

MEMBERS' UPDATE

Planning Committee – 2 March 2016

Site Address: Rustlings, The Spring, Land rear of Cushendall, Shinfield Road, Shinfield
Application No: 153433, Pages 9 - 44.

Alterations to conditions

Remove condition 17 relating to highway gradient.

New condition required: No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

This is because further details regarding the topography of the land are required in order for an appropriate gradient for the road to be agreed. Nonetheless, this would be as part of a highways agreement outside of the planning application but would still be in accordance with highway standards.

Alterations to Report

In the summary information box on page 17 of the agenda, the proposed parking spaces should read 23, not 20.

Additional information

The density of the site and surrounding areas are as follows:

Area	Density (dwellings per hectare)
The site	28.6
Former met office site	44.6
Duckets Mead development	37.5
Wilsford Close	16.6
Closest section of Ryhill Way	20.3
Closest section of Shinfield Road	10.6
Land to east of Shinfield Road	22.0

The European Centre for Medium Range Weather Forecasting employs approximately 300 people on the site on Shinfield Road.

A 'keep clear' box has been suggested by members to be located outside of the access to the development. However, there is no highway requirement for this to be

provided and therefore it would be unreasonable in planning terms to insist on its inclusion.

An additional parking space has been suggested by members adjacent to the pumping station. Whilst the size would be appropriate, it is considered the pumping station area would limit visibility particularly when reversing to the extent a car would be well into the turning area before being able to see if there are oncoming vehicles. As a result, it is not considered appropriate for an additional parking space.

Clarification

As per policy CP5 of the Core Strategy, the size trigger of the development is between the 5 – 14 limits and the site is considered to be previously developed land. As such, the affordable housing requirement is 20% of the net increase and this equates to a **£229,953** index-linked offsite contribution in lieu of affordable housing provision.

The internal space standards for new dwellings are set nationally. For a three bedroom property with six bed spaces the minimum requirement is 102 square metres. Plots 1, 2, 9 and 10 would be 136 square metres and plots 3 – 8 would be 157 square metres. The scheme therefore exceeds the minimum national requirements.

Cycle parking can be provided in the proposal and this has been highlighted in the submitted documents but not indicated on the submitted plans. Subject to a condition requiring a plan to be submitted however, this is considered to be achievable and therefore not harmful to the scheme.

The pumping station is set to be adopted by Thames Water. Thames Water does not accept discharge rates above 5.0 litres/second and therefore the discharge rate of 4.9 litres/second is considered acceptable.

Clarification has been sought regarding the impact on school places. However, since adopting the Community Infrastructure Levy (CIL), the growth of schools is financed in part by CIL receipts. As such, it is not necessary for a planning application to justify it has an acceptable impact on local schools as it would contribute to the Borough's CIL pot in any case.

Site Address: Manor Farm, Dell Road, Finchampstead

Application No: 153434, Pages 45 - 64.

Additional Condition

Before development commences, details of any proposed external lighting scheme shall be submitted for written approval to the local planning authority. The scheme shall set out the steps that will be taken to ensure that external lighting does not cause a nuisance to local residents. The scheme shall be implemented as approved and maintained thereafter.

Reason: To protect the amenity of local residents. Relevant policy: Core Strategy Policy CP3

Clarification

The height of the proposed cold store attached to the existing cold store would be 8.4 metres to the ridge and 6.9 metres to the eaves. The proposed ridge is 0.5 metres higher than the existing ridge.

The height of the proposed cold store attached to the existing irrigation shed would be 5.9 metres to the ridge and 4.6 metres to the eaves. This would be the same height as the existing ridge and eaves.

The activities on the farm create vehicle movements and a query has been raised if the hours of deliveries/collections could be restricted. However, the farm has been in place for a significant amount of time and therefore it would be unreasonable from a planning perspective to impose restrictions on this, particularly when they are not directly related to the proposal itself.

In paragraph 11 on page 51 of the agenda, reference is made to an 'on balance' argument. This relates to the impact on the character of the area where it is acknowledged that the buildings are large and create additional built form in the countryside however they are for an agricultural use in designated countryside. As a result, in character terms the argument is considered to be more finely balanced but still an acceptable impact. Looking at the application as a whole, the cold stores are considered to have a limited impact on elements such as biodiversity or residential amenity and have a significant positive impact in terms of the local economy. Taking all of this into account, the application is considered to be clearly acceptable in planning terms.

Finchampstead Parish Council has sent the following comments today:

Industrial traffic (HGVs) should access the site from the entrance off Longwater Rd. Attention needs to be given to appropriate screening from the local roads. Generators should be sound proofed.

In response to this, the access which HGVs use is not a matter that can be controlled by the planning application. Although they currently access Lower Sandhurst Road, there is no planning harm in doing this. Appropriate screening is in place and a condition requiring additional screening is also included in the agenda. The Environmental Health Officer, who has been on site, did not raise any concerns regarding impact of noise and therefore it would be unreasonable in planning terms to require sound proofing.

Site Address: Cedar Hall Farm, Church Lane, Arborfield

Application No: 152726, Pages 64 - 82.

Plans to show location in context of the surrounding area are to be provided in the presentation.

Site Address: Willow Tree Works, Swallowfield Street, Swallowfield

Application No: 152725, Pages 83 - 94.

Following receipt of additional plans and information, Swallowfield Parish Council, Swallowfield Flood Resilience Group and WSP have confirmed they withdraw their objections to the drainage details that have been submitted. As such, no objections to the details remain outstanding.

With regards to the drainage in the gardens of properties (specifically plots 35 – 38) these is confirmed at paragraph 18 on page 106 of the agenda.

Site Address: Willow Tree Works, Swallowfield Street, Swallowfield
Application No: 152659, Pages 95 - 122.

See above update relating to Willow Tree Works.

Pre-emptive site visits

(NB: For the Committee meetings of 15th & 30th March)

Provisional 15/03/16 meeting

Land At Hatch Farm Dairies Including 42 & 44 King Street Lane, Winnersh – (152359)

To assess the relationship of the major development with adjoining land uses and nearby residential properties.

Emmbrook Sports Pavillion, Lowther Road, Wokingham – (153382)

To assess the impact of the major development on open space and the character of the area

Marlborough House, Basingstoke Road, Spencers Road – (153258)

To assess the relationship of the major development with adjoining residential properties.

30/03/16 meeting

Land between Wellington Road and Shute End (Elms Field and Paddocks Car Park), Wokingham – (153125)

Site visit followed by a briefing at 16:00 on Wednesday 23 March; meet in the David Hicks room at 16:00.
