APPLICATION NO:
F/2002/6356

LOCATION:
Holly Cottage Heathlands Road, Wokingham.

APPLICANT:
Mrs M Brant C/O Robin Bradbeer Ltd

PROPOSAL:
Proposed single storey extension to form additional classroom and wc's.

EARLIEST DATE FOR DECISION: **13/05/2002**
28 Day exp: 7/5
APPLICATION WILL HAVE EXPIRED ON:
06/06/2002

CASE OFFICER: **Elaine Vashi**

Natalie Brown
PERMITTED

30q

D1

RAILEX
Marbleboard

EASIFILE EP7

Appeal Decision

Site visit made on 14 January 2003

by T J Morgan LLB(Hons) Solicitor

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

10 FEB 2003

Appeal Ref: APP/X0360/A/02/1099595
Holly Cottage Nursery, Heathlands Road, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs M Brant against the decision of Wokingham District Council.
- The application (Ref.F/2002/6365), dated 5 April 2002, was refused by notice dated 5 June 2002.
- The development proposed is single storey extension to form additional classroom with wc's (stet).

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. I have considered the details of the proposed extension on the basis of that part of the application drawing No. AH/E/3247c scaled at 1:50 and the stated dimensions relating to it, rather than the 1:500 block plan as it portrays a more precise representation of the proposal.

Main Issues

2. The main issue in the appeal is the effect of the proposed extension on the character and appearance of the locality.

Planning Policy

3. Section 54A of the 1990 Act requires planning applications and appeals to be decided in accordance with the development plan unless material considerations indicate otherwise. The developemnt consists of the adopted Berkshire Structure Plan 1991 – 2006 ["the BSP"] and the adopted South East Area Local Plan ["the SEALP"]. Policies C2 and C6 of the former and STV2, SBE1 and SBE2 of the latter are relevant to the appeal. There is an emerging Wokingham District Local Plan ["the WDLP"] and policies WCC1, WCC2, WIC12 and WRE4 are relevant. Planning Policy Guidance 7 [PPG7] gives advice on development in countryside locations such as this.

Reasons

The Development Plan

4. The proposed extension would add a single storey pitched roof element to the existing building. This would extend its overall length by some 8.9m and add 44 square metres gross internal area, but would be set back by some 1.8m from the nearest part of the existing frontage, and have a lower ridge height than the present building. It would stand on what is currently an open gravelled area and existing parking spaces, which would have to be relocated would result in the extension of existing spaces by about 3m into an adjoining grassed area.

5. The proposed extension appears to me to be a relatively modest one, which respects the scale and design of the existing nursery. It would lie on a part of the site which appears to me to be in active use in connection with the nursery, albeit only gravelled and capable of use only for parking and manoeuvring of vehicles. The area to the rear of the proposed siting is part of the play area with paving, garden equipment, a shed and tree stump lying behind a close boarded fence. The loss of some of the grassed area would be fairly minimal and, given the adjoining drive which runs to the north with parking along one side of it, would have very little visual impact.

6. I appreciate that the nursery has been extended in the past, but this has been considered acceptable, as has the principle of the use in this location. I do not consider the cumulative effect of this and earlier extensions would have such a detrimental visual impact that it should be refused for this reason. The site is located in an area whose overall character is one of a rural, countryside nature, albeit there are a number of developed sites, mostly of a commercial nature in the vicinity. The increase in classroom space is likely to lead to an increase in pupil numbers and consequent activity, but I do not consider this would be to a level that would cause demonstrable harm to its setting or other planning interests.

7. I am satisfied that the extension would not be an incongruous feature either within the site or the broader countryside. It would harmonise with the parent building and be appropriate in scale, form, impact, character and siting to its location in the countryside and I see no conflict in this respect with the aims of Polciy C2 of the BSP, bearing in mind that it is on a site that is already developed. For the same reasons, I find no conflict with Policy STV2, SBE1 or SBE2 of the SEALP.

8. The extension would stand in a contained and developed site and be of a modest scale. Consequently, I do not consider it would threaten the setting or separate identity of any settlements or result in coalescence, loss of community identity or increased urbanised character to its setting. Nor would there be any loss of access to open countryside or extensive open space. In my judgement there would be no conflict with Policy C6. I am convinced that the proposal would accord with the relevant development plan policies.

Other material considerations

9. The WDLP takes forward policies for protection of the countryside and designated green wedges/gaps. It is at an advanced stage and its policies in so far as they are not objected to or consistent with the recommendations in Local Plan Inspector's report can be given considerable weight. As this is an existing community facility in the countryside I consider the extension would fall within categories C and H (formerly G) of Policy WCC1 and meet the requirements of that policy. In the light of my observations and findings on the visual effect of the proposal, I consider it would not threaten the essential function of a green gap or wedge in the physical and visual separation of settlements that are close together, and would thus accord with Policy WCC2 as drafted or recommended.

10. The proposal would meet criteria (a) in Policy WRE4 as drafted and recommended by the Inspector and while it might result in coverage of a larger area of the site than that occupied by existing development, such a criterion is not recommended in the Inspector's report and I attach little weight to it. PPG7 advocates strict control over new development in the open countryside, but acknowledges that rural areas can accommodate many forms of development without detriment, if the location and design of development is handled with sensitivity. I consider the proposal is consistent with this advice.

11. The development proposal would provide an enhancement in a useful community facility and in this respect be in accord with Policy WIC12 of the emerging WDLP. Its visual impact would be read in the context of the existing site and the proposed landscaping, and would not harm the character and appearance of the locality or the setting and separate identity of any settlements or communities. As a result it, should be permitted as it is in accord with the development plan and there are not material considerations that indicate a decision otherwise.

Conditions

12. I have considered the need for conditions and those suggested by the Council and appellant in the light of the advice in Circular 11/95. There has to be a time limit on permissions and suggested condition 1 should be applied. There is a need to ensure that materials used in the extension are visually compatible, but I consider the use of model condition 64 can better and more precisely achieve this aim. There is no evidence of particular harm to any interest of acknowledged importance that would justify refusal if the suggested limitation in pupil numbers was not imposed and in this sense I consider it to be unnecessary. It is necessary to provide and maintain off road parking in the interests of the free flow and safety of traffic. The proposal shows a repositioned parking area and as this arises from the proposal it should be made subject to a condition. I will use a variation of model condition 22 to achieve this.

Conclusions

13. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

14. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for single storey extension to form additional classroom with wc's at Holly Cottage Nursery, Heathlands Road, Wokingham in accordance with the terms of the application Ref. F/2002/6365 dated 5 April 2002, and the plans submitted therewith, subject to the following conditions:

    1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.

    2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    3) The extension shall not be brought into use until the area shown as the repositioned parking area on drawing No AH/E/3247c has been drained and surfaced in accordance with details submitted to and approved by the local planning authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.

    4) All planting, seeding or turfing comprised in the details of landscaping shown on Application Drawing No. 417/02/1 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs M Brant
C/O Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Glos
GL6 7SL

Application Number: F/2002/6356

Parish: **WOKINGHAM WITHOUT**

Location: **Holly Cottage, Heathlands Road, Wokingham.**

Proposal: **Proposed single storey extension to form additional classroom and wc's.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason
1. The proposed development by virtue of its siting, bulk and massing would create an incongruous feature to the detriment of the rural character of the area which is designated as a green gap. As such, the proposed development would be contrary to policies C2 and C6 of the Berkshire Structure Plan, policies SBE1 and SBE2 of the South East Area Local Plan and to policies WCC1, WCC2 and WRE4 of the Wokingham District Local Plan (Deposit Draft).

Informative
1. The applicant is advised that the 1:500 block plan does not correspond with the part 1:50 ground floor plan.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2 and C6.
South East Area Local Plan Policies STV2, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WRE4 and WIC16.

T. G Watson

Trevor Watson
Development Control Manager
Date: 05/06/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/6356

Applicant : Mrs M Brant C/O Robin Bradbeer Ltd.

Location : Holly Cottage, Heathlands Road, , Wokingham.
Proposal : Proposed single storey extension to form additional classroom and wc's.

Site Notice Displayed ? :

YES	NO	DATE
✓		13/5

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 11/04/2002

Earliest Date for Decision : 13/05/2002

Latest Consultation Date/Site Notice Expiry Date : 13/05/2002

This application will have expired on: 06/06/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - comments as per appn N° 5302

Env Health - no objection.

Planning Issues : TPO
rural + green gap.

Application Number: F/2002/6356

Appraisal :

See attached sheet

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/6356
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by virtue of its siting, ~~height~~, bulk + massing would create an incongruous feature to the detriment of the rural character of the area which is designated as a green gap. As such, the proposed development would be contrary to policies C2 + C6 of BSP SBE1, SBE2 of the SEAP WCC1, WCC2, WRE4 of the WDLP (DD)
		Informatives:	The applicant is advised that the 1:500 block plan does not correspond with the part 1:50 ground floor plan

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	———
SOUTH-EAST AREA LOCAL PLAN POLICIES:	STV2, SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WCC1, WCC2, WRE4, WIC16
GREEN BELT LOCAL PLAN POLICIES:	———
BERKSHIRE STRUCTURE PLAN POLICIES:	C2, C6
MINERALS LOCAL PLAN POLICIES:	———

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 5.6.02

RECORD OF SITE VISIT

SITE ADDRESS: Holly Cottage
Heathlands Road Wokingham.

APPLICATION NUMBER: F/2002/6356

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 13/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Hedging at front

2. DESCRIPTION OF SURROUNDINGS

As previous appn - 5302

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2001/5302 – Holly Cottage, Heathlands Road

Appraisal:

Development

The site is a detached building operating as a children's nursery located within a rural/green gap area, and there are trees covered by TPOs within the site.

Previous History

Application No.	Description of Development	Decision	Date Decision	Floor Area
05205	Replacement House & garage	Conditional Approval	26.8.76	
17911	Garage & utility extension	Conditional Approval	26.8.82	
24051	1st floor extension	Conditional Approval	12.8.85	(prior to COU: 208m^2)
97/65263/F	Change of use from residential to day care nursery & single storey extension	Conditional Approval	19.8.97	32m^2
98/68368/F	Enlarge dormer (retrospective)	Conditional Approval	11.11.98	6m^2
99/69358/F	Variation of condition 03 of consent 65263 to increase No. children from 35-40	Conditional Approval	11.5.99	-
F/1999/0271	Single storey extension to nursery	Conditional Approval	2.6.00	77m^2
F/2001/4038	Single storey extension to nursery and variation of condition 03 of consent 65263 to increase no. children to 59	Conditional Approval	8.8.01	11m^2
F/2001/5302	Single storey extension to nursery	Refused	8.1.02	49.3m^2

This application is a resubmission of the refused application F/2001/5302 for a single storey extension to nursery to form additional classroom with WC. It was refused for the following reason:

"The proposed development by virtue of its siting, bulk and massing would create an incongruous feature to the detriment of the rural character of the area which is designated as green gap. As such, the proposed development would be contrary to policies C2 and C6 of the Berkshire Structure Plan, polices SBE1 and SBE2 of the South East Area Local Plan and to policies WCC1, WCC2 and WRE4 of the Wokingham District Local Plan (Deposit Draft)."

The table below compares the recently refused and current application:

	Refused (5302)	Current (6356)	Difference
External Floor Area	49.3m^2	49.75 m^2	+0.45m^2
Length beyond lobby	8.5m	6.7m	-1.8m
Length beyond classroom	10.7m	8.90m	-1.8m
Ridge Height	5.6m	5.6m	-

The relevant policies are:

WDLP: WCC1, WCC2, WRE4, WIC12
SEALP: STV2, SBE1, SBE2
BSP: C2, C6

1. Impact upon the rural character of the area
The last paragraph of policy C2 of the BSP says that development in the countryside should be appropriate in scale, form, impact, character and siting to its location within the countryside.

