

# MEMBERS' UPDATE

## Planning Committee – 25<sup>th</sup> May 2016

**Site Address: Hatch Gate Farm, Lines Road, Hurst**

**Application No: 160516, Pages 11 - 52**

No further updates.

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**Site Address: Hatch Gate Farm, Lines Road, Hurst**

**Application No: 160517 Pages 11 - 52**

No further updates.

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**Site Address: Hatch Gate Farm, Lines Road, Hurst**

**Application No: 160518 Pages 11 - 52**

No further updates.

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**Site Address: Emmbrook School**

**Application No: 160777 Pages 53 – 61.**

### New Representations (5)

*Comments in italics denote officer comments*

- Loss of privacy to front and rear of building and loss of privacy to garden. Obscure glazing – must include all rear and side first floor windows.
  - *New obscure windows proposed - new **condition***
- Removal of the existing blocks would remove screening and expose the existing two storey buildings – require extensive screening/ new trees to shield residents from the proposed new building.
  - *Limited space for new trees, but details of hard and soft landscaping and boundary treatment proposed to limit impact – see **Condition 7 and 9.***
- Inappropriate height and size, overbearing
  - *Whilst the council's guidance does not have a specific criteria for separation distances for schools, the proposal would be generally in line the requirements of the Borough Design Guide.*
- Loss of daylight and sunlight to; bathroom window, courtyard, kitchen and front and rear windows.

- *Bathrooms are not habitable rooms and therefore any shadowing or loss of light to this room would not be harmful to residential amenity.*
- *Given orientation of the buildings and distance, height, and shadowing would be limited throughout the day, to the extent that it would not be harmful to residential amenity.*
- The building looks too industrial, blue panels are an eyesore
  - *The proposal would be in keeping with the character of the other school buildings. The materials and their colour are to be agreed by way of condition (**Condition 3**)*
- Noise from children using the grass area for games next to a residential area
  - *No formal play area is proposed for the grassed area. Noise levels would be limited during break times during the school day, and not beyond that usually emitted by the school.*
- Proposal would cause disturbance as the proposal would be used in the evening, weekend and half terms classrooms and basketball court
  - *The Schools deputy head teacher has clarified that the proposed building would be used in the same way as are the existing block. The Design and Access Statement has been altered accordingly.*
  - *No alterations to the use of the basketball court forms part of this application.*
- Building could undermine fencing and gate causing collapse (*not a planning issue*)
- Issues with TV signal
- Spoil views, eyesore, Unattractive building
- Could cause future movement problems to their property.
- Concerns that digging out of the ground could undermine surface water storage tank and pumping station within Village Close (no objections raised by drainage engineer)
- Flood map in the Design and Access Statement would suggest the site isn't viable for further development centrally within the grounds. The amount of land outside of flood risk is small. The proposed building appears to be being placed as far away as possible from flooding but to the detriment of the residential area.
  - *Views, issues with TV signals, movement to property (including fencing and gates) are not material planning considerations and therefore cannot be assessed as part of this application. However, the retaining wall is proposed to provide stability to the bank. Issues with TV signals are a civil matter and not a matter for planning.*

### **New/ amended information**

Page of the Design and Access statement has been amended to clarify the issue with the community use of the building. The existing buildings are used for community use and this will not be changed as a result of the proposal. (demonstrated at the end of this section)

### Amended plans

The position of 9 Village close has been altered on the elevation and section plans so that it is as demonstrated on the site plans, and additional obscure glazing added to the west and southern elevation;



## **New / amended Conditions**

Revision to condition 1 (page 54) to take into account revised plans.

This permission is in respect of the submitted application plans and drawings

PL001 rev A  
PL002 rev A  
PL003 rev A  
PL004 rev A  
PL005 rev A  
PL007 rev A

Submitted to the local planning authority on the 22/03/2016, and plans;

PL006 rev 2  
PL004.1 rev 2

Received by the local planning authority on the 23/05/2016.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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.*

An additional condition for obscure glazing as indicated on the plans

The windows in the proposed development as indicated with a 'D' on the approved plans shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

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

Amended Condition 4 –

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 logistics of the development phasing (including times of construction and delivery to coordinate with school opening and closing and break times).
- ii) the parking of vehicles of site operatives and visitors,

- iii) loading and unloading of plant and materials,
- iv) storage of plant and materials used in constructing the development,
- v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- vi) wheel washing facilities,
- vii) measures to control the emission of dust and dirt during construction,
- viii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

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

## Alterations to page 17 of DAS to account for clarification of community use

# Community Use

## 10.0 Community Use

### 10.1 Introduction

The school has a long standing reputation for encouraging community use during evenings, weekend and throughout the holiday periods. It is our view that the school is a set of community facilities which can help with life-long learning aims.

### 10.2 The Maths Block

The intention of the school is to retain the existing community usage within the new facilities, as outlined below.

