------	---

WBC Drainage	No objections subject to condition securing drainage details.
WBC Highways	Requested additional information on turning facilities (<u>Officer's note</u> : Revised site plan has been submitted showing turning area within the site)
WBC Landscape and Trees	Requested further information on structural planting. (<u>Officer's note</u> : Additional trees and landscape information is provided. However, no planting details have been provided. Consequently, condition 6 is recommended).
WBC Ecology	No objections subject to conditions securing landscape scheme, external lighting scheme and construction environmental management plan.

REPRESENTATIONS

Town/Parish Council: The Wokingham Town Parish Council commented that they did not object to the application but would like to see solar panels implemented on the roofs of the new building, if possible. The Parish Council requested the officers to make appropriate judgement on loss of light and overbearing impacts on neighbouring properties. Also, suggested noise mitigation measures are to be considered.

Local Members: Cllr Sarah Kerr has objected to the proposal on loss of light and overbearing impacts on neighbouring residential amenity grounds and called the application in for committee determination if recommended for approval.

Neighbours: Neighbours were consulted on the original plans for 3 weeks starting from 30 September 2022. 14 letters were received from the occupants of the following properties:

36 Blagrove Drive; 89 Blagrove Drive; 91 Blagrove Drive; 93 Blagrove Drive; 95 Blagrove Drive; 97 Blagrove Drive; 101 Blagrove Drive; 105 Blagrove Drive.

All objected to the proposal on following grounds:

Neighbour amenity concerns:

- Loss of light – the proposed buildings will be located directly at the rear of 87 – 97 Blagrove Drive, at the bottom of their gardens. The proposal being significantly taller than the neighbouring residential properties will cause loss of light to the gardens and habitable rooms. Whilst a light survey has been submitted with the application, it does not take into account daily and seasonal light level impacts which could have a marked effect from the imposing structures. Additionally, since the survey was not conducted from within the neighbouring properties, the full impact on neighbouring houses cannot be determined.
- Overbearing – the proposed buildings will be significantly larger than the neighbouring houses and will dominate the outlook from the habitable windows and rear gardens of 89 – 95 Blagrove Drive resulting in claustrophobic environment.

- Noise disturbance – the proposed buildings being adjacent to the boundaries of 89 – 95 Blagrove Drive will have detrimental noise impact arising from the commercial use, both by traffic movements and additional people using the area closer to the western boundary.

Biodiversity Impact:

- The site has an established hedgerow along the western boundary that supports biodiversity. The proposal will result in total loss of this landscape feature.
- There are trees in the neighbouring residential gardens that will be negatively impacted by the proposed development. These trees have potential to host bat roosts and must be assessed prior to making a decision.

Highway safety matters:

- The spaces where the new units are proposed are currently used as vehicle turning that also allows access for emergency fire appliances should the need arise.

Other matters:

- Price of neighbouring residential properties will be negatively impacted by the proposed development.

Following discussion with the case officer, revised plans were submitted by the applicant which were consulted between 28 November 2022 and 19 December 2022. 3 letters were received from occupants of 89, 91 and 93 Blagrove Drive. All continued to object citing that the reduction of building height was minimal. Neighbour impacts such as noise, loss of light and overbearing were not considered to have been overcome by the revised plans. Whilst an additional 1m gap between the building and the neighbouring boundary was considered a welcome change, this will not reduce the negative impact on neighbouring properties.

(Officer's note: All the comments were given due consideration in determining the planning application. Issues such as impact on property value is not a material consideration in planning. Other objections including neighbouring amenity impact, biodiversity and highway safety are considered in the appraisal section below).

PLANNING POLICY

National Planning Policy Framework
National Design Guide
National Planning Practice Guidance

Core Strategy (CS)

- CP1 – Sustainable Development
- 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
- CP15 – Employment Development

MDD Local Plan (MDD)

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
CC10 – Sustainable Drainage
TB11 – Core Employment Areas
TB20 – Service Arrangements and Deliveries for Employment and Retail Use
TB21 – Landscape Character

Other

Borough Design Guide Supplementary Planning Document

PLANNING ISSUES

Description of Development:

1. The proposal relates to the erection of 3 additional general industrial units (Use Class B2) at Lawrence Centre – two as extension to the existing general industrial building and one stand-alone unit to be sited on the opposite side. The extension would project by 12m from the side elevation of the building and will have a depth of 14.8m. The first unit will have a dual pitched roof that will continue the eaves and ridge heights of the existing building which are measured at 7.95m and 5.75m respectively. The last unit of the extension as well as the stand-alone unit will have dual pitched roofs of 6.27m ridge height and 4.2m of eaves height.