Policy WCC1 of the WDLP reflects the sentiments of policy C2. In the Inspector's report to the WDLP public inquiry, he recommends the rewording of the policy, but this does not affect the consideration of this application (However, the Council has not yet formally considered these Inspectors recommendations).

Policy C6 (relating to green gaps) of the Berkshire Structure Plan states that development would not be permitted where it would threaten important open areas. WCC2 relates to green gap/separation of settlement and states that development shall not be permitted if it would effect or detract from the open and countryside appearance of the area.

The proposed development, whilst having been reduced in length by 1.8m compared to the previously refused application, is not considered to have overcome the previous reasons for refusal. In fact it is still the same size as the refused extension - to compensate for the 1.8m reduction in length, the extension would instead protrude at the rear of the building.

The proposed extension is still regarded as increasing the bulk and massing of existing building. It would increase the length of the building (from the classroom) by 8.9m, which would be particularly visible through the access to the site and be visible from Heathlands road along the front boundary (especially given that the screening is not dense). It is therefore considered that the proposed development by increasing the length of the building, and increasing the bulk and massing of the building would be detrimental to the rural character of the area which is designated as a green gap. The proposed development would therefore be contrary to polices WCC1, WCC2, C2 and C6 which seek to ensure that development would be appropriate in form, scale, design, to its location within the countryside.

The Landscape Architect raised concerns that the building has been extended an the cumulative effect of the extension and repositioning the car park would significantly increase the size of the built element within the site, having a detrimental visual impact on the surrounding countryside. They also

raised the issue that no planting has been provided adjacent to Heathlands Road to help mitigate previous extensions so that there are reasonably open to views into the site between trees.

The Parish Council are also objecting to the proposed development, as the further extension is felt to be excessive in the rural area, and would further encroach on the Crowthorne/Wokingham 'green wedge'.

2. Impact upon highway safety (parking provision)
The proposed development would be in the place of an area of existing parking. The site plans shows this to be relocated to the front of the extension. The Highways department would have no objection to the proposed development provided that there are no additional staff or children as a result of the development.

3. Other policy issues
Policy WRE4 of the WDLP allows minor extensions at existing employment sites outside of settlement boundaries, provided that the development complies with the following criterion:

a) Do not lead to an intensification of activity at the site
b) Have no greater visual impact on the undeveloped character of the countryside than the existing development
c) Do not cover a larger area of the site than that occupied by the existing authorised development
d) Do not cause detriment to the amenities of adjoining land uses and occupiers
e) Do not lead to objections under policy WT4 (environment impacts of traffic) or other transport policies of the plans
f) Do not result in an expansion or consolidation of 'bad neighbour' premises

There is no mention of their being any increase to the number of children proposed at the nursery, so it therefore considered that there would not be an intensification of the use of the site, and so complies with criterion 'a'. The proposed development is also considered to comply with criterions 'd', 'e' and 'f', as it would not cause detriment to neighbouring land uses, not lead to an objection under policy WT4, and is not a 'bad neighbour' use.

It is not considered that the proposed development complies with 'b' and 'c', as it clearly, by increasing the length of the existing structure is having a greater visual impact on the undeveloped character of the countryside than the existing development. It also covers an extra 50m2 floor area and would result in covering a larger area of the site than that occupied by the existing authorised development

In his report in the Wokingham District Local Plan, the Local Plan Inspector recommends changes to policy WRE4 and supports criterion 'b' and 'c' above (though the council has not formally adopted the changes). Under the new criterion, the proposed development would not comply with 'a' (for reasons as outlined above) which says:

'The proposal would not cause any greater visual impact on the character of its countryside surroundings than the existing development in terms of its siting, scale, materials and coverage.'

It is considered that the proposed extension is contrary to criterions 'b' and 'c' of the draft WRE4 and contrary to criterion 'a' of the Inspectors proposed WRE4.

~~**Approval:**~~ **Refusal: ✓**

ENVIRONMENT AGENCY

Our Ref : SP/2002/005663-1/1
Your Ref : EV/F/2002/6356

Date : 13 May 2002

PLANNING SERVICES	HP 56415
POL	TLS
DC EV	EMP
APP	
CS	
15 MAY 2002	
COPIES TO	ACK

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

FAO:Elaine Vashi

Dear Madam

SINGLE STOREY EXTENSION TO FORM ADDITIONAL CLASSROOM AND WC'S.

HOLLY COTTAGE HEATHLANDS ROAD WOKINGHAM

The Environment Agency has no further comments to its previous letter dated 31 December 2001 regarding your consultation reference F/2002/6356 of which a copy is enclosed.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Robin Bradbeer Limited

ENVIRONMENT AGENCY

Our Ref : SP/2001/004941-1/1
Your Ref : F/2001/5302

Date : 31 December 2001

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Brown

SINGLE STOREY EXT TO NURSERY SCHOOL HOLLY COTTAGE, HEATHLANDS RD, WOKINGHAM

Thank you for your letter dated 26 November 2001, received on 28 November 2001. Please quote the following reference in any correspondence: SU86NW/8/10. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

ADVICE TO PLANNING AUTHORITY

Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

WOKINGHAM WITHOUT PARISH COUNCIL

The Clerk, The Lodge
Pinewood Centre
Old Wokingham Road, Wokingham, Berks RG40 3AQ.
Tel: Crowthorne (01344) 771425
Fax: (01344) 762283
email wwpc.gov@btinternet.com

PLANNING SERVICES	HPT
POL	TLS
DC EV	EPF
APP	
CS	

24 APR 2002

COPIES TO

FAX MESSAGE

TO: WDC Planning. **ATTENTION:**. Elaine Vashi.

FROM: John Grant. **DATE:** 25 April 2002

Re application F/2002/6356, Holly Cottage, Heathlands Road Wokingham..

Just received this day after Council meetings completed for April. Next committee that can consider this is on evening of your deadline day for comments. Could I therefore ask for a day's extension for this Council's comments please? I think it most likely that the Council will oppose the application.

26/4/02.

Regards,

John Grant.
Clerk to the Council.

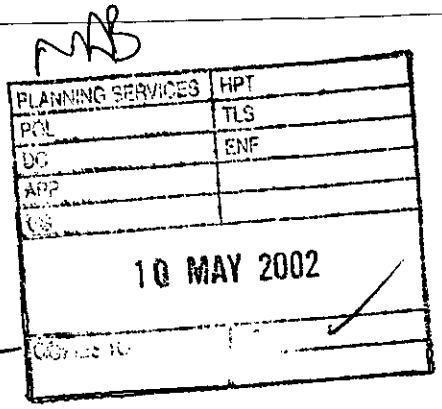
Natalie,

I phoned Mr. Grant & explained the app. has been re-allocated to you. I said it may be okay that their comments will be 1 day late as you are on leave & probably haven't had a chance to deal with the app. yet. Give him a call if this is a problem

Elaine

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 08 May 2002 21:58
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



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NatureofEmail: Objection
ApplicationNumber: F/2002/6356
Correspondent_FullName: Richard Fenny
Correspondent_StreetAddress: Kingswood House
Correspondent_Address2: Heathlands Road
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 3AR
Correspondent_Telephone:
Correspondent_Email:

1107 rec
until 17/5

Comments:

I object to the continuing piece by piece development of what was a small residential dwelling. This application should be rejected on the grounds of extra noise and disturbance to a rural road due to traffic and to the negative visual impact in what you have previously indicated to me is the "sensitive green gap between Wokingham and Crowthorne". This site is surely over-developed already!

Phone: See below for details

Date: 14 May 2002

Your Ref:

My Ref: F/2002/6356

WOKINGHAM UNITARY
Aiming for Excellence

RICHARD FENNY
KINGSWOOD HOUSE
HEATHLANDS ROAD
WOKINGHAM
BERKS
RG40 3AR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

Application No: F/2002/6356

Site Address: Holly Cottage, Heathlands Road, Wokingham

Proposal: Proposed single storey extension to form additional classroom and wc's.

Thank you for your comments on the above mentioned planning application.

You can contact the Central Support Team on (0118) 974 6429 if you require additional information about the proposal, but please note that only written comments can be taken into consideration when determining the application. You are also reminded that all comments received are open for the public to view, this includes the applicant or their appointed agent.

We will inform you in writing of the decision when this application is determined.

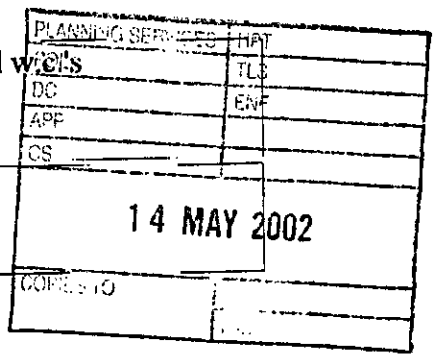
Yours faithfully,

Anna Cronin

Head of Planning and Transportation

Wokingham Without Parish Council Consultation Sheet

Officer	Elaine Vashi
No	F 2002 6356
Proposal	single storey extension to form additional classroom and w.c's
Site	Holly Cottage, Heathlands Road, Wokingham.



Committee's Comments

As with previous similar applications the committee strongly protest against further expansion, felt to be excessive in a rural area, generating traffic in overloaded country roads, and further encroaching on the Crowthorne/Wokingham 'green wedge'.

Signed : _____
Clerk to Wokingham Without Parish Council

14 May 2002

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 13 May 2002

Location:	Holly Cottage Nursery, Heathlands Road, Wokingham
Proposal:	Proposed single storey side extension to form additional classroom and wc's.
Application Number:	F/2002/6356

In response to your consultation dated 19 April 2002 for the above application, the landscape comments are as follows:

The site is within a Green Gap Wedge designation with the majority of the trees on the site protected by a TPO. The sweet chestnut to the north of the building has recently been removed, so therefore construction of the extension will not damage the tree.

The building has recently been extended several times and the cumulative effect of this extension and repositioning the car parking will significantly increase the size of the built element within the site which will have a detrimental visual impact on the surrounding countryside. (The enclosed play areas to the rear of the nursery are not shown on the block plan.) No additional planting has been provided adjacent to Heathlands Road to help mitigate previous extensions so that there are reasonably open views into the site between the trees.

The principle of the attached landscape scheme (drawing no. 417/02/1) is acceptable, however details of the proposed planting will need to be submitted if planning permission is given to this application. Landscape details will need to include full species name, size of plant at time of planting and planting densities and/or numbers. The plant species especially along Heathlands Road will need to of native origin.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 19 April 2002

Application Number: F/2002/6356

Proposal: Proposed single storey extension to form additional classroom and wc's.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Holly Cottage, Heathlands Road, , Wokingham.

Applicant:
Mrs M Brant C/O Robin Bradbeer Ltd.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Comments as per app no. 5302.

Signed: _____ **Print name:** JC 22/04/02.

Natalie Brown

From: Elaine Vashi
Sent: 25 April 2002 13:07
To: Natalie Brown
Subject: FW: F/2002/6356 Holly Cottage, Heathlands Rd

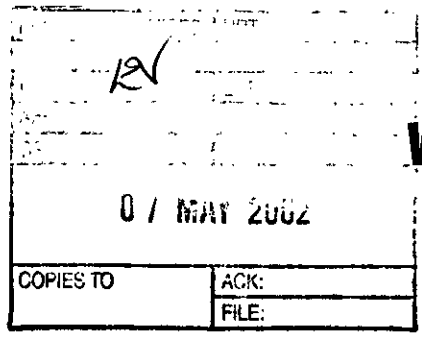
-----Original Message-----
From: John Mullaney
Sent: 25 April 2002 12:11
To: Elaine Vashi
Subject: F/2002/6356 Holly Cottage, Heathlands Rd

I have no objection to this proposed development.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

☎ 0118 974 6379 (Direct Line)

Friday, 03 May 2002



WOKINGHAM UNITARY
Aiming for Excellence

Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Glos
GL6 7LS

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2002/6356

Address: Holly Cottage, Heathlands road, Wokingham

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

When a building is extended, there is no obligation to carry out improvements within the existing building under the building regulations Part M. Where access to the extension is though the existing building, it will be subject to the limitations of the existing building.

