

Agenda Item 105.

Application Number	Expiry Date	Parish	Ward
223613	13/04/2023	Wargrave	Remenham, Wargrave and Ruscombe;

Applicant	Wokingham Borough Council
Site Address	The Piggott C of E School, Twyford Road, Wargrave RG10 8DS
Proposal	Full application for the proposed new multi-use hall, erection of a extension to the existing science block and the retrofit/repurposing of existing dining hall into a new admin block, school entrance and drama hall. Landscaping and erection of 3no. netballs court to rear/side. (Commissioned by WBC).
Type	Full
Officer	Stefan Fludger
Reason for determination by committee	Applicant is WBC There will be an increase in the number of staff/pupils. Major application.

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 consists of an extension to the existing science block, a new building to house catering and additional sixth formers, new netball courts and parking on the existing tennis court. The existing catering building would be converted to host drama classes.

There is a need to provide for entry of an additional 210 pupils at the school, including 60 new sixth form students. The site is in the Green Belt, however the need to expand schools should be given great weight and this consists of very special circumstances which justify the scheme in principle.

There would be no harm to neighbours, subject to conditions and sufficient parking is provided. Landscaping can be agreed by condition, as well as other details.

RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Relevant Conditions
220571	Full application for the proposed erection of a single storey modular classroom unit to provide 4 no. classrooms plus additional offices and WC facilities for a temporary period of five years.	Approved 13/05/2022	None

173325	Application for a certificate of lawfulness for the proposed erection of 1.8m fencing plus erection of gates	Approved 04/01/2018	None
130552	Proposed installation of external catering unit in school playground	Approved 26/06/2013	None
122320	Proposed erection of a two-storey modular building to form maths classrooms, science lab, toilets, changing rooms, offices and fitness suite	Approved 27/03/2013	None
111314	Proposed erection of two-storey Sixth Form Centre with changes to car parking, hardstanding, relocation of cycle shelter and removal of temporary PE building	Approved 21/09/2011	None
102033	Proposed siting of additional cycle compound (adjacent to existing cycle compound)	Approved 02/11/2010	None
020052	Proposed erection of two storey pavilion and multi sports hall for Cricket Academy with new access road and parking for 40 cars	Approved 13/11/2002	None
001955	Proposed single storey extension to school to link two buildings plus internal alterations	Approved 18/10/2000	None
980548	Proposed Installation Of New Pitched Roofs Over Existing Design Block	Approved 02/07/1998	None

DEVELOPMENT INFORMATION	
Existing parking spaces	125
Proposed parking spaces	164
CONSTRAINTS	Green Belt WBC Owned Land. Green route Groundwater protection zone. Potentially contaminated land. Flood zone 2. Bat roost zone. Mineral site consultation zone.

CONSULTATION RESPONSES	
WBC Trees and Landscapes	No objection, subject to conditions.
WBC Drainage	No objection, subject to conditions.
WBC Highways	No objection.
WBC Environmental Health	No objection, subject to conditions.
WBC Ecology	No objection, subject to conditions.
Thames Water	No objection.
Berkshire Archaeology	No objection.
Sport England	No objection, subject to conditions.

REPRESENTATIONS

Town/Parish Council: No objection. Recommend condition requiring construction traffic management and parking arrangements for contractors. Construction work time restrictions to protect neighbouring residents.

Local Members: No comments received.

Neighbours: No comments received.

PLANNING POLICY

National Planning Policy Framework
National Design Guide
National Planning Practice Guidance

Core Strategy (CS)

CP1 – Sustainable Development
 CP2 – Inclusive Communities
 CP3 – General Principles for Development
 CP4 – Infrastructure Requirements
 CP5 – Housing Mix, Density and Affordability
 CP6 – Managing Travel Demand
 CP7 – Biodiversity
 CP9 – Scale and Location of Development Proposals

CP11 – Proposals Outside Development Limits (Inc Countryside)
CP12 – Green Belt

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
CC05 – Renewable Energy and Decentralised Energy Networks
CC06 – Noise
CC07 – Parking
CC08 – Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
CC09 – Development and Flood Risk
CC10 – Sustainable Drainage
TB01 – Development within the Green Belt
TB02 – Development adjoining the Green Belt
TB12 – Employment Skills Plan
TB21 – Landscape Character
TB23 – Biodiversity and Development
TB24 – Designated Heritage Assets

Other

Borough Design Guide Supplementary Planning Document
CIL Guidance + 123 List
Wargrave Parish Design Statement

PLANNING ISSUES

Description of Development:

The development consists of a new dining hall with ancillary spaces, extension to the science block, re-arrangement of the existing dining space and the provision of new netball courts. Additional parking is provided on existing tennis courts.