Site Description and its Surroundings:

2. The application site is located with Oaklands Park, which is an established industrial/business estate of Wokingham. The site contains an existing building of general industrial and warehouse uses which comprises of 7 no. units – some of which contain mezzanine floors. The front and side of the building are currently used for parking and an existing turning head separates the building from the adjacent residential properties at Blagrove Drive, located to the west. Various industrial buildings occupy the north, south and eastern sides of the application building.
3. Although the building is located adjacent to residential uses, it visually appears part of the wider industrial estate which include a range of B2, B8 and E uses in the area including general and light industrial, warehouses, and offices. The site is completely covered by hardstanding and there is no existing trees within the site. However, existing hedgerows run along all four boundaries. An electric pylon is located at the rear of the existing building.

Principle of Development:

4. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. In this case the Development Plan comprises the Core Strategy (CS) and the Managing

Development Delivery Local Plan (MDD). Policy CC01 of the MDD Local Plan 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.

5. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through Policy CP9 of the Core Strategy. This sets out that proposals within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories.
6. The site is located within Major Development Location of Wokingham and as such the development should be acceptable subject to assessment of the impact of the development on the character of the area, existing street scene, the amenity of the neighbouring occupiers and highway safety.
7. The site is also located within Molly Millars Lane Core Employment Area. Policy CP15 of the Core Strategy allows for the redevelopment, refurbishment or minor extension of buildings in employment use where they are in the settlement limits and where there is no net loss of Class B floor space. The proposal would result in a net increase of 208.2 m² of Class B floor spaces within the boundaries of the Molly Millars Core Employment Area. The proposal is therefore in accordance with Policy CP15 in terms of providing additional employment floor space within the borough.
8. Similarly, the National Planning Policy Framework has an overriding emphasis for building on a strong, competitive economy, with Paragraph 81 stating that decisions *'should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.'*
9. The proposal will result in extension of an existing general industrial building, thus contributing to the expansion of the business. As such, the proposal complies with the NPPF as well as Policy CP15 and is acceptable.

Character of the area:

10. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. Section R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.
11. The application site is located with the existing industrial estate of Oaklands Business Park with residential properties on Blagrove Drive located along the western boundary of the site. There are other industrial buildings of varying design located within the immediate neighbourhood. The existing building on site comprises of 7 no. units, some of which include mezzanines, that are currently being used for general industrial purposes (Use Class B2). These units are constructed with yellow blockworks and corrugated metal roof. 5 of the units are fitted with rolling shutters in the front elevation.

12. The proposal is for the erection of three additional B2 units – two as an extension to the existing building and one as a stand-alone unit on the opposite side. All units are proposed to be constructed with matching materials and will include a combination of rolling shutters and glazed fenestration in the front. The ridge and eaves height of the existing building will be extended over the proposed first unit. As such, this unit will visually represent a logical extension of the building. Whilst the eaves and ridge height of the remaining two units closer to the residential boundaries are proposed to be lower to minimise neighbour impact, due to their appropriate design, they will not negatively impact the general industrial appearance of the building and the neighbourhood. Moreover, the surrounding industrial estate includes buildings of varying design and height and consequently, the proposal will not appear out of character when seen within the wider industrial/ commercial context of Oaklands Business Park.
13. The proposal retains existing access and parking arrangements within the site. Whilst the parking is proposed to be reorganised to include disable parking bays, it will not alter the appearance of the front court and as such, the proposal is not considered to have any significant impact on the character of the host building as well as general character of the neighbourhood.

Residential Amenities:

14. Policy CP3 of the Core Strategy aims to protect neighbouring amenity and section R23 of the Borough Design Guide SPD required that extensions relate well to neighbouring properties. Objections were received from neighbouring properties on overbearing, loss of light and noise disturbance impacts.
15. Overbearing and loss of light: The application site is located at the western edge of Oaklands Park and shares boundary with residential properties at Blagrove Drive. These dwellings are currently sited a minimum of 27m from the flank wall of the existing building. The proposal will bring the flank wall within 14.5m of the rear habitable windows of no. 91 Blagrove Drive and within 16.5m of the rear habitable windows of no. 93 Blagrove Drive. Similarly, the single unit will be within 16m of the flank wall of no. 89 Blagrove Drive.
16. The proposal has been amended from the original version to reduce the eaves and ridge heights of the units closer to the residential properties to minimise impact. The proposed eaves and ridge heights are 4.2m and 6.3m respectively, which are similar to eaves and ridge heights of 1.5 storey residential properties. The Borough Design Guide SPD recommends a minimum back to flank separation distance of 12m for properties with 1 to 2 storeys to limit sense of enclosure (page 47). The proposal will maintain acceptable separation distance and will not result in detrimental overbearing or sense of enclosure. Moreover, the proposed dual pitched roofs will slope away from the shared boundary with residential properties and will not appear overbearing. Additionally, it is proposed to enhance the landscaping along the shared boundary to soften the hard edges of the new building. Overall, the proposal is considered acceptable in terms of its overbearing impact.
17. In terms of loss of light impact, the proposal will have a degree of overshadowing, particularly in the summer mornings. However, the main overshadowing impact will be felt near the shared boundaries which is away from the main rear private amenity area and habitable windows. Additionally, no. 89 does not have any habitable

