

Appendix 1: Recommendation and Conditions

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the three tiered recommendation as set out below:

A. Completion of a legal agreement within 6 months of the committee resolution (unless a longer date is agreed by the Assistant Director of Planning and Chairman of Planning Committee) to:

- i. Amend the S106 pursuant to 211841 for flexibility with regards to the location and mechanism for the delivery of the community use screening facility which will be available for use by the local community at weekends. Officer note: The applicant is committed to delivering this for the community, but the S106 for 211841 needs to be varied to allow the community use screening facility to be provided outside of the 211841 studios planning permission boundary.
- ii. Secure Employment Skills Plan contributions and link it to the post occupation Employment Skills obligations identified in the Section 106 Agreement for 211841.
- iii. Amend the Gateway Policy for the Science Park to include digital-creative sector including film and television studios and workshops and innovative digital media companies as occupants of the Science Park

B. Conditions and informatives:

Timeframe for implementation

1. 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).

Approved details

2. This permission is in respect of the following submitted application plans, documents and drawings received by the Local Planning Authority:

0984_S-01-PL2- Site Location Plan
0984_S-01-PL2- Existing Site Block Plan
0984_S-10-PL2- Proposed Site Plan
0984-PR-GA-00-PL2- Proposed Ground Floor Plan
0984-PR-GA-01-PL2- Proposed First Floor Plan
0984-PR-GA-02-PL2- Proposed Second Floor Plan
0984-PR-GA-03-PL2- Proposed Third Floor Plan
0984-PR-GA-04-PL2- Proposed Fourth Floor Plan
0984-PR-GA-05-PL2- Proposed Roof Plan
0984-PR-GE-04-PL2- Proposed South Elevation
0984-PR-GE-03-PL2- Proposed North Elevation
0984-PR-GE-02-PL2- Proposed East and West Elevations

0984-PR-GE-01-PL2- Proposed Site Sections/ Elevations
0984-PR-GS-02-PL2- Proposed Section BB
0984-PR-GS-01-PL2- Proposed Section AA
0984-EX-GE-01-PL2- Existing Site Sections/ Elevations

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.

Use

3. The premises shall be used only for activities in connection to the production of media and filming activities and the associated uses including the ancillary offices hereby approved and other uses identified within the planning application including the use of the space as a community cinema and for no other purpose.

There shall be no live audiences for media and filming activities without the prior approval in writing of the Local Planning Authority and requests for such events shall be made 10 working days prior to the event.

Reason: Significant weight has been applied to the economic benefits of the merits of the proposed development and another form of use may not be acceptable in the countryside and to ensure that there are no adverse impacts on highways. Relevant policy: NPPF, Core Strategy policies CP1, CP3 and CP6

Hours of construction work

4. No construction 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 07:30 and 18:30 Monday to Friday and 08:00 to 15:00 Saturdays and at no time on Sundays or Bank or National Holidays unless otherwise agreed in writing by the Local Planning Authority.

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.

Hours of operation

5. No deliveries shall take place including loading and unloading between the hours of 01:00 and 06:00 Monday to Sunday inclusive. Within these hours, no plant or machinery shall be operated within the external areas of the building.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Materials

6. Notwithstanding the details on the approved plans, before the development is 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 be carried out in accordance with the so-approved details.

Reason: To ensure that the buildings are acceptable in terms of the character and appearance of the area. Relevant policy CP1 and CP3.

Highways

7. The parking facilities approved under planning approval 211841 and as shown on the approved documents for this application shall be provided in full and made available for the office / post production building hereby approved prior to first occupation. The parking shall be retained in accordance with the requirements for planning Condition 13 for planning approval 211841 for the entire time that the development is located on site.

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

8. Prior to the commencement development of the development hereby permitted (except for groundworks) details of secure and covered bicycle storage/ parking facilities for the occupants of and visitors to that phase of 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 the approved details 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 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

9. The development and occupation of the building shall be in accordance with the approved travel titled Shinfield Studios Creative Media Hub, Thames Valley Science Park Full Travel Plan ref: A282-R016/H. The travel plan shall be fully implemented, maintained thereafter and reviewed as so-approved.

Reason To encourage the use of all travel modes. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policy CP6.

10. Delivery and Servicing of the development shall be carried out in accordance with the approved Delivery and Servicing Plan (reference: Gateway 4 Plot -

Delivery and Servicing Plan). The Delivery and Servicing Plan will be implemented as approved and thereafter maintained

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

Construction Environmental Management Plan

11. The main contractor, when appointed, will implement in full the approved Construction Environmental Management Plan (CEMP) Abbey Letchford partnership Ltd, Reference A282-R015/I 14th July 2023 and the details as amended by CEMP A392-043/A dated 28th September 2023. The CEMP shall be reviewed and updated if necessary on an ongoing basis and any updated details shall be submitted for approval to the Local Planning Authority. There shall be no construction access directly to the Science Park via the Eastern Relief Road as shown in section 03.15 of the submitted Design and Access Statement and this shall be provided via the Eastern Relief Road and South Avenue at all times.