The proposed development would allow for the school to expand from a 7FE to an 8FE, with an increase of 210 pupils, inclusive of 60 additional sixth form places (30 year 12 pupils and 30 year 13 pupils). It is considered that the proposals would also result in 17 additional full-time members of staff and 17 additional part time members of staff.

It should be noted that this application has been amended to incorporate changes to the layout of the site to address concerns from Sport England (see later in this report). This has resulted in the need to slightly alter the red line (site) plan. As there is no change in terms of land ownership and no direct neighbours would be affected by the changes, re-consultation was not necessary.

Principle of Development:

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 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.

The application site is within the Green Belt. The Government attaches great importance to Green Belts. Paragraph 147 of the National Planning Policy Framework (NPPF) indicates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 149 of the NPPF indicates limited exceptions to inappropriate development. The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. This approach is reflected in the NPPF as well as Core Strategy Policy CP12 and adopted Managing Development Delivery Local Plan Policy TB01. The NPPF says the following with regard to Green Belts:

148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are...

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

Paragraph 149 does not provide for new school buildings, save for the extension or replacement of buildings as outlined above. However, paragraph 95 states:

95. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and

b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

The proposal consists of a number of different elements. These are discussed below:

New dining building and conversion of existing dining building:

A new building would be constructed on the western edge of the site to accommodate new dining facilities and sixth form area. Small changes to the exterior of the existing dining building would be made, with most changes being internal, enabling this building to be used for Drama instead.

The new dining building would be on a currently undeveloped part of the site. Being a new building, it does not benefit from any of the exceptions outlined in the NPPF, regarding new buildings in the Green Belt. This means that 'very special circumstances must exist to make this application acceptable.

The details submitted with this application indicate that there has been an increase in pupil numbers in recent years. Timetabling has become challenging and some facilities within the school do not meet current requirements. The additional space would provide for the requirements of 1 full form entry intake. Given that paragraph 95 of the NPPF requires great weight to be given to the need to expand schools, it is considered that sufficient educational need identified constitutes a very special circumstance which outweighs any harm by virtue of inappropriateness. In terms of the impact of this building on the openness of the Green Belt, while it is relatively tall, it is situated close to the existing cluster of school buildings on the site and backs onto the railway. It will be viewed against the backdrop of the existing school campus and does not significantly spread development across the site. Its impact on openness would therefore be minimal.

The changes to the existing dining hall would be minimal and would not constitute inappropriate development.

Extension to Existing Building:

An existing building would be extended to provide 3 new science labs, a prep room and chemical store, staff offices, toilets and a level access between science prep and labs. This extension would be modest in size and scale and would not appear disproportionate when viewed against the existing building or the other buildings on site. It would remain single storey and it is not considered that it would result in a disproportionate addition to the original buildings. It is therefore not inappropriate development and would not significantly impact the openness of the Green Belt.

Parking on existing temporary courts and provision of new netball courts:

To the west of the site are existing sports courts. This application notes that this area would be used for parking (for both staff and sixth formers). 4 new netball courts would be constructed on existing sports fields.

It is not clear whether these facilities would fall within exception b), as they are not a 'building', nor specifically to facilitate outdoor sport and recreation as they are associated with a school. Additionally, they are partly required to facilitate parking on the existing courts. It is therefore not clear whether they are not inappropriate development. However, given the great weight to be given to the need to expand or alter schools, it is considered that very special circumstances would in any case exist to justify their construction. Given the fact that they consist of hardstanding, it is not considered that they would significantly harm the openness of the Green Belt.

For the above reasons, the proposals would be acceptable in principle.