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To consider the level of parking provision suitable for the needs of disabled visitors.
2. To consider providing level access at the entrance to the existing building and to the facilities provided in the new extension.
3. To consider the provision of an accessible WC where the travel distance to the existing accessible WC is in excess of 40m.
4. To consider the use of colour and tonal contrast of floors, walls, and doors to improve visibility for all users.
5. To consider the design and position of door furniture in terms of reach and grip.
6. To ensure that the force required to open doors is not excessive (20 Newtons recommended)

Application Number : F/2002/6356	**Map No :** 92
Case Officer : EV	**Site Area :** 0.59
Valid Date : 11.4.02	**Received Date: 11/04/2002**

Level : Delegated Application

Description : Proposed single storey extension to form additional classroom and wc's.

Location : Holly Cottage, Heathlands Road, , Wokingham.

Parish : WT **Ward : WOK**

Applicant : Mrs M Brant C/O Robin Bradbeer Ltd.

Fee Required: £0 **Fee Received: £0** Resubmission 5302 refused.

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 19/4/02

Building Control

Heritage (Harold Sanders) ✓

Landscape Landscaping details

Trees TPOs on site, adj to extension.

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services Under 8's officer, Enid Cross ✓

Highways

Disabled Access Officer ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco ✓

Environment Agency re disposal of sewage to cess pool.

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Green Gap & Wedges
Rural Area
Countryside

NEIGHBOURS

S/N + See map

+ Richard Fenny
Kingswood House
Heathlands Road
Wokingham
RG40 3AR

No pre-apps.

**********FILE COPY**********

Tel: (0118) 974 6451

Date: 19 April 2002

My ref: F/2002/6356

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6356
Holly Cottage, Heathlands Road, , Wokingham.
Proposed single storey extension to form additional classroom and wc's.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2002/6356**
Holly Cottage, Heathlands Road, , Wokingham.
Proposed single storey extension to form additional classroom and wc's.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Ross

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6451

Date: 19 April 2002

My ref: F/2002/6356

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Dear Councillor

Application Number: F/2002/6356
Holly Cottage, Heathlands Road, , Wokingham.
Proposed single storey extension to form additional classroom and wc's.

I write to let you know that the above mentioned application has been received.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/6356**
Holly Cottage, Heathlands Road, , Wokingham.
Proposed single storey extension to form additional classroom and wc's.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Lewis

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6451

Date: 19 April 2002

My ref: F/2002/6356

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2002/6356
Holly Cottage, Heathlands Road, , Wokingham.
Proposed single storey extension to form additional classroom and wc's.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/6356**
Holly Cottage, Heathlands Road, , Wokingham.
Proposed single storey extension to form additional classroom and wc's.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Helliar-Symons

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6356

Proposal:
Proposed single storey extension to form additional classroom and wc's.

Location:
Holly Cottage, Heathlands Road, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6356 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/05/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

19 April 2002

11 APR 2002* 6356

Robin Bradbeer Limited

Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham Berkshire RG40 1WR

Our ref. RWB/417
10 April 2002

For the attention of Mr Trevor Watson
Development Control Manager

Dear Mr Watson

SITE : HOLLY COTTAGE NURSERY HEATHLANDS ROAD WOKINGHAM
PROPOSAL : SINGLE STOREY EXTENSION TO FORM ADDITIONAL CLASSROOM AND WC'S

I attach a completed application for the above development which comprises the following documentation:

- 6 copies of the completed part 1 and Part 2 application forms
- Completed certificate of ownership and agricultural holdings certificate
- 6 copies of the following drawings:
  - O.S. location plan
  - AH/E/3247C - plans, elevations, section
  - 417/02/1 - landscaping scheme
- Supporting correspondence from the proprietor of Holly Cottage Nursery (2 no. letters)

Preparation of this revised application follows a meeting with Miss Nataille Brown on 29 January following refusal F/2001/5302 on 8 January 2002. During that meeting Miss Brown identified the following concerns in relation to the previous proposal; the length of the extension towards the north; the bland appearance of the east elevation; the absence of any landscaping proposals adjacent to Heathlands Road.

This application has addressed those concerns in the following ways.

1. The northwards projection of the extension has been reduced by 1.8m. [The more radical alternative of relocating the extension to the west side of the property within the enclosed and specially surfaced rear garden area is not a realistic option. Please refer to the attached correspondence from the

proprietor. The secure garden was a particular asset of the nursery referred to in the recent OFSTED report].

2. The appearance of the east elevation has been relieved by the introduction of a window.

3. A scheme of landscaping along Heathlands Road and around the repositioned parking areas has been provided following discussion with the Council's Landscape Architect Catherine Brimble.

Holly Cottage Nursery opened in 1998 as a private day care nursery managed by the proprietor. The site benefits from a rural location which is conveniently accessible to Wokingham (1.5 miles away). The OFSTED report of March 2000 identified the outdoor accommodation consisting of the nursery's secure garden and adjacent woods and fields as "*particularly conducive*" to the development of children's knowledge and understanding of the world and physical skills.

Wokingham District Local Plan (deposit draft) policy WIC12 encourages day nursery provision through the development control process. It is noted that there were no recorded objections to this policy in the context of the Local Plan Inquiry.

This revised proposal for a minor extension is now in accord with WDLP (deposit draft) Policy WRE4 since:

A. it will not cause any greater visual impact on the character of its countryside surroundings than the existing development.
B. it will not cause detriment to the amenities of adjoining land uses and occupiers since it relates to a pre-existing use.
C. it will not generate additional levels of traffic that would cause unacceptable environmental impacts or detriment to road safety (Highways raised no objection to application F/2001/5302).

It is material to note that the council has recently permitted a single and two storey extension to The Crescent Nursery, Nine Mile Ride (F/2001/4239), as a minor extension in accord with Policy WRE4. That proposal was 50% larger than this proposal at Holly Cottage Nursery.

Should Officers wish to discuss any aspect of this application please they are invited to contact me directly.

Yours sincerely

11.APR.2002* 6356



9.4.02

Dear Sir

I have thought about your objections to our plans and about your suggestions on extending out the back so it is not so visual from the road. Two of the things I love most about my day nursery are 1/ the grounds and 2/ we can offer places to siblings as we have the age groups from 12 weeks to five years. When I took over the house 4 years ago I felt that because of the wild flowers, wild animals and all the established trees it lent itself to being a day nursery. It is because of these two reasons I would not want to extend out the back. I will explain further.

To our great cost when we opened we made the 3 different gardens all very child friendly. We have used the tyre surface in two of the gardens where the climbing frames are; each garden has a patio surrounding the play area for the use of the bikes and trucks. Each garden has a home corner where there is a Wendy house and a sand pit and the older ones garden have a dolls house and kitchen. Very pretty railings separate the gardens. All these things have been placed to give the children as much freedom as possible and I have to say the garden to me is an extension to any room and is very important to any Childs development. As the gardens work so well I would not want to upset this routine.

Parents often comment that all the children can clearly see each other no matter what age they are, for example if you have a baby and a two year old these groups play together at lunchtime and break times, if you have a baby and three year old then these children because of the way the gardens overlook each other they can clearly see their brothers or sisters playing. Children also learn from their peers so if a two year old is watching the older children they will learn and copy.

From a safety point of view there must be at least two members of staff in each garden and as all the staff can see into all the gardens they can watch out for all the children, making it much safer.

Thank you for taking the time to read my letter

Yours sincerely

M Brant.

Heathlands Road, Wokingham, Berkshire RG40 3AP

Tel: 01344 761264

Holly Cottage Day Nursery Limited Registered in England No 358 6852 Registered Office, 22-24 Broad Street, Wokingham, Berkshire.

Holly Cottage Nursery

19 NOV 2001*
11 APR 2002*

03502

Dear Sir

The reasons we would like to extend Holly Cottage are as follows

1 Due to government funding all 3-5 year old children now attend nursery which was not so before the funding.

2 We have found that parents in the nursery have other siblings that take priority places. This does not leave places available to new families. This means that if you don't use our baby unit you are unlikely to get a place in our pre-school.

3 We have a super setting with excellent facilities for rambles and lots of outdoor play. We have a very safe and efficient one way system already up and running.

4 We follow the rules and regulations set out by ofsted but because we have loads of room we allow a bigger floor space area per child. We also have a Manager and a Deputy that are supernumerary to the staff/child ratios.

Thankyou for taking the time to read this letter, should you need any further information please feel free to call me at the Nursery

Yours Sincerely

M Brant

Heathlands Road, Wokingham, Berkshire RG40 3AP

Tel: 01344 761264

Holly Cottage Day Nursery Limited Registered in England No. 358 6852 Registered Office: 22-24 Broad Street, Wokingham, Berkshire.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	MRS M BRANT
	ADDRESS	HOLLY COTTAGE NURSERY
		HEATHLANDS ROAD WOKINGHAM BERKSHIRE
	POST CODE	RG40 3AP PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROBIN BRADBEER LIMITED
	ADDRESS	STEEPWAYS FARM
		NETHER LYPIATT STROUD GLOS.
	POST CODE	GL6 7LS PHONE 01453 889102
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	HOLLY COTTAGE NURSERY
		HEATHLANDS ROAD WOKINGHAM BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SINGLE STOREY EXTENSION TO FORM ADDITIONAL CLASSROOM
		WITH WC'S
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/E/3247C AND OS EXTRACT

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1933 "Holly Cottage
3

ADDRESS Heathlands Road. PARISH Wok/Without

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Plan
F/2001/5302		Mrs Brant	s/st ext to nursery school to form add. classroom +	8.1.02		Re
				WC's		
F/2002/6356		"	s/st - classroom + W.C.s			

MINISTRY DECISION:

SPECIAL ORDERS:

① HOLLY COTTAGE,

ADDRESS GARDENERS GREEN PARISH WOK/WITHOUT

PLOT No. Old Property HEATHLANDS ROAD ORD. SHEET No. SU. 8266(9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1364/73 x	MRS D.S. GRAY	O/APP DEMOLISH EXISTING DWELLING - ERECT 2 DET. HOUSES.	25.10.75	N/A REF
04062 x	Mr R Gray	" "	20 2 76	N/A Ref
* BR 4464 x	"	" "	2 4 76	APP N/A
04441 x	"	REPLACEMENT HOUSE + GARAGE	15.4.76 28.6.79	N/A REF. CANCELLED
BR 4745 x	"	" " "	9 6 76	App N/A
04732 x	"	" " "	10 6 76	N/A Ref
05205 →	"	" " "	26.8.76	N/A C/A
BR 5246	"	" " "	14.9.76	APP N/A
BR 19007 x	"	GARAGE + UTILITY ROOM EXT.	27.7.82	REF. N/A
17911 →	"	"	26.8.82	N/A C/A
BR19320	"	"	16.9.82	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * BR 4464 - CANCELLED BY W.A.C - 22.2.79

DRAINAGE

② HOLLY COTTAGE

ADDRESS GARDENERS GREEN PARISH WOK/WITHOUT

PLOT No. HEATHLANDS ROAD ORD. SHEET No. SU.8266 (92)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
24051 →	MR. R. GRAY	1ST FLOOR EXTENSION	12.8.85	N/A C/A
BR25420	"	"	15.10.85	APP N/A
97/65263/F →	MS M. TUCKWELL	RES TO DAY CARE	19.8.97	C/A
~~98/68368/F~~		NURSERY + S/ST. EXT.		
98/68368/F →	" (RETRO)	ENLARGE DORMER EXT.	11.11.98	C/A
FP97/6944	M Tuckwell	C. of U. to day care nursery	6.11.97	APP
99/69358/V →	Holly Cottage Day Nursery.	Variation to cond. 3 on app.		
99/69574/F →		97/65263/F to ↑ children no's (35-40)	11/5/99	C
" x	"	ER. OF ENT. PIERS + EXT. LIGHTING	8/7/99	RE
F/1999/0271	Holly Cottage Day Nursery	s/st ext to childrens day nursery	2.6.00	AP
FP/2000/0709	" " "	S/st side ext	07.07.00	APP
F/2001/4038	S/ST. SIDE EXT. TO NURSERY + VAR. COND. 03 OF 97/65263/F AS VAR. BY 99/69358/V TO INCREASE NO. OF CHILDREN TO 59.		08.08.01	A