windows in the flank elevation facing the single unit. Consequently, the proposal will not adversely impact the neighbouring residential amenities as to warrant a refusal.

18. Overlooking: The proposal does not include any fenestration in the flank elevations facing the residential properties. Consequently, there will not be any overlooking impact on residential amenity. Outlook from the front of the units will be restricted either by the units within the application site or over the industrial site to the north. As such, no detrimental loss of privacy issues will arise.
19. Noise: The proposal will result in additional activities near the shared boundary with residential properties. No noise assessment report has been submitted with the application to demonstrate potential noise impact on the residential properties. Whilst WBC Environmental Health officers have not objected to the proposal, they have requested noise impact assessment to be carried out prior to the commencement of the development and any mitigation measures that the report identifies, will have to be fully implemented prior to occupation. This is secured by condition 4. Subject to this condition, there is no objection to the proposal on noise disturbance grounds.

Access and Movement:

20. Car Parking: Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards, including provision for charging facilities. The proposal will result in additional B2 floorspace and the Council’s parking standard results in the following proposed parking requirements:

User Class	Area (m ²)	Parking Rate	Parking Required
B2	856.9	Up to 250m ² = 1 space per 25m ² Above 250m ² = 1 space per additional 50m ²	10 + 13 = 23

21. The proposal includes 24 parking spaces with two disabled parking bays. This meets the Council’s parking standards, and no objection is raised. However, since no electric vehicle charging details have been provided, it is secured using a condition.
22. Turning: The proposal includes a turning area within the site which is acceptable. Subject to condition securing parking and turning area to be retained, there is no objection to the proposal on this ground.
23. Cycle Parking: Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum cycle parking standards. One space is required per 150m² – 200m² of floorspace, depending upon the Class B use. The proposal does not include any cycle parking details and it is considered reasonable to secure the same using condition 9.
24. Accessibility: The proposal includes 2 disabled parking bays and level access from the road to all units. Additionally, the new units will each have separate entrance and accessible WC. This is acceptable.

25. Construction Management: Given the extent of the proposed works and location of the site near residential properties, a framework for construction method statement is secured using Condition 5.

Flooding and Drainage:

26. Whilst the proposal is going to result in additional building footprint, since the site is within flood zone 1 and the extensions will be constructed on existing hardstanding, there is no objection to the proposal on flooding and drainage grounds.

Trees and Landscape:

27. The site itself does not contain any trees but is surrounded by structural landscaping on all sides which helps to screen the business park from the housing as well as providing a setting for the units. The landscaping consists of well-maintained hedges of mixed species and includes some off-site trees.
28. The proposal will result in additional units closer to the existing hedgerows and remove the existing turning areas. The Council's Trees and Landscape officer suggested amending the scheme to include turning area within the site and additional landscaping along the boundary with residential properties. An amended scheme has now been submitted which includes on-site turning and additional landscaping along the boundary and this is acceptable. However, since the amended scheme does not include that planting details, it is considered reasonable to secure them using condition 6.

Ecology:

29. A Preliminary Roost Assessment and Bat Emergence and Re-entry Surveys by Arbtech have been submitted with the application. These surveys have been carried out following appropriate methodology and conclude that there is negligible likelihood of bat roost present in the existing building. This is acceptable and no objection is raised. Additional planting is secured by condition 6 which will contribute to enhancing biodiversity within the site.
30. The WBC Ecology officer has requested conditions to secure an external lighting scheme and construction environment management plan. The site is within an existing commercial area with existing external lighting. It is considered that any additional lighting in connection with the three new units will not have significant harmful impact. A construction management plan is secured by condition 5.

Other:

31. There are no objections to the proposal with regard to Thames Basin Heath Special Protection Area; land contamination; and archaeology. The subject scheme is acceptable in all other aspects.