Sports Pitches:

Paragraph 99 of the NPPF indicates that playing fields should not be built on unless

- a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

This application has been amended in response to comments from Sport England, who had concerns relating to the new courts, which would be built on the existing sports pitches. The number of new courts has been reduced from 5 to 4 and the existing pitches have been adjusted to provide an artificial cricket pitch. Sport England have therefore withdrawn their objection to the scheme, provided that a community use agreement is entered into. The Planning Practice Guidance indicates that in exceptional circumstances a condition can be used to require an applicant to enter into a planning obligation or agreement under other powers. In this case, there are two exceptional circumstances which warrant the use of such a condition. The first is that there is a significant community benefit in the provision of new school places as soon as possible. The second is that the Council is in control of the scheme and will therefore be able to ensure that the community use agreement is completed in a timely manner. The proposal is therefore acceptable in this regard, subject to the condition.

Character of the Area:

Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals that 'maintain or enhance the high quality of the environment'. Policy CP3 of the Core Strategy states planning permission will be granted if development is 'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life'.

The new building would be large and contemporary in appearance, as would the extension to the science block. The Borough Design Guide indicates that non-residential development will be heavily influenced by the type of business the development is designed to accommodate. As a school, buildings are large and institutional, reflective of their educational purpose. The proposed building and extension would be clearly reflective of their use, with their proposed form and materials deemed appropriate. It is not considered that the proposed building and extension are inappropriate in this location and therefore are acceptable and in accordance with CP3 or the Core Strategy.

The proposed netball courts, while substantial, would not harm the character of the school. It is not clear whether there would be the need for fencing around the courts (as is commonplace), however such details can be secured by condition if it is later required. The changes to the existing servery are minor and would not harm the character of the area.

Trees and Landscapes:

CC03 of the MDD Local Plan relates to protection of existing green infrastructure. The application has been accompanied by a tree survey and landscape drawings. The majority of existing trees will be retained. There is no objection to the removal of a minimal number of small trees to facilitate the development, subject to conditions requiring submission of detailed landscaping and tree protection measures.

Neighbour Amenity:

The proposed development would be sufficiently distanced from nearby residential properties so as to not result in harmful loss of light, overbearing or overlooking impacts.

With regards noise, the Council's Environmental Health Officer has been consulted on this application. The nearest noise sensitive receptors are a number of static caravans to the west of the site, on the other side of the railway. There will be plant attached to the outside of the new school block and this has the potential to make noise. The applicant has submitted acoustic design report by dBx acoustics 25/10/2022. The report primarily focused on the impact of the future occupants of the school, an assessment of the impact on nearby sensitive noise receptors was not carried out. Therefore, conditions can be used to restrict the level of noise emanating from any plant.

The site is in an area effected by radon. The Environmental Health Officer has indicated that basic protection measures are likely to be required. This can be ensured by condition, as well as further details regarding potential contaminated land.

The new courts are likely to require lighting. While this is unlikely to be significantly harmful due to the distance to the nearby static caravans and the intervening railway line there will be some potential light spill. It is considered that this can be managed by condition.

Ecology:

The development falls within the red impact risk zone for Great Crested Newts (GCN). There are 4 ponds within 500m of the development proposal, the nearest one being 15m to the south-east. There is direct connectivity between the development and the surrounding features in the landscape.

The applicant has provided a report which identifies that the site is of low suitability for GCN. The Council's Ecologist agrees with this conclusion. However, there is a pond near the site which is not mentioned in the report. Due to the presence of the pond, the Council's Ecologist has recommended an informative if the application is approved. Conditions are recommended to ensure that the site does not become suitable habitat and that the recommendations of the report are carried out.

The applicant's Ecologist has made recommendations for species specific enhancements to be provided within the development. These recommendations are carried forward and shown indicatively in the Landscape GA plans. These specify the precise detail of type and location to be confirmed at a later date and therefore a condition is required to secure the precise details and implementation.

Archaeology:

The site lies in an area of archaeological potential. TB25 of the MDD Local Plan requires that where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.

The proposed works may have significant below ground impacts on previously undisturbed deposits which hold archaeological potential.

Berkshire Archaeology have recommended a condition requiring submission and approval of a programme of archaeological work prior to commencement of development. It is considered that this is reasonable and necessary and is acceptable.

Flood Risk and Drainage:

Policy CC10 of the MDD Local Plan indicates that all development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner. This must be demonstrated through a flood risk assessment or a surface water drainage strategy. Proposals must incorporate SuDS drainage features and not cause adverse impacts on the local sewer network. CC09 refers to development and flood risk.