DATE OF COMPLETION

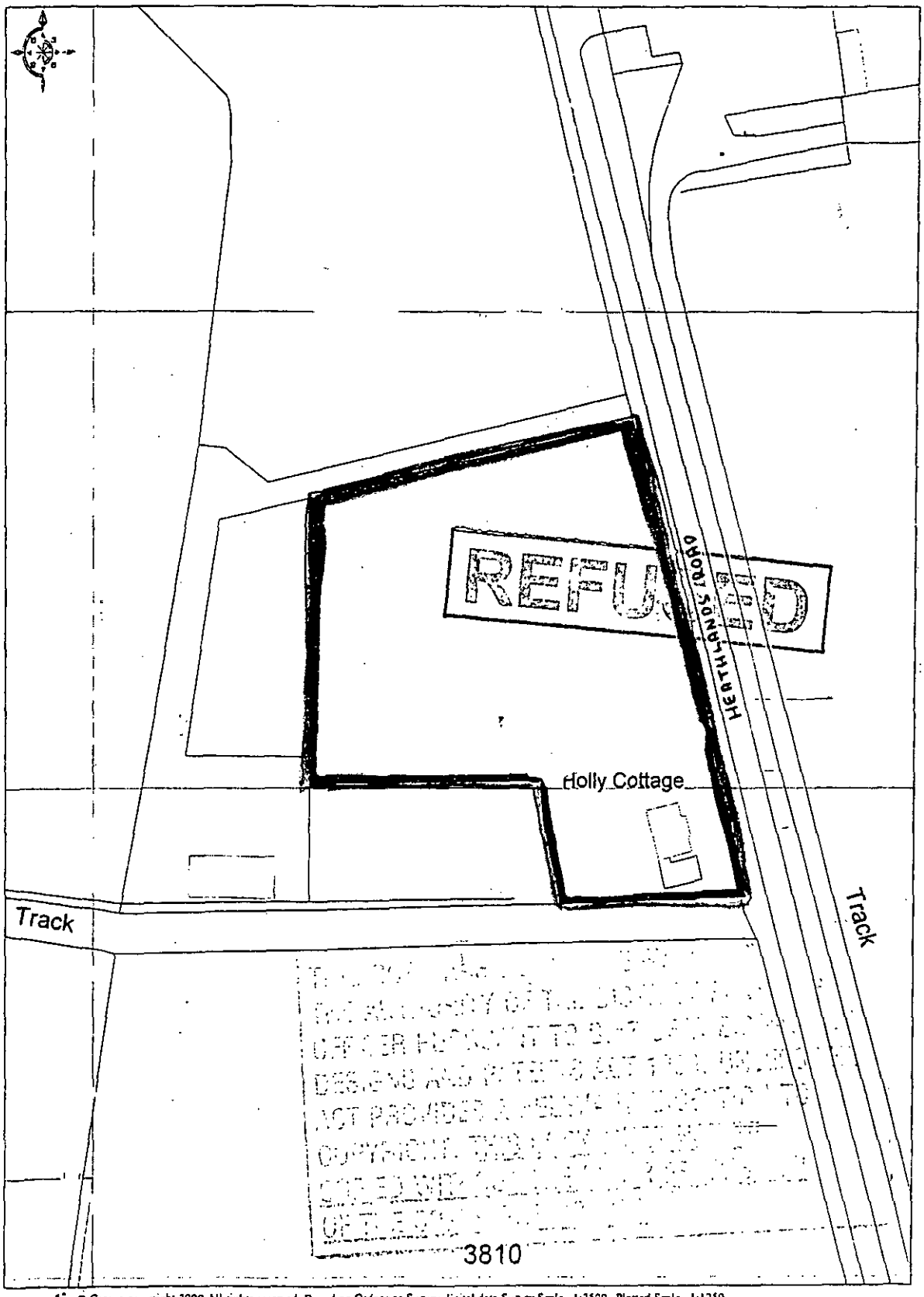
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

11.APR.2002* 6556



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(Scales other than at Survey Scale should not be used for accurate measurement) Business occupancy data ©2000 Thomson Directories Ltd.

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11.APR.2002* 6556

LANDSCAPING DETAILS

SCHEDULE OF PLANTS

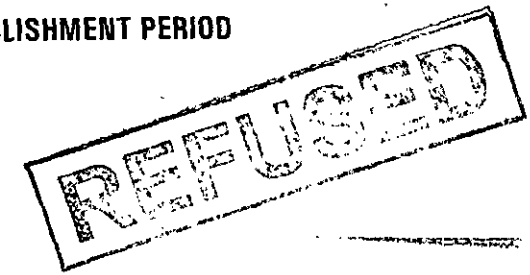
			SIZE	TYPE
	TREE PLANTING			
	Holly	3 No.	3 litre pot	Containerised
	UNDERSTOREY PLANTING	MIX	SIZE	TYPE
A.	Hawthorn	25%	450-600mm	Bare root
	Blackthorn	25%	450-600mm	Bare root
	Holly	10%	3 litre pot	Containerised
	Field maple	20%	450-600mm	Bare root
B.	Laurel	-	2 litre pot	Containerised

PLANTING SPECIFICATION

All trees and shrubs to be pit planted at 1.5metre centres and fitted with individual tree and shrub shelters and biodegradable mulch mats.
Non peat based planting compost and water retention granules to be incorporated in backfill.
All plants to be watered in immediately after planting.

ANNUAL MAINTENANCE SPECIFICATION FOR FIVE YEAR ESTABLISHMENT PERIOD

Any tree or shrub which fails to be replaced in the following planting season.
600mm diameter weed free circle to be maintained around each plant.
Vegetation between plants to be cut back on tow occasions per year.
All trees and shrubs to be watered in times of drought.



KEY

Proposed

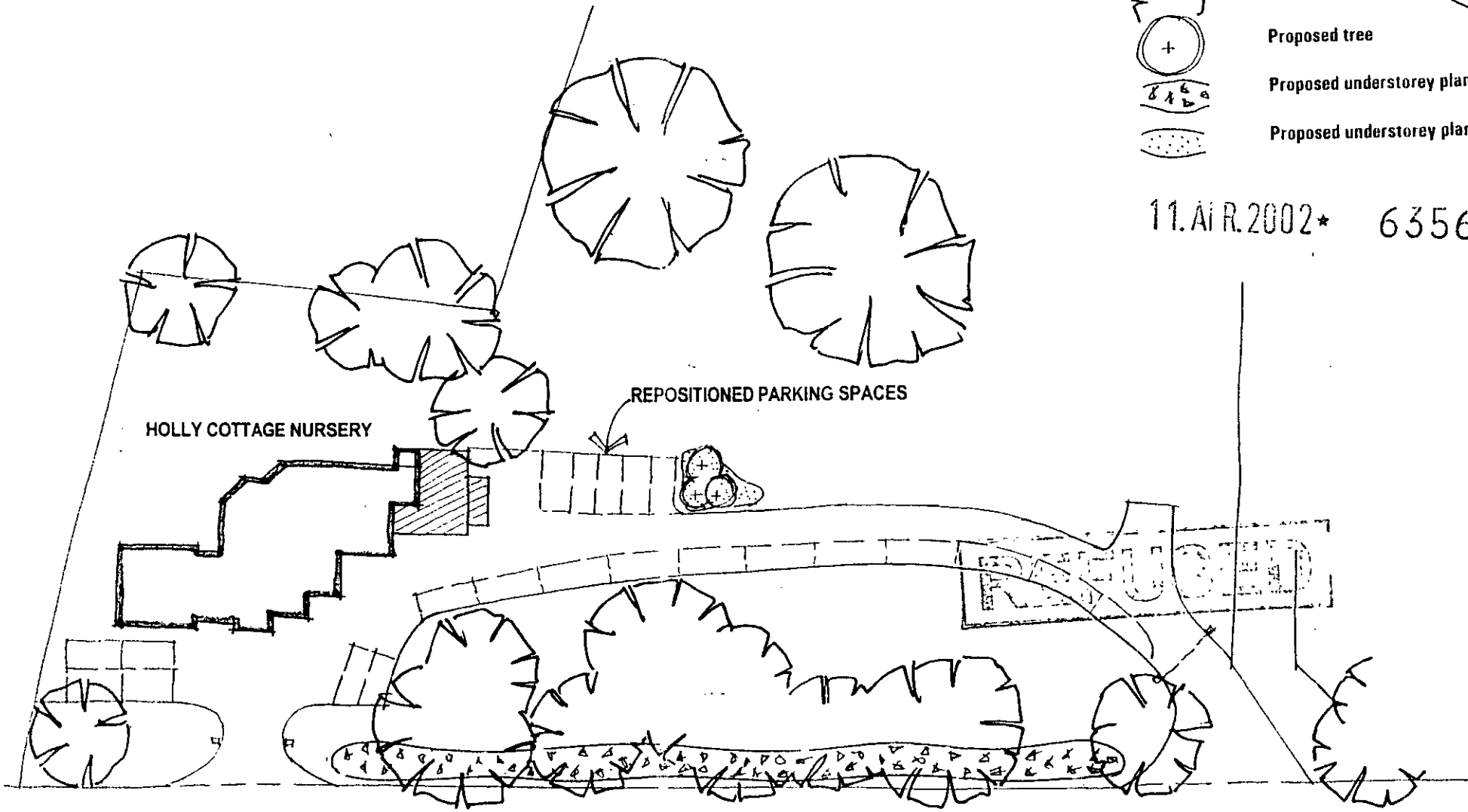
Existing trees

Proposed tree

Proposed understorey planting A

Proposed understorey planting B

11.APR.2002* 6356



HOLLY COTTAGE NURSERY

HEATHLANDS ROAD WOKINGHAM

LANDSCAPING SCHEME

ROBIN BRADBEER LIMITED DRAWING NO. 417/02

SCALE 1:500 417/02/1

EDM
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Document Management

FILE 2

F/2002/6356

EDM
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Document Management

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: NAB

APPLICATION NUMBER: 6356

APPELLANT: Mrs M Brant

SITE: Holly Cottage Nursery, Heathlands Rd, Wokingham Without

APPEAL REF: APP/X0360/A/02/1099595

START DATE: 20/09/02

DATE OF SITE VISIT 14/01/03

Progress Record	Date Actioned	Initials
Appeal Logged:	23/09/02	
Entered on Access:	26/09/02	DG
Notification Letters Due:	**04/10/02**	
Notification Letters Sent:	02/10/02	DG
Questionnaire Due:	**04/10/02**	
Questionnaire Sent:	02/10/02	DG
Statement Due:	04/11/02	
Statement Sent:	21/10/02	DG
Comments on Statement Due	22/11/02	
Comments on Statement Sent	18/11/02	DG
Decision letter circulated:	11/02/03	DG
Decision entered on Access:	11/02/03	DG

302

Appeal Decision

Site visit made on 14 January 2003

by T J Morgan LLB(Hons) Solicitor

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

10 FEB 2003

Appeal Ref: APP/X0360/A/02/1099595
Holly Cottage Nursery, Heathlands Road, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs M Brant against the decision of Wokingham District Council.
- The application (Ref.F/2002/6365), dated 5 April 2002, was refused by notice dated 5 June 2002.
- The development proposed is single storey extension to form additional classroom with wc's (stet).