Reason: To minimise the environmental impacts of construction and to protect residential amenity. Relevant policy CP1 and CP3

Environmental Health

12. Prior to occupation a report shall be submitted to the local planning authority for approval, verifying that all fixed plant and equipment installed or operated in connection with the carrying out this permission shall be so enclosed and/or attenuated, that the rating level of the noise emitted shall not exceed the adopted criteria.

Receptor	Rating limit L _{Aeq} (dB)	
	Daytime (07:00-23:00)	Night (23:00-7:00)
Residential [Hawthorn, Whitethorn, Monarch Drive, Ryhill Way, Duckets Mead and Tickhill Close)	43 dB	39 dB
Commercial [Onsite Offices, Rutherford Centre]	45 dB	45 dB

at 1m from the façade of the residential and commercial properties when assessed in accordance with BS 4142:2014+A1(2019).

Reason: To ensure that the amenities of occupiers of residential properties in the vicinity are protected. Relevant Core Strategy policy CP1 and CP3

13. All fixed plant and equipment installed or operated in connection with the carrying out this permission shall be so enclosed and/or attenuated, that the rating level of the noise emitted shall not exceed the adopted criteria:

Receptor	Rating limit L _{Aeq} (dB)	
	Daytime	Night

	(07:00-23:00)	(23:00-7:00)
Residential [Hawthorn, Whitethorn, Monarch Drive, Ryhill Way, Duckets Mead and Tickhill Close]	43 dB	39 dB
Commercial [Onsite Offices, Rutherford Centre]	45 dB	45 dB

at 1m from the façade of the residential and commercial properties when assessed in accordance with BS 4142:2014+A1(2019).

Reason: To ensure that the amenities of occupiers of residential properties in the vicinity are protected. Relevant Core Strategy policy CP1 and CP3

14. Prior to occupation of the development hereby approved, a ground gas verification report shall be submitted to for approval by the local planning authority. The report shall include evidence that the gas mitigation/protection measures for CS2 gas risk, identified in WSP ground gas risk assessment reference 70003616-411 21st May 2015 have been installed and validated by a suitably qualified person(s).

Reason: To ensure that the amenities of occupiers of residential properties in the vicinity are protected. Relevant Core Strategy policy CP1 and CP3

15. Prior to occupation, details of the operating hours for public use (community, café and screening rooms) of the building should be submitted and approved to the local planning authority. Access to the building shall be in accordance with the approved hours.

Reason: To ensure that the amenities of occupiers of residential properties in the vicinity are protected. Relevant Core Strategy policy CP1 and CP3

16. The noise mitigation measures as set out in Table 11.26 of chapter 11 'Noise & Vibration' of the Environmental Statement shall be implemented before operations at the site commence. The noise mitigation measures shall be retained and maintained thereafter.

Reason: To ensure that the amenities of occupiers of residential properties in the vicinity are protected. Relevant Core Strategy policy CP1 and CP3

17. Should any unforeseen contamination be encountered during the development, the developer shall inform the Local Planning authority immediately. Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved by the LPA in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA upon completion of the development.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised. Relevant policy CP1 and CP3

Landscape and trees

18. Prior to commencement above slab level 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 and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, 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)

Ecology / lighting

19. Prior to commencement of any works with regard to the installation of the lighting (including any infrastructure or servicing to supply them) a lighting strategy for the site shall be submitted for approval to the Local Planning Authority. This shall take into account a design strategy for biodiversity for the site and the strategy shall:

- a) Identify those areas/features that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places or along important routes used to access key areas of their territory, for example, for foraging; and;
- b) Show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specification and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To prevent any unnecessary light spill and to ensure that 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 TB23 of the MDD (2014)

20. Prior to occupation of the development hereby approved, a detailed scheme for provision of a minimum of 2 bat boxes and 6 bird boxes shall be provided to the local authority for its approval. This scheme shall be prepared by a suitably qualified ecologist and appropriate to the local ecological context. Once approved the scheme shall be implemented in full unless otherwise agreed by the local authority in writing.

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.

Drainage

21. The development shall be carried out in accordance with the measures identified within the Approved Flood Risk Assessment and Drainage Strategy report A282-R041 D dated 22/09/2023 which shall be delivered and operational 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: This is 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.

Sustainability

22. The development hereby approved shall target a Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Excellent'. No later than 6 months following the substantial completion of the building achieving the rating of 'Excellent' shall be submitted for approval in writing by the Local Planning Authority.

Reason: To ensure sustainable construction and paying regard to the special circumstances in regard to sustainability which make the application acceptable. Relevant Policies CP1 of the Core Strategy and policies CC04 and CC05 of the MDD.