All of the development is in Flood Zone 1, apart from the new courts, which are in Flood Zone 2. All drainage would be dealt with via soakaway, and this is supported by the applicant's Flood Risk Assessment, to which the Council's Flood Risk and Drainage Officer has no objection. The new courts would be made of permeable paving and therefore water would be able to move freely through them. Due to the fact that they are a flat surface and in Flood Zone 2, they would be unlikely to have any significant impact on the movement of floodwater or flood plain storage.

In terms of vulnerability from flooding, the new buildings are in Flood Zone 1 and are therefore at low risk. The type of use associated with the new courts means that any risk to users from flood water would be easily avoided and therefore would be low.

The proposal is acceptable in this regard.

Highways and Parking Impacts:

CP6 of the Core Strategy relates to highways and parking impacts. CC07 relates to parking standards.

There would be no change to existing access arrangements or the flow of traffic within the site.

A total of 125 parking spaces are currently provided for the school and 10 parking spaces will be displaced as a result of changes to landscaping. However, an additional 49 spaces are provided on the existing tennis courts. 5 spaces would provide for electric vehicle charging and 4 spaces would be made into disabled bays. 74 additional cycle parking spaces would be provided.

The proposal is acceptable in this regard.

Conclusion:

The proposed new buildings and extension are acceptable in principle, there being very special circumstances which justify the development in the Green Belt. The proposals have appropriate visual character in the context of the surrounding built form, and they include acceptable provision for parking. New courts would be built on existing pitches, however this is mitigated by conditions recommended by Sport England. 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/informatives.

APPROVAL subject to the following 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 listed below:

Draft School Travel Plan ref SM/AH/MM/17362 dated December 2022.

SuDS Statement ref 2220078 dated 16/11/2022

8294_Site_3D_R0 – Sheets 1 and 2.

8294_Underground_R0

2220078-EWP-ZZ-XX-DR-C-10000 REV P2

2220078-EWP-ZZ-XX-DR-C-10001 REV P2

2220078-EWP-ZZ-XX-DR-C-10002 REV P2

PGT-HLM-ZZ-00-DR-A-00100 REV P04

PGT-HLM-ZZ-00-DR-A-00101 REV P04

PGT-HLM-P1-RF-DR-A-00131 REV P04

PGT-HLM-P2-RF-DR-A-00132 REV P04

PGT-HLM-P4-RF-DR-A-00134 REV P04

PGT-HLM-P1-00-DR-A-00151 REV P04

PGT-HLM-P2-00-DR-A-00152 REV P04

PGT-HLM-P4-00-DRF-A-00154 REV P04

PGT-HLM-P1-00-DR-A-00171 REV P04

PGT-HLM-P2-00-DR-A-00172 REV P04

PGT-HLM-P4-00-DR-A-00174 REV P04

PGT-HLM-P1-XX-DR-A-00201 REV P04

PGT-HLM-P2-XX-DR-A-00202 REV P04

PGT-HLM-P4-XX-DR-A-00204 REV P04

PGT-HLM-P1-XX-DR-A-00301 REV P04

PGT-HLM-P2-XX-DR-A-00302 REV P04

PGT-HLM-P2-XX-DR-A-00303 REV P04

PGT-HLM-P4_XX-DR-A-00304 REV P04

PGT-HLM-ZZ-00-DR-A-15101 REV P02

PGT-HLM-ZZ-00-DR-L-15003 REV P03 **(not including the 5 courts should on this plan, which are not approved)**

received by the local planning authority on 01/12/2022 and additional plan numbered:

PGT-HLM-ZZ-00-DR-L-15007 REV P01

Received by the Local Planning Authority on 14/02/2023 and additional plan numbered:

PGT-HLM-ZZ-00-DR-L-15009 REV P01

Received on 08/03/2023 and revised plans numbered:

PGT-HLM-ZZ-00-DR-A-00001 REV P02

PGT-HLM-ZZ-00-DR-A-00002 REV P02

PGT-HLM-ZZ-00-DR-A-00003 REV P07

Received by the local planning authority on 27/03/2023

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. Radon - No development shall take place until a scheme to deal with radon has been submitted to and approved in writing by the local planning authority. The scheme shall include an assessment to identify the risk from radon and any mitigation measures to be taken to avoid risk when the site is developed. Occupation of the development hereby permitted shall not commence until the measures approved in the scheme have been implemented.