Conclusion:

32. The proposed erection of 3 general industrial (Use Class B2) units at Lawrence Centre, Oaklands Business Park to create additional B2 floorspace complies with policy CP15 of the Core Strategy and is acceptable in principle. The proposals have

appropriate visual character in the context of the surrounding built form, and it includes acceptable provision for parking and access, subject to satisfactory compliance with Conditions 8, 9, and 10. Neighbour amenity is protected by Conditions 5, and 7, and noise mitigation is outlined in Condition 4, amongst other conditions. The proposals also accord with the intent of the NPPF by allowing for the ongoing expansion and growth of an existing commercial building in Wokingham, thus allowing for economic development. Based on these reasons it is recommended that the application is approved subject to conditions included in this report.

The Public Sector Equality Duty (Equality Act 2010)

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.

APPENDIX 1 - Conditions and informatives

1. Timescale

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. Approved details

This permission is in respect of the submitted application plans and drawings numbered P-1586/06 (Location Plan); and Design and Access Statement for Planning by CSK Architects received by the local planning authority on 16/08/2022; Preliminary Bat Roost Assessment by Arbtech dated 26/09/2022 and Bat Emergence and Re-entry Surveys dated 26/09/2022 received by the local planning authority on 20/10/2022; drawings numbered P-1686/01 C (Site/Ground Floor Plan Existing & Proposed); P-1686/03 B (Site Elevations Proposed); Letter from Boyer dated 8 March 2023; and Design and Access Statement for Planning Rev A dated 07.03.2023 by CSK Architects received by the local planning authority on 14/03/2023. 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: 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. External Finishes to Match

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

4. Measures to Minimise Noise

Before the development hereby permitted commences a scheme shall be submitted to and approved in writing by the local planning authority which specifies the provisions to be made for the control of noise emanating from all plant, machinery and equipment installed or operated in connection with the carrying out of this permission and the approved scheme shall be fully implemented prior to the occupation of the building(s).

Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: NPPF Section 15, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

5. Construction Management Plan

Prior to the commencement of the development hereby permitted, including any works or demolition, a Construction Management Plan is to be submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:

- a) The parking of vehicles of site operatives and visitors
- b) Loading and unloading of plant and materials
- c) Storage of plant and materials used in constructing the development
- d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- e) Wheel washing facilities
- f) Measures to control the emission of dust and dirt during construction
- g) A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In the interests of highway safety and convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 and CP6.

6. Landscaping

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 and biodiversity. Relevant policy: Core Strategy policy CP3 and CP7 and Managing Development Delivery Local Plan policies CC03, TB21 and TB23.

7. Hours of Work

No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

8. Parking and turning space to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

9. Cycle Parking to be Approved

Prior to the first occupation of the development hereby permitted, details of secure and covered bicycle storage/ parking facilities shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

10. Electric Vehicle Charging

Prior to first occupation, details of electric vehicle charging within the car park shall be submitted to the Council for written approval. The details as approved shall be installed prior to first occupation, and shall be maintained thereafter, unless otherwise agreed in writing with the Council.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

11. Delivery and Servicing Plan

Prior to the first occupation of the buildings hereby approved, a Delivery and Servicing Plan be submitted to and approved in writing by LPA. The Delivery and Servicing

Plan shall be implemented in accordance with approved details within 3 months of the occupation of the development and shall be retained in the approved form.

Reason: In the interests of highway safety and convenience. Relevant policies: Core Strategy policies CP3 & CP6.

12. No Additional Floorspace

No additional floorspace including mezzanine floors shall be constructed within the development hereby permitted without prior written permission of the Local Planning Authority.

Reason: To prevent an over-development of the site and to ensure adequate parking. Relevant policy: Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

Informatives:

1. Pre-commencement Conditions

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.

2. Great Crested Newts

Should any Great Crested Newts or evidence of Great Crested Newts be found prior to or during the development, all works must stop immediately, and an ecological consultant or the Council's ecologist 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.

3. Discussion

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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to neighbouring amenity, highway safety and landscaping.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

APPENDIX 2 - Parish Council Comments (Where relevant)

PLANNING REF : 222513
PROPERTY ADDRESS : Town Hall Market Place
: Wokingham
: RG40 1AS
SUBMITTED BY : The Wokingham Town Council P&T Committee
DATE SUBMITTED : 15/12/2022

COMMENTS:

The Committee do not object to the application but would like to see solar panels implemented on the roofs of the new buildings if possible.

The Committee trust that the Planning Officer will consider and any impact on light reduction and overbearing on nearby housing.

Any sound mitigation within the development would be welcomed.

This page is intentionally left blank