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. I have considered the details of the proposed extension on the basis of that part of the application drawing No. AH/E/3247c scaled at 1:50 and the stated dimensions relating to it, rather than the 1:500 block plan as it portrays a more precise representation of the proposal.

Main Issues

2. The main issue in the appeal is the effect of the proposed extension on the character and appearance of the locality.

Planning Policy

3. Section 54A of the 1990 Act requires planning applications and appeals to be decided in accordance with the development plan unless material considerations indicate otherwise. The developemnt consists of the adopted Berkshire Structure Plan 1991 – 2006 ["the BSP"] and the adopted South East Area Local Plan ["the SEALP"]. Policies C2 and C6 of the former and STV2, SBE1 and SBE2 of the latter are relevant to the appeal. There is an emerging Wokingham District Local Plan ["the WDLP"] and policies WCC1, WCC2, WIC12 and WRE4 are relevant. Planning Policy Guidance 7 [PPG7] gives advice on development in countryside locations such as this.

Reasons

The Development Plan

4. The proposed extension would add a single storey pitched roof element to the existing building. This would extend its overall length by some 8.9m and add 44 square metres gross internal area, but would be set back by some 1.8m from the nearest part of the existing frontage, and have a lower ridge height than the present building. It would stand on what is currently an open gravelled area and existing parking spaces, which would have to be relocated would result in the extension of existing spaces by about 3m into an adjoining grassed area.

11. The development proposal would provide an enhancement in a useful community facility and in this respect be in accord with Policy WIC12 of the emerging WDLP. Its visual impact would be read in the context of the existing site and the proposed landscaping, and would not harm the character and appearance of the locality or the setting and separate identity of any settlements or communities. As a result it, should be permitted as it is in accord with the development plan and there are not material considerations that indicate a decision otherwise.

Conditions

12. I have considered the need for conditions and those suggested by the Council and appellant in the light of the advice in Circular 11/95. There has to be a time limit on permissions and suggested condition 1 should be applied. There is a need to ensure that materials used in the extension are visually compatible, but I consider the use of model condition 64 can better and more precisely achieve this aim. There is no evidence of particular harm to any interest of acknowledged importance that would justify refusal if the suggested limitation in pupil numbers was not imposed and in this sense I consider it to be unnecessary. It is necessary to provide and maintain off road parking in the interests of the free flow and safety of traffic. The proposal shows a repositioned parking area and as this arises from the proposal it should be made subject to a condition. I will use a variation of model condition 22 to achieve this.

Conclusions

13. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

14. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for single storey extension to form additional classroom with wc's at Holly Cottage Nursery, Heathlands Road, Wokingham in accordance with the terms of the application Ref. F/2002/6365 dated 5 April 2002, and the plans submitted therewith, subject to the following conditions:

1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.

2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) The extension shall not be brought into use until the area shown as the repositioned parking area on drawing No AH/E/3247c has been drained and surfaced in accordance with details submitted to and approved by the local planning authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.

4) All planting, seeding or turfing comprised in the details of landscaping shown on Application Drawing No. 417/02/1 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the

Application No: F/2002/6356 NAB

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs M Brant
C/O Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Glos
GL6 7SL

Application Number: F/2002/6356

Parish: **WOKINGHAM WITHOUT**

Location: **Holly Cottage, Heathlands Road, Wokingham.**

Proposal: **Proposed single storey extension to form additional classroom and wc's.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason
1. The proposed development by virtue of its siting, bulk and massing would create an incongruous feature to the detriment of the rural character of the area which is designated as a green gap. As such, the proposed development would be contrary to policies C2 and C6 of the Berkshire Structure Plan, policies SBE1 and SBE2 of the South East Area Local Plan and to policies WCC1, WCC2 and WRE4 of the Wokingham District Local Plan (Deposit Draft).

Informative
1. The applicant is advised that the 1:500 block plan does not correspond with the part 1:50 ground floor plan.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2 and C6.
South East Area Local Plan Policies STV2, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WRE4 and WIC16.

The Planning Inspectorate

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Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728645
Switchboard 0117-3728000
Fax No 0117-3728804

1371-8645

64434

PLANNING SERVICES	HPT	GTN
POL	TLS	
SC	ENF	
APP DG		
CS		

19 DEC 2002

COPIES TO:	ACK:
	Date:

NAB

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/6356

Our Ref: APP/X0360/A/02/1099595

17 December 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS M BRANT
SITE AT HOLLY COTTAGE NURSERY, HEATHLANDS ROAD, WOKINGHAM, BERKSHIRE, RG40 3AP

I am writing to inform you that the Inspector appointed by the First Secretary of State to determine the above appeal is

Mr T Morgan LLB (Hons) SOLICITOR

The Inspector will visit the appeal site at 14:30 on Tuesday 14 January 2003. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

The Inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the Inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the Inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
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http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

63573
DG
25 NOV 2002
FILE

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/6356

Our Ref: APP/X0360/A/02/1099595

Date: 22 November 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS M BRANT
SITE AT HOLLY COTTAGE NURSERY, HEATHLANDS ROAD, WOKINGHAM, BERKSHIRE, RG40 3AP

I am writing to let you know that Mr R Bradbeer, who is representing the appellant on the above appeal, from time to time works as a fee paid Planning Inspector for the Inspectorate.

If you have any queries regarding this please send your comments to me within 7 days of the date of this letter.

Yours faithfully

Mrs M Pocock

211B(BPR)

The Planning Inspectorate

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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/6356

Our Ref: APP/X0360/A/02/1099595

Date: 22 November 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS M BRANT
SITE AT HOLLY COTTAGE NURSERY, HEATHLANDS ROAD, WOKINGHAM, BERKSHIRE, RG40 3AP

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

Mrs M Pocock

217L(BPR)

TOWN & COUNTRY PLANNING ACT 1990

APPELLANT : MRS M BRANT

SITE : HOLLY COTTAGE NURSERY HEATHLANDS ROAD
WOKINGHAM BERKSHIRE

COMMENTS UPON LPA'S STATEMENT AND THIRD PARTY CORRESPONDENCE

Robin Bradbeer Limited
Planning & Development Consultancy
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire GL6 7LS
Tel: 01453 889102
Fax: 01453 889103
email planning@bradbeer.co.uk

PINS ref. : APP/X0360/A/02/1099595
LPA ref. : F/2002/6356
Our Ref. : RWB/417
18 November 2002

LPA'S STATEMENT

References to of the LPA's statement appear in italic typeface.

Paragraph 4.06

1. The proposal is for an additional classroom. The reasons for requiring the further accommodation were explained in the 2 letters provided by the appellant and submitted to the LPA as part of the application. Copies of those letters were included amongst the bundle of essential supporting documents submitted with the appeal form (item no. 6). The LPA did not ask for any further information at application stage. Had the LPA done so the applicant would have explained that the proposed classroom is intended to provide up to 16 additional nursery school places, subject to registration by the education authority. The applicant would have further explained that on past experience a number of those places would be likely to be taken up by children who have siblings attending the nursery who would be given automatic priority over children from families having no children attending the nursery. This is relevant to considering the traffic implications of the proposal.

2. In considering the proposal under LP policy WRE 4 the Inspector's Report following the LP Inquiry is a material consideration as accepted by the LPA (Appellant's Document 7). Replacement policy WRE4 recommended by the Inspector deleted the LPA's criterion (a) further to his finding at paragraph 7.181 (p. 7.40 of his report - copy attached as Appendix A).

"It seems to me that intensification would only be objectionable if it resulted in harmful impacts".

It is the appellant's case that in the context of the existing use and development on the site the proposal would not cause any unacceptable impact in terms of visual appearance, character, amenity or traffic.

6.00 Conditions

3. Suggested condition 3 proposes limiting the number of children attending the nursery to 59. This figure appears in condition 3 of permission F/2001/4038 but does not in any event tally with the current registration number of 65. The appellant considers that a planning condition restricting the number of children to 59 would be unreasonable since it would remove the benefit of the additional classroom. The education authority is responsible for registration of the maximum number of children attending the school and therefore it is considered unnecessary for the number of children to be dealt with by a planning condition since this would represent an unnecessary duplication of control.

THIRD PARTY REPRESENTATIONS - WOKINGHAM WITHOUT PARISH COUNCIL

4. The letter from the Parish Council dated 16 October 2002 refers to previous planning permissions granted on the appeal site which it equates to an erosion of the countryside in the Parish. Clearly this appeal relates solely to the present proposal . Recent decisions taken by the LPA to grant planning permission upon this and other sites in the area will have been taken against a similar policy framework as applies to this appeal. The Parish Council claims, wrongly, that there are non-conforming industrial uses to the north of the site. Regardless of whether the Parish Council agrees, a variety of development has been permitted in this area of countryside having regard to the development plan and other material considerations. In rebuttal of the Parish Council's assertion the incidence of permitted commercial and institutional uses in the immediate area are shown on the plan supplied at Appendix B.

For comparative purposes it is relevant to note that the LPA permitted a 2 storey classroom extension at Holme Grange School in 2000 (99/70860) having a net floorspace increase of 120m². In the context of a current application to redevelop Holme Grange Craft Centre by a 32% floorspace increase (approx. 300m² additional

floorspace) the District Councillor has expressed the opinion that he sees no reason to object to this development as demonstrated by the email provided at Appendix C.

A

WOKINGHAM UNITARY
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WOKINGHAM DISTRICT LOCAL PLAN

INSPECTOR'S REPORT

PART TWO

CHAPTERS OTHER THAN HOUSING

Mr D Hollis
October 2001

developed land, guidance in PPG 3 and PPG 13 make it clear that a countryside location is generally unsustainable and is low in the search sequence for housing.

RECOMMENDATION

7.178 That Proposal WRE3 is deleted.

POLICY WRE4

REPRESENTATIONS

2086 University of Reading (O)
1492 St Nicholas Hurst Parish Council (S)

OBJECTION ISSUES

7.179 This objection was concerned that the policy sought to restrict changes within B1 and that this was contrary to the provisions of the Use Classes Order. The policy was also not in conformity with Policy BU2 of the Structure Plan. Sub-paragraphs A) and C) should be deleted.

CONCLUSIONS

7.180 National planning policy makes it clear that the countryside will be protected for its own sake and this is echoed in the countryside policies of the Structure Plan, which advocate strict control over new development. On the other hand, there are many small-scale employment sites within such areas that satisfy a need for cheap, flexible accommodation. A balance needs to be struck in order to allow for some controlled expansion without overall compromise to countryside objectives. Whilst Policy C2 in the Structure Plan does allow for redevelopment, the supporting text makes it clear that this should not have greater impact than the existing activity and should secure environmental improvements. It seems to me that B) and C) could be considered together, but that reference also needs to be made to the bulk of buildings.

7.181 Although I do not agree with the objector that the policy is seeking to restrict movement within the B1 use class, I do concur that sub-paragraph A) is unnecessary. It seems to me that intensification would only be objectionable if it resulted in harmful impacts. Sub-paragraph E) concerns highway impacts and should be more specific in its requirements rather than simply referring to transport policies.

7.182 Employment uses within the countryside often include "bad neighbour" development. However, this is recognised as an area of need, which is not adequately provided for. In some locations this sort of use can be carried out

without undue harm and where this occurs it should not be unreasonably fettered. Harmful impacts arising from this type of use are dealt with in my recommendation for Policy WEM10 and I suggest that sub-paragraph F) is unnecessary.

7.183 There are some designated sites that lie outside settlements, for example the core employment area at Hogwood Industrial Estate, Finchampstead and the allocated industrial area at Kentwood Farm, Wokingham. Such sites are subject to consideration under Policy WEM1 and WEM2 and in order to avoid policy conflict it needs to be made clear that Policy WRE4 does not apply to them.