Reason: To protect future users of the site from the harmful effects of radon.

4. CMS - No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors,
 - ii) loading and unloading of plant and materials (including times),
 - iii) storage of plant and materials used in constructing the development,
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, (where appropriate).
 - v) wheel washing facilities,
 - vi) measures to control the emission of dust and dirt during construction,
 - vii) method of recycling/disposing of waste resulting from demolition and construction works.

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

5. Archaeology - No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise of more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the local planning authority. The development shall only take place in accordance with the detailed scheme approved.

Reason: The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough.

6. – Protection of Trees

- a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).
- b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence
Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

7. Landscaping - Prior to the commencement of the development, full 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 (including for the new netball courts) and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services and any fencing required surrounding the netball courts etc). 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 (and TB06 for garden development)

8. External Materials - Before the science block extension or new building are commenced above slab level, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

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

9. Parking - 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 provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

10. Cycle storage - Prior to the first use of any part of the development permitted, details of secure and covered bicycle storage/ parking facilities for the occupants of **[and visitors to]** the development 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.

11. Travel Plan - No part of the development shall be occupied until the approved travel plan has been implemented. The travel plan shall be implemented, maintained and reviewed as approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policy CP6.

12. Biodiversity - Prior to the first use of each part of the development, detailed plans for biodiversity enhancements in line with the recommendations given in the submitted Preliminary Ecological Appraisal and Preliminary Roost Assessment report (Arbtech, October 2022) and indicatively shown on the Landscape GA plans (Drawing Nos. PGT-HLM-ZZ-00-DR-L-15001 to 15003 – **not including the 5 courts shown on these plans, which are not approved**) for that part of the development shall be provided to the local authority for its approval. The approved plans shall thereafter be implemented in full, prior to the first use of that part of the development.

Reason: to ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

13. Drainage - No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10 .

14. Hours of work - No work relating to 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.

15. Unexpected contamination -
Condition *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.

Condition *b

Works shall be carried out in accordance with the approved 'remediation method statement' (submitted to comply with condition *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.

16. Lighting - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), No floodlighting or other forms of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting, which is so installed, shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance that does not change its details.

Reason: To protect residential amenity.

17. Plant noise - All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property.

Reason: To protect neighbouring amenity.

18. Newt protection during construction - All grassland within the works areas shall be maintained at a maximum height of 30mm until construction is completed through regular mowing.

Reason: To safeguard biodiversity as set out by the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, NPPF Chapter 15 (Paragraphs 174, 179, 185), Circular 06/2005, Policy CP7 of the Wokingham Local Plan.

19. Within 6 months of the work starting on the new multipurpose hall, the details of the design and layout of the Netball courts and the non-turf wicket have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The Netball courts and the non-turf wicket shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy.

20. Within 9 months of work starting on the multipurpose hall a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement shall be provided to the Local Planning Authority. The agreement shall apply to [describe facilities forming part of the development] and include details of pricing policy, hours of use, access by non-[educational establishment] users [/non-members], management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.

Informatives:

1. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant 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.
2. Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). This site is partially within a red risk zone according to modelling undertaken to inform a Borough wide licence issued by Natural England. Red zones contain suitable habitat and most important areas for Great Crested Newts. The permission granted does not provide authorisation for development to proceed under the Wokingham Borough Council District Licence for 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 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 consult.
3. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under these acts. Should great crested newts be found at any stages of the development works, then all works should cease, and Natural England should be contacted for advice.

APPENDIX 2 - Parish Council Comments.

PLANNING REF : 223613
PROPERTY ADDRESS : The Old Pavilion
: Recreation Road, Wargrave
: RG10 8BG
SUBMITTED BY : Wargrave Parish Council
DATE SUBMITTED : 11/01/2023

COMMENTS:

Wargrave Parish Council had NO OBJECTION to this application. Note: appropriate conditions are requested;_ to require consideration of parking provision for contractors during construction, construction traffic management to minimise congestion caused during the works, working times restrictions to minimise the impact upon neighbouring residents.

(Planning Portal not working)