23. The development hereby approved shall be delivered in accordance with the overarching principles of the submitted Shinfield Studios Energy and Sustainability Statement Ref: 221076 - CPW-ZZ-XX-RP-N-320002 Rev. D. Prior to commencement of development of the building above slab level, details of the location of the photovoltaic panels to achieve at least a 20%

carbon reduction for the to serve the approved Gateway 4 building shall be submitted for approval in writing by the Local planning authority. Development shall be carried out in accordance with these details and the photovoltaic panels shall be operational prior to the occupation of any building / phase of the development that they are intended serve.

Reason: To ensure sustainable construction and paying regard to the special circumstances regarding sustainability which make the application acceptable. Relevant Policies CP1 of the Core Strategy and policies CC04 and CC05 of the MDD.

Permitted Development Restrictions

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no overhead wire cables or other form of overhead servicing shall be placed over or used in the development within the application site or subsequently.

Reason: To ensure that the external appearance of the buildings and hard surfaced areas is satisfactory. Relevant policies CP1, CP3 and CP11 of the Wokingham Core Strategy.

And subject further to:

C) Alternative recommendation

That the committee authorise the Head of Development Management to refuse planning permission in the event of a S106 agreement securing the requirement of Recommendation a) not being completed within six months of the date of the committee resolution (unless a longer period is agreed by the Head of Development Management in consultation with the Chairman of Planning Committee).

Reasons:

In the absence of a legal agreement to:

- i. Amend the S106 pursuant to 211841 for flexibility with regards to the location and mechanism for the delivery of the community use screening facility which will be available for use by the local community at weekends. Officer note: The applicant is committed to delivering this for the community, but the S106 for 211841 needs to be varied to allow the community use screening facility to be provided outside of the 211841 studios planning permission boundary.
- ii. Secure Employment Skills Plan contributions and link it to the post occupation Employment Skills obligations identified in the Section 106 Agreement for 211841.

- iii. Amend the Gateway Policy for the Science Park to include digital-creative sector including film and television studios and workshops and innovative digital media companies as occupants of the Science Park .

It has not been possible to secure the adequate mitigation put forward to justify the development and the proposal could have a detrimental impact on employment, landscape and mitigation for contributions towards and Employment Skills Plan. This is contrary to policy CP1, CP3, CP16 and SAL07 of the Core Strategy, TB12, TB13, CC03 and TB21 of the MDD and the and Infrastructure Delivery and Contributions SPD.

Informatives

1. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:

- Advertisement of jobs within local recruitment agencies / job centres;
- Recruitment and training of residents from the local area;
- Seek tender of local suppliers or contractors for work.

2. The applicant is advised that the planning approval should be read in conjunction with the S106 dated **INSERT** - *Officer note: S106 being finalised date to be updated when this has been sealed.*

3. The applicant is informed that parking may need to be restricted along the main routes and on turning heads.

4. The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

5. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.

6. If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.

7. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic

management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

8. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three months in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

9. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

10. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

11. The applicant is advised that there is a high-pressure gas line within and adjacent to the application site. The applicant should work in consultation with Southern Gas Networks for any development within or adjacent to these areas and take into account the bufferzones to this gas-line. Works shall be undertaken in full accordance with the document named SGN/WI/SW/2 - Work Instruction for Safe Working in the Vicinity of Pipelines & Associated Installations with maximum operating pressure >7barg, which is a document published by SGN.

12. Any trees planted in connection with the development should be done so in accordance with the SGN tree planting guidelines, as outlined in section 20 of SGN document referenced SGN/PM/MAINT/5.

13. Throughout construction and the lifetime of the development, no damage shall be caused to the gas main which runs below the site.

14. There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-your-development%2FWorking-near-or-diverting-our->

[pipes&data=04%7C01%7Cplanning.enquiries%40wokingham.gov.uk%7Ce6990f35acd64955d6e908d8da524faa%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C637499394353420176%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=YuYxiQmrBSYI9ZMRs96nF4NN8%2Fda5MltbRgnOO6lyEg%3D&reserved=0](https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-your-development%2FWorking-near-or-diverting-our-pipes&data=04%7C01%7Cplanning.enquiries%40wokingham.gov.uk%7Ce6990f35acd64955d6e908d8da524faa%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C637499394353420176%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=YuYxiQmrBSYI9ZMRs96nF4NN8%2Fda5MltbRgnOO6lyEg%3D&reserved=0).

15. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-your-development%2FWorking-near-or-diverting-our-pipes&data=04%7C01%7Cplanning.enquiries%40wokingham.gov.uk%7Ce6990f35acd64955d6e908d8da524faa%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C637499394353430171%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=HOoRkv2%2Bsn69rJh9oVV4Coxaaf%2BzrSVzS2OXvA6wgCc%3D&reserved=0>

16. Where possible, the primary access for construction traffic shall be from the road that links with the B3270 to the west of the Black Boy Roundabout to Junction 11 of the M4 Motorway. Construction traffic should avoid where possible accessing the site from the east along the Lower Earley Way (B3270) via Junction 10 of the M4 Motorway or via the Showcase Roundabout.

This page is intentionally left blank