RECOMMENDATION

7.184 That Policy WRE4 is deleted and replaced as follows:

"On sites in existing employment use outside settlements or areas designated under Policies WBE1 and WBE2, the minor extension to buildings, limited infilling between buildings and redevelopment will be acceptable, provided that:

A) the proposal would not cause any greater visual impact on the character of its countryside surroundings than the existing development in terms of its siting, scale, materials or site coverage;

B) the proposal would not cause detriment to the amenities of adjoining land uses and occupiers;

C) the proposal would not generate additional levels of traffic that would cause unacceptable environmental impacts or detriment to road safety.

Proposals for redevelopment will be expected to include measures to secure environmental improvements, for example through landscaping."

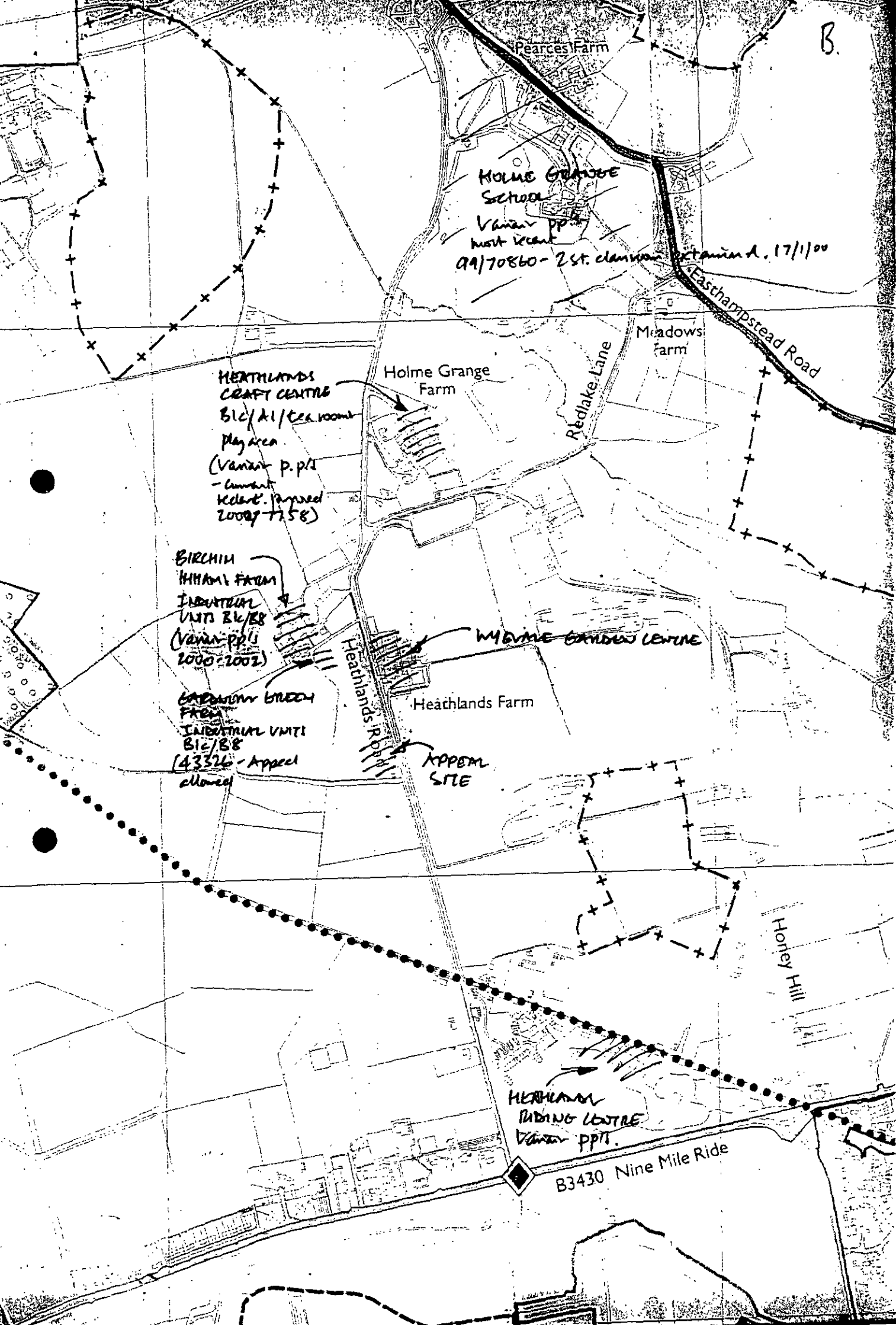
POLICY WRE5

REPRESENTATIONS

732 Farming and Rural Conservation Agency (formerly M.A.F.F.) (O)

OBJECTION ISSUES

7.185 The objector thought that as this kind of development would be small-scale, it was not necessary to refer to its impact on high quality agricultural land. Criterion G) should therefore be deleted.


B.
Pearces Farm
HOLME GRANGE SCHOOL
Variar pp's most recent
99/70860 - 2 st. classroom extension A. 17/1/00
Easthampstead Road
Meadows Farm
Redlake Lane
Holme Grange Farm
HEATHLANDS CRAFT CENTRE
B1c/A1/tea room
play area
(Variar p.p's - current recent. Approved 2000/7758)
BIRCHIN HHAM FARM
INDUSTRIAL UNITS B1c/B8
(Variar pp's 2000-2002)
WYEVALE GARDEN CENTRE
Heathlands Road
Heathlands Farm
GARDNERS GREEN FARM
INDUSTRIAL UNITS B1c/B8
(43326 - Appeal allowed
APPEAL SITE
Honey Hill
HEATHLANDS RIDING CENTRE
Variar pp's.
B3430 Nine Mile Ride

C.

Kerrin Lithgow

From: Angus Ross [angus@soldiers75.freeserve.co.uk]
Sent: 16 October 2002 16:54
To: Kerrin Lithgow
Cc: Keith Rogers
Subject: F/2002/7758 Holme Grange Craft Centre

The Martin & Pole letter with the application gives a good background briefing on the development of this facility. I showed Trevor Watson the site and the general principle of what the owners wanted to do, although the application is just a little bigger than they described at that time. He seemed hapy with the principle of filling some of the physical gaps within the development, especially as the new buildings will not be visible from outside the facility.
The current owners have been keen to work with their tenants and the local authority on improving the facility and its setting. It might be worthwhile to get some further landscaping to the front of the site - by the entrance to Heathlands Road to further soften the effect of the site on the countryside.
The Craft Centre is a successful enterprise and does cater specially for the young and old. I do not see it as a threat to local shops in Wokingham or Crowthorne. The 32% increase in built development will not be detrimental to the countryside, as the buildings are largely hidden, are in-keeping and not in any other way prominent.
I do not see that the development contavenes WRE6 of the deposit plan.
I do not think that any small increases in traffic will be significant and there is clearly sufficient parking currently to cater for this new development.
I therefore see no reason to object to this development.
regards,
Cllr Angus Ross, District Councillor, Wokingham Without

TOWN AND COUNTRY PLANNING ACT

SECTION 78 APPEAL

APPELLANT: **Mrs M Brant**

APPEAL SITE: **Holly Cottage, Heathlands Road, Wokingham Without**

REASON FOR APPEAL: **Refusal of application F/2002/6356 for a single storey side extension to form additional classroom and WC.**

LOCAL PLANNING AUTHORITY REFERENCE: F/2002/6356

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE: APP/X0360/A/02/1099595

1.00 COMMENTS ON APPELLANTS STATEMENT

1.01 The Agent in his statement says that the Local Planning Authority's consideration of the application is flawed by not taking into consideration policy WIC12 (Day Nurseries and Play Groups) of the Deposit Draft of the Wokingham District Local Plan (Copy attached along with relevant part of the Local Plan Inspector's report) .

1.02 The policy makes reference to provision and operation of day nurseries. As the nursery already exists, it was not considered necessary to reassess the use of the premises as a day nursery against this policy.

1.03 However, should this policy be taken into account it would not change the views of the Council as the proposed extension would fail to accord with part 'c' of policy WIC12 which states that:

The provision and operation of day nurseries and play groups will be encouraged....provided that

c) There is no conflict with other policies in the plan.

As in the Council's main statement, it is considered that the development would conflict with other policies in the plan namely countryside (WCC1), Green Gap (WCC2) and employment generating sites outside of the settlement (WRE4).

Wargrave: relocation in the long term, closer to the to the main residential part of the village should be considered.

Winnersh: existing container is badly located relative to the village centre.

Possible future provision will also be considered for Finchampstead (both static and container) *IN THE VICINITY OF CALIFORNIA CROSS-ROADS*, **(PA 11/8)** Shinfield and Woosehill (container).

11.25 Winnersh is presently served by a container library service, on a site in Sindlesham and by a mobile library with four stops in Winnersh. This is unsatisfactory given the present population.

PROPOSAL WIC11: LIBRARY PROVISION, WINNERSH

A SITE FOR A LIBRARY BUILDING OF 230 SQ.M. WILL BE PROVIDED IN THE VICINITY OF THE WINNERSH CROSSROADS.

Implementation: In consultation with the service provider and through the development control process.

Monitoring: Planning applications determined.

Day Nurseries and Play Groups

11.26 Day nurseries and play groups provide important local pre-school education services and there is a growing demand for these types of facilities within the plan area. Additional provision will therefore be encouraged.

POLICY WIC12: DAY NURSERIES AND PLAY GROUPS

THE PROVISION AND OPERATION OF NURSERIES AND PLAY GROUPS WILL BE ENCOURAGED, PARTICULARLY CLOSE TO TOWN AND VILLAGE CENTRES, PROVIDING THAT:

a) THE AMENITY OF LOCAL RESIDENTS WOULD NOT BE ADVERSELY AFFECTED DUE TO NOISE OR ANY OTHER DISTURBANCE

b) THERE IS NO SIGNIFICANT HIGHWAY IMPACT

c) THERE IS NO CONFLICT WITH OTHER POLICIES IN THE PLAN.

Implementation: Through development control process and in consultation with Social Services.

Monitoring: Planning applications determined.

~~**Schools**~~

~~11.27 There are currently 76 schools (including private schools) in the plan area, nine of which are secondary. No new schools are planned within the plan area in the near future with the exception of those required as part of the major housing development proposals on land south of the M4 motorway at Grazeley.~~



WOKINGHAM DISTRICT LOCAL PLAN

INSPECTOR'S REPORT

PART TWO

CHAPTERS OTHER THAN HOUSING

Mr D Hollis
October 2001

programme; the Council has confirmed that there are not and therefore I see no point in a separate policy for the Twyford library.

RECOMMENDATION

11.37 That PA 11/7 is adopted.

PROPOSAL WIC11

REPRESENTATIONS

332 Arborfield and Newland Parish Council (O)
1470 Mr D Ball (O)
955 Winnersh Parish Council (S)

OBJECTION ISSUES

11.38 One objector considered an action plan would be necessary and the other that they did not want a container library replaced with a mobile unit.

CONCLUSIONS

11.39 I note that in response to one objector, the Council states that they have not yet been able to identify a site. Until the Council is able to do so and be sure the scheme would progress quickly, the Proposal should be deleted.

RECOMMENDATION

11.40 That Proposal WIC11 is deleted.

POLICY WIC12

REPRESENTATIONS

6049 Mr A Borton (O)
6135 Spencers Wood Consortium (O)
6202 The House Builders Federation (O)
6269 University of Reading (O)

OBJECTION ISSUES

11.41 Although these objections were listed by the Council under this policy, they appear to refer to paragraph 11.27 and the proposed Policy WIC12A.