1. During the weekday evenings and at weekends the school works in partnership with Kumon Maths a private company that provides a service to students across Reading, Wokingham and Bracknell and which are based at The Emmbrook. This company uses many of our top 6th form mathematicians as tutors to younger children across the Borough and I believe help to engender an understand of and a love for Maths in many young people.
2. During the February Half Term and throughout the Easter holiday period the school puts on a very broad revision programme for both GCSE and A Level courses. At times these programmes are limited by space and are compromised ongoing planned and reactive maintenance works in the main school buildings (which are now over 50 years old). The new Maths block will allow us to run the entire programme from a secure building which will improve safeguarding during a time when fewer staff are on site.
3. A summer school offers support for students in year 6 who are transferring to Secondary School with a weakness in English and/or

Maths attainment. The summer school has been operating for the past four years and has supported transition to secondary school for a number of vulnerable students including those entitled to the Pupil Premium.

4. The University of the 3rd Age (U3A) are long term existing partners of the school and provide a broad range of programmes for senior citizenships who are looking to develop new skills or knowledge including in Maths and ICT.

### 10.3 Conclusion

The new Maths block provides a direct replacement for the existing huttet accommodation within the same extent of community usage.

**Site Address:** Land at the Manor, bordered by Brookers Hill, Hollow Lane and Church Lane, Shinfield

**Application No: 153435 Pages 75-89**

**Clarification pp81:** Sport England requested a condition for the specification of the cricket pitch. Whilst this is acknowledged, a condition was attached to the outline planning consent in respect to this and it is not necessary to duplicate it for the reserved matters application. Informative 3 refers to this as shown on pp78.

**Additional condition: Hours of operation**

The following condition to be included on the list of conditions:

The use hereby permitted shall not operate other than between the hours 07:00 to 23:30 Mondays to Saturdays and 08:00 to 22:30 on Sundays or Bank or National Holidays.

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

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**Site Address: St.Crispins School**

**Application No: 160421 Pages 99 – 115.**

**Objections**

New objection:

- Proposal fails to look after vulnerable people
- Disabled persons in wheelchairs will have to cross an access road leading to 27 car parking spaces
- Whilst it could be accepted that at some school settings the school car park would not be accessed from 9-3, but the destination is an ASD unit and there may be more professionals who may be visiting for part of the day leading to more traffic movements.

*Officer comment: The staff car park would be accessed by key fob. Any visitors would use the main car park via London Road, minimising traffic movements and disturbance during the day.*

**Altered conditions**

Change to condition 17 (page 104) to make hours of illumination clearer;

The floodlights for the MUGA hereby permitted shall not be illuminated outside of the hours of 07:30 and 19:30 Mondays to Fridays, 08:00 and 18:30 Saturdays and 10:00 and 18:30 Sundays or Bank or National Holidays.

*Reason: In the interests of the amenities of the area. Relevant policy: NPPF Section 7 (Requiring Good Design), Core Strategy policies CP1 & CP3 and Managing Development Delivery Local Plan policy TB19*

Amendment to condition 18 (Page 104) to link the construction management plan with the phasing of the development;

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 logistics of the development phasing (including times of construction and delivery to coordinate with school opening and closing and break times).
- ii) the parking of vehicles of site operatives and visitors,
- iii) loading and unloading of plant and materials,
- iv) storage of plant and materials used in constructing the development,
- v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- vi) wheel washing facilities,
- vii) measures to control the emission of dust and dirt during construction,
- viii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

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

### **Clarifications/ amendments to report**

Amendment of paragraph reference to the final point made in the representations section (page 107) from ...

- o *Concern about motor vehicle noise, fumes and lighting affecting residential garden. **See para 39 and condition 14.***

To read '... **See para 34...**'

Addition of comments in relation to exhaust pollution and light pollution to para 34 (see page 114) ;

*Light pollution and exhaust pollution would be limited during the school working day, predominately during the staff's arrival and departure from the car park. Any resulting light and exhaust pollution would be limited in duration and intensity.*



## Additional information

*Student/staff numbers and proposed parking*

	Existing	Proposed
<b>Total number of pupils</b>	1130	1236
<b>Total number of teachers</b>	121	147
<b>Sixth form pupils</b>	196 (Max 220)	276 (max 300)
<b>ASD Students</b>	0	26
<b>Parking spaces</b>	108 cars 2 minibus	147 cars 6 motor cycles 2 mini bus

### ***MUGA Noise assessment***

A noise assessment for the proposed MUGA was submitted. It advised that whilst the proposals would have a marginal effect on the existing noise levels, appropriate mitigation measures should be incorporated to ensure that noise impacts are kept minimal. This includes the design of fencing and hardstanding to reduce noise. This is addressed by a condition for acoustic fencing (**Condition 14**).

**Site Address: 6 Derwent Close, Wokingham**

**Application No: 160819, Pages 141 - 150**

No further updates.

## **Pre-emptive site visits**

**Application reference: 161066**

Units 27, 28, 68 and 69, Suttons Business Park, Earley

Full app for replacement of B1 buildings with B2/B8 buildings, landscaping, parking and security

Reason :-To assess the impact of the development on the character of the area

**Application Reference: 161189**

Land west of Hollow Lane, Shinfield

Reserved matters application for the erection of 517 dwellings and associated landscaping

Reason: To assess the impact of the development on the character of the area