CONCLUSIONS

11.42 As there were no recorded objections to this policy, I make no comments.

NEW POLICY WIC12A AND PARAGRAPH 11.27

(Proposed Amendment 11/14)

REPRESENTATIONS

6049 Mr A Borton (O)
6135 Spencers Wood Consortium (O)
6202 The House Builders Federation (O)
6269 University of Reading (O)

OBJECTION ISSUES

11.43 Objection 6269 considered that any contributions to educational requirements should be justified on a site by site basis and not in the manner suggested by the Council. Educational needs are related to the particular area within which new developments are proposed and not District wide; existing educational resources need to be considered. The Council's approach has not been justified. There are two major factors to be taken into account. Firstly, a significant proportion, if not all, new development, caters for indigenous growth rather than in-migration; it is only the latter that puts an additional demand on local services. Secondly, the Council as Education Authority has a statutory duty to provide education anyway. A revised wording for the policy was suggested which seeks the reasonable provision of, or contributions towards, education facilities. Also that such provision would reflect a fair assessment of educational facilities within the area where the new development would take place. PA 11/14 should be deleted until proper research, infrastructure and studies are available to the public. The current study is not available and therefore not a sound basis for judgement.

11.44 Another objector stated that educational facilities are the statutory responsibility of Wokingham District Council. The proposed policy gives no indication of the scale of development that would give rise to a requirement for contributions; it would be impossible to associate any particular school provision with a new housing development given parental choice and cross boundary patterns. There is no indication as to how a fair and proportionate contribution would be calculated.

11.45 Objection 6135 pointed out that the proposed amendments to paragraph 11.27 provide estimates that are too high. The text implies that developers would have to address the projected shortfall in school places; that is not appropriate as developers should only have to contribute to demand arising from their own

Robin Bradbeer Limited

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Planning Services
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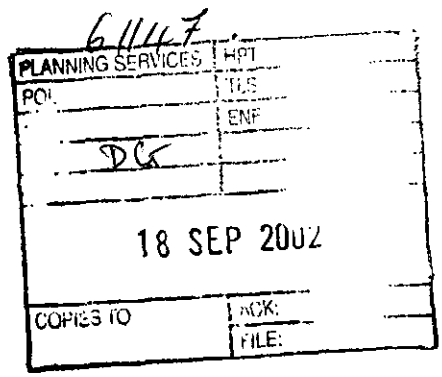
Wokingham Berkshire RG40 1WR



Our ref. RWB/417
Your ref. F/2002/6356
17 September 2002

Dear Sirs

APPEAL BY MRS M BRANT
SITE : HOLLY COTTAGE NURSERY HEATHLANDS ROAD WOKINGHAM

I attach a copy of the appeal which has been lodged with The Planning Inspectorate.

Yours faithfully

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

417hcn.wdc1.

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPELLANT : MRS M BRANT
SITE : HOLLY COTTAGE NURSERY HEATHLANDS ROAD WOKINGHAM
PROPOSAL : SINGLE STOREY EXTENSION TO FORM ADDITIONAL CLASSROOM WITH W.C.'S

ESSENTIAL SUPPORTING DOCUMENTS SUBMITTED WITH THE APPEAL FORM

---

1. Planning application form dated 05/04/02.

2. Ownership certificate dated 05/04/02.

3. LPA decision notice F/2002/6356 dated 05/06/02.

4. Location plan 1:50,000 scale.

5. The plans sent to the LPA as part of the application:

   - OS location plan 1:1250 scale
   - AH/E/3247C plans, elevations, section 1:50 and 1:100 scale
   - 417/02/1 landscaping scheme 1:500 scale

6. Agent's letter dated 10/04/02 together with 2 no. letters from the applicant.

Robin Bradbeer Limited
Planning & Development Consultancy
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire GL6 7LS
Tel: 01453 889102
Fax: 01453 889103
email : planning@bradbeer.co.uk

Our Ref. : RWB/417
17 September 2002

The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/02/1094595 **GRID REF:**

APPEAL BY: Mrs M Brant

SITE: Holly Cottage Nursery, Heathlands Rd, Wokingham

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks from the 'starting date' given in our letter. You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan. Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

1.	Do you agree to the written representations procedure?	YES / ~~NO~~
OR	Do you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
	or b. a hearing?	~~YES~~ / NO
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit?	~~YES~~ / NO
	(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)	
3.	Does the appeal relate to an application for approval of reserved matters?	~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by? 01/11/02

b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.

	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	4	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓

17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

Do you intend to send another statement about this appeal? YES / ~~NO~~
If NO, please send the following information:-

a. In non-determination cases:

i) what the decision notice would have said;

ii) how the relevant development plan policies relate to the issues of this appeal.

b. In all cases:

i) the relevant planning history;

ii) any supplementary reasons for the decision on the application;

iii) matters which you want our Inspector to note at the site visit.

18. THE MAYOR OF LONDON CASES ONLY

a. Was it necessary to notify the Mayor of London about the application? YES / NO
If YES, please attach a copy of that notification.

b. Did the Mayor of London issue a direction to refuse planning permission YES / NO
If YES, please attach a copy of that direction.

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: _____ on behalf of Wokingham Unitary Council

Date sent to us and the appellant 02/10/02 Our Ref: F/2002/63356

Please tell us of any changes to the information you have given on this form.

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Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: 01 October 2002
My ref: **F/2002/6356**

WOKINGHAM UNITARY
Aiming for Excellence

Richard Fenney
Kingswood House
Heathlands Road
Wokingham
Berkshire
RG40 3AR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

APPLICATION No: F/2002/6356
APPEAL BY: Mrs M Brant
SITE: Holly Cottage Heathlands Road Wokingham
PROPOSAL: Proposed single storey extension to form additional classroom and wc's.

I am writing to inform you, that this appeal has been lodged with The Planning Inspectorate, and will be dealt with by means of written statements by the appellant and the Council.

Comments already made, following the original application for planning permission, will be forwarded to the Planning Inspectorate.

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1099595**. Comments received after **18/10/2002** will not normally be seen by the Inspector & will be returned.

The application, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during office hours (08:30-17:00 Monday to Thursday, & 08:30-16:00 Friday).

A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the Appeal decision, please request one from Mrs Pocock at the Inspectorate.

Yours faithfully

Denise Gumbrell

Appeals Assistant

ENVIRONMENT AGENCY

Our Ref : SP/2002/005663-1/1
Your Ref : EV/F/2002/6356

Date : 13 May 2002

PLANNING SERVICES	HP 36415
POL	TLS
DC EV	GNF
APP	
CS	
15 MAY 2002	
COPIES TO	ACK

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

FAO:Elaine Vashi

Dear Madam

SINGLE STOREY EXTENSION TO FORM ADDITIONAL CLASSROOM AND WC'S.

HOLLY COTTAGE HEATHLANDS ROAD WOKINGHAM

The Environment Agency has no further comments to its previous letter dated 31 December 2001 regarding your consultation reference F/2002/6356 of which a copy is enclosed.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Robin Bradbeer Limited

ENVIRONMENT AGENCY

Our Ref : SP/2001/004941-1/1
Your Ref : F/2001/5302

Date : 31 December 2001

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Brown

SINGLE STOREY EXT TO NURSERY SCHOOL HOLLY COTTAGE, HEATHLANDS RD, WOKINGHAM

Thank you for your letter dated 26 November 2001, received on 28 November 2001. Please quote the following reference in any correspondence: SU86NW/8/10. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

ADVICE TO PLANNING AUTHORITY

Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 19 April 2002

Application Number: F/2002/6356

Proposal: Proposed single storey extension to form additional classroom and wc's.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Holly Cottage, Heathlands Road, , Wokingham.

Applicant:
Mrs M Brant C/O Robin Bradbeer Ltd.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Comments as per app no. 5302.

Signed: _____ **Print name:** JC 22/04/02

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 26 November 2001

Application Number: F/2001/5302

Proposal: Proposed single storey extension to nursery school to form additional classroom with W Cs.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Holly Cottage, Heathlands Road, , Wokingham.

Applicant:
Mrs Brant C/O Andesign.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

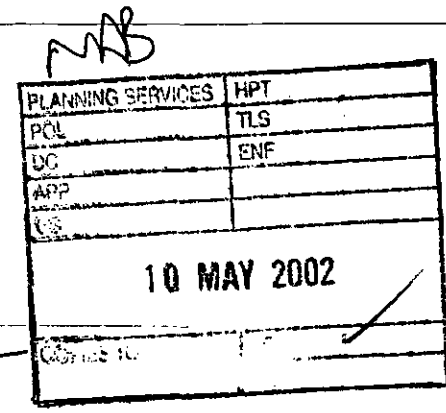
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Providing there are no additional children or staff as a result of the proposals.

Signed: _____ **Print name:** AC 28/11/01

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 08 May 2002 21:58
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



Inf rec until 17/5

****

NatureofEmail: Object
ApplicationNumber: F/2002/6356
Correspondent_FullName: Richard Fenny
Correspondent_StreetAddress: Kingswood House
Correspondent_Address2: Heathlands Road
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 3AR
Correspondent_Telephone:
Correspondent_Email:

Comments:

I object to the continuing piece by piece development of what was a small residential dwelling. This application should be rejected on the grounds of extra noise and disturbance to a rural road due to traffic and to the negative visual impact in what you have previously indicated to me is the "sensitive green gap between Wokingham and Crowthorne". This site is surely over-developed already!

Natalie Brown

From: Elaine Vashi
Sent: 25 April 2002 13:07
To: *Natalie Brown*
Subject: FW: F/2002/6356 Holly Cottage, Heathlands Rd

-----Original Message-----
From: John Mullaney
Sent: 25 April 2002 12:11
To: Elaine Vashi
Subject: F/2002/6356 Holly Cottage, Heathlands Rd

I have no objection to this proposed development.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 13 May 2002

Location:	Holly Cottage Nursery, Heathlands Road, Wokingham
Proposal:	Proposed single storey side extension to form additional classroom and wc's.
Application Number:	F/2002/6356

In response to your consultation dated 19 April 2002 for the above application, the landscape comments are as follows:

The site is within a Green Gap Wedge designation with the majority of the trees on the site protected by a TPO. The sweet chestnut to the north of the building has recently been removed, so therefore construction of the extension will not damage the tree.

The building has recently been extended several times and the cumulative effect of this extension and repositioning the car parking will significantly increase the size of the built element within the site which will have a detrimental visual impact on the surrounding countryside. (The enclosed play areas to the rear of the nursery are not shown on the block plan.) No additional planting has been provided adjacent to Heathlands Road to help mitigate previous extensions so that there are reasonably open views into the site between the trees.

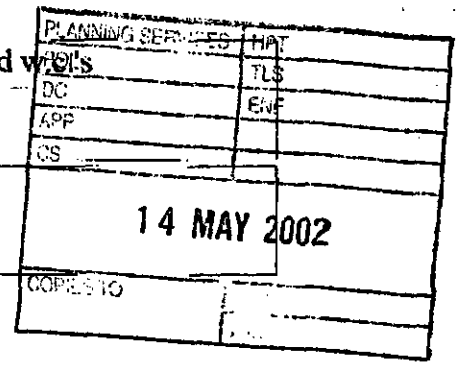
The principle of the attached landscape scheme (drawing no. 417/02/1) is acceptable, however details of the proposed planting will need to be submitted if planning permission is given to this application. Landscape details will need to include full species name, size of plant at time of planting and planting densities and/or numbers. The plant species especially along Heathlands Road will need to of native origin.

Catherine Brimble

Catherine Brimble
Landscape Architect

Wokingham Without Parish Council Consultation Sheet

Officer	Elaine Vashi
No	F 2002 6356
Proposal	single storey extension to form additional classroom and w.c's
Site	Holly Cottage, Heathlands Road, Wokingham.



Committee's Comments

As with previous similar applications the committee strongly protest against further expansion, felt to be excessive in a rural area, generating traffic in overloaded country roads, and further encroaching on the Crowthorne/Wokingham 'green wedge'.

Signed : _____
Clerk to Wokingham Without Parish Council

14 May 2002

TOWN & COUNTRY PLANNING ACT 1990

APPELLANT : MRS M BRANT

SITE : HOLLY COTTAGE NURSERY HEATHLANDS ROAD
WOKINGHAM BERKSHIRE

STATEMENT ON BEHALF OF THE APPELLANT

RECEIVED
23 OCT 2002

Robin Bradbeer Limited
Planning & Development Consultancy
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire GL6 7LS
Tel: 01453 889102
Fax: 01453 889103
email planning@bradbeer.co.uk

PINS ref. : APP/X0360/A/02/1099595
LPA ref. : F/2002/6356
Our Ref. : RWB/417
25 October 2002

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3.0	PLANNING HISTORY	6
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5.0	PLANNING POLICY FRAMEWORK	9
6.0	PLANNING CONSIDERATIONS AND MERITS OF THE PROPOSAL	14
7.0	COMMENTS ON THE LPA DECISION NOTICE	17
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Professional qualifications and experience of ROBIN WYATT BRADBEER

I am a Member of the Royal Town Planning Institute and hold a Bachelor of Arts Degree with First Class Honours in Urban and Regional Planning.

My professional experience since graduating in 1978 has been in both the public and private sector. I have operated my own consultancy practice since January 1994 based in Gloucestershire. Prior to that time I was in private practice for 10 years with a firm of Chartered Surveyors in Wokingham, latterly as partner in charge of planning consultancy. I advise both private and public sector clients upon a wide range of planning matters. I am familiar with the site and with the prevailing planning policy framework.

1.0 INTRODUCTION

1.1 This statement relates to an appeal by Mrs M Brant under Section 78 of the Town and Country Planning Act relating to development proposals at Holly Cottage Nursery, Heathlands Road, Wokingham, Berkshire RG40 3AP.

1.2 The proposal is for a single storey extension to form an additional classroom and WC's. The application sought full permission and the following plans were sent to the LPA:

- OS location plan 1:1250 scale
- AH/E/3247C plans, elevations, section 1:50 and 1:100 scale
- 417/02/1 landscaping scheme 1:500 scale

1.3 The application was submitted to the LPA on 5 April 2002 and determined by decision notice F/2002/6356 dated 5 June 2002 which gave the following reason for refusal:

"The proposed development by virtue of its siting, bulk and massing would create an incongruous feature to the detriment of the rural character of the area which is designated as a green gap. As such the proposed development would be contrary to policies C2 and C6 of the Berkshire Structure Plan, policies SBE1 and SEB2 of the South East Area Local Plan and to policies WCC1, WCC2 and WRE4 of the Wokingham District Local Plan (Deposit Draft)".

Document 1

1.4 This statement adds to the full details of the appellant's case made in the grounds of appeal and will demonstrate that the proposal does not breach the development plan, will cause no unacceptable impact upon the rural character of the area and should be allowed having regard to s.54A and s.70 of the Town and Country Planning Act.

2.0 DESCRIPTION OF THE APPEAL SITE AND SURROUNDINGS

2.1 The site is located in the countryside 1½ miles to the south of Wokingham town centre and a similar distance from Crowthorne town centre which lies to the south east.

2.2 Heathlands Road is a class 3 road which connects Easthampstead Road to the north and Nine Mile Ride (B3430) to the south.

2.3 There is scattered development along the road which includes a school, rural craft centre, pick your own farm produce enterprise, a garden centre and dwellinghouses. Holly Cottage Nursery is situated midway along Heathlands Road on the west side.

2.4 The site has a 120m length of tree lined frontage to Heathlands Road. At the northern end of this frontage there is an access for in-going traffic and towards the southern end, in a position in front of the building, there is an access for out-going traffic.

2.5 The curtilage is generally level with the exception of a gently contoured mound between the frontage trees and internal accessway. There are a number of mature trees within the site and areas of woodland lie beyond.

2.6 The existing building has a two storey and single storey form. External finishes comprise of colourwash brickwork and plain tiled roof.

2.7 Associated development includes specially surfaced and equipped outdoor play area to the rear of the building. These areas have been purpose designed for use by the different age groups of children who attend the nursery and relate to the respective adjacent classrooms occupied by those age groups of children. The field to the NW of the building is used as a play/learning resource.

2.8 Car parking facilities for delivery/collection of children and for staff use are provided adjacent to the internal accessway and in two further locations, to the north and east of the building.

2.9 Photographs showing the site and setting are provided at **Document 2**.

3.0 PLANNING HISTORY

3.1 The existing built form on the site was constructed as a replacement dwelling pursuant to planning permission granted in 1976. Extensions at first floor and to add a garage and utility room were approved in the 1980's.

3.2 In 1997 the LPA granted planning permission for change of use from residential to day care nursery in conjunction with an extension comprising 32m². Subsequently the LPA has granted planning permission for extensions of 6m², 77m² and 11m².

3.3 In January 2002 an application for similar development to the appeal proposal was refused by the LPA. Following consideration of the reason for refusal, and after discussion with the LPA Planning Case Officer, the revised proposal the subject of this appeal was submitted. This revised proposal reduced the northwards extent of the proposed extension by 1.8m and incorporated a landscaping scheme.

3.4 Holly Cottage Nursery opened in 1998 as a private day care nursery managed by the proprietor Mrs M Brant. The nursery is registered for up to 65 children for 0 to 5 years and employs 26 full time and part time staff. The nursery has been praised in a recent OFSTED report and is reputed for the quality of care and teaching it provides and for the rural setting which OFSTED Inspectors noted as being "*particularly conducive*" to the development of children's knowledge and understanding of the world and physical skills. The need for the proposed additional classroom is prompted by the Government's initiative to fund nursery care provision for all children between 3 to 5 years.

4.0 THE PLANNING APPLICATION AND ITS CONSIDERATION BY THE LPA

The proposal

4.1 The proposal was shown on drawing no. AH/E/3247C and the landscaping scheme was shown on drawing no. 417/02/1.

4.2 The proposed single storey extension is sited on the north side of the existing building in a position 22m away from the road frontage and upon part of an existing parking area.

4.3 The additional accommodation will provide a classroom with conservatory bay and will incorporate 2 no. additional toilets. The classroom element (excluding bay) measures 6.7m wide (maximum) x 7.7m deep x 5.5m high to the ridge. The conservatory bay measures 2.25m wide x 5.0m wide and has a sloping roof having a maximum height of 3.5m.

4.4 The design reflects the existing built form by use of similar external materials (plain tiles and colourwashed brickwork to match existing), similar fenestration and matching roof pitch. The extension has been designed to be 700mm lower than the adjacent classroom building and to appear visually subservient.

4.5 The siting of the extension will displace 3 no. existing car parking spaces and therefore the proposal includes their replacement by an extension of the car parking area in this location by approximately 7.2m to the north.

4.6 The landscaping scheme provides for understorey planting of native species adjacent to Heathlands Road together with tree and shrub planting at the northern end of the proposed extended car parking area.

LPA Considerations

4.7 The LPA received the following responses on the application:

Consultees

• *Highways*	Recommended approval
• *Landscape Architects*	Concern about visual impact Landscape scheme acceptable in principle
• *EHO*	No objection
• *Wokingham Without PC*	Objection - traffic impact and encroachment on Crowthorne/Wokingham "green wedge".
• *Environment Agency*	No objection

Third Parties

Mr Fenney *Kingswood House* *Heathlands Road*	Objection - additional noise and disturbance and negative visual impact

4.8 The Planning Case Officer did not either discuss the application with the appellant or issue any correspondence. The application was determined under delegated powers. A copy of the Officer's report is provided at **Document 3**.

4.9 Notably absent from the report is analysis of the proposal in terms of Policy WIC12 which specifically deals with the topic of *"Day Nurseries and Play Groups"*.

5.0 PLANNING POLICY FRAMEWORK

5.1 Planning policy has been analysed with reference to the development plan, the emerging district local plan and national planning guidance.

THE DEVELOPMENT PLAN

5.2 There are two components:

(i) The statutorily approved Berkshire Structure Plan (SP) adopted on 4 November 1995 (policies C2, C6)

(ii) The statutorily approved South East Area Local Plan (LP) adopted on 15 April 1994 which had an end date of March 1996 but continues in use for development control purposes (policies STV2, SBE1, SBE2).

THE EMERGING DISTRICT LOCAL PLAN

5.3 The emerging Wokingham District Local Plan (LP/D) was placed on deposit on 21 October 1997 and has been used for development control purposes since that time. Proposed amendments to the deposit draft plan were published in April and September 1999 (policies WCC1, WCC2, WRE4, WIC16).

Berkshire Structure Plan 1991-2000 (SP)

5.4 This is the most up to date statutorily approved element of the development plan. The Key Diagram shows the appeal site within an area notated as "*other countryside areas*". The relevant extracts are provided at **Document 4**.

5.5 *Policy C2* *Development outside built-up areas and settlements*

Strictly controls such development which will be permitted only in limited circumstances:

(i) for agricultural and forestry

(ii) for re-use, adaptation or redevelopment of existing buildings

(iii) other development for which a rural location is essential.

In all cases development shall be appropriate in scale, form, impact, character and siting to its location in the countryside.

5.6 *Policy C6 Green Wedges and Gaps*

Conserves and protects the setting and separate identity of settlements by requiring local plans to identify such areas where there is a risk of,

(i) coalescence

(ii) loss of access to open countryside

Development will not be permitted where it would threaten important areas which are of special significance as "green wedges" or "gaps" because they provide physical or visual separation of settlements or communities which are close together.

South East Area Local Plan (LP)

5.7 This plan was prepared in conformity with the Replacement Structure Plan for Berkshire which was adopted in 1988. Both plans had an end date on 31 March 1996. The proposals map shows the site within a Rural area. The relevant extracts are provided at **Document 5**.

5.8 *Policy STV2 Development in rural areas*

The policy specifies categories of development which may be acceptable in rural areas, these include at (H) *any other purpose wholly appropriate to a rural area.*

5.10 *Policy SBE1 Design of new development*

Requires new development to be of a high standard of design appropriate to the character of the area.

5.11 *Policy SBE2 Inappropriate design*

Discourages development proposals which are inappropriate in terms of relationship with adjoining sites and buildings or which adversely affect the character of an area.

Deposit Draft Wokingham District Local Plan LP/D

5.12 The proposals map shows the site within a *green gap/wedge*. The relevant extracts are provided at **Document 6**.

5.13 *Policy WCC1 Development in the Countryside*

Specifies that development outside settlement boundaries will only be allowed in exceptional circumstances and will be strictly controlled. Amongst the exception categories listed are the following:

C) Local community facilities which cannot be locate elsewhere

G) Other development appropriate to the countryside which cannot be accommodated within a settlement.

5.14 *Policy WCC2 Green gaps and wedges*

The policy guards against detraction from the "undeveloped appearance" comprised in the "visual and physical separation" between settlements.

5.15 *Policy WRE4 Development on existing employment generating sites outside settlements*

The policy is permissive of proposals upon such sites comprising either the minor extension of buildings, limited infilling or redevelopment which cause no material harm as defined by criteria A to F.

5.16 *Policy WIC12 Day Nurseries and Play Groups*

Encourages the provision and operation of such facilities, particularly close to town and village centres provided they cause no significant impact to the amenity of local

residents, have no significant highway impact and cause no conflict with other policies in the plan.

5.17 The explanatory text which precedes WIC12 states at paragraph 11.26:

"Day nurseries and play groups provide important local pre-school education services and there is a growing demand for these types of facilities within the plan area. Additional provision will therefore be encouraged". (my emphasis).

5.18 The Inspector's report following the Local Plan Inquiry was made public in November 2001. Whilst the recommendations have not yet been formally considered the LPA acknowledge that the Report is a material consideration which should where relevant be taken into account in considering planning applications **Document 7**.

5.19 The Inspector's report makes the following recommendations upon each of the relevant policies **Document 8**:

a) Policy WCC1

The Inspector noted this to be a "..... *general policy that establishes the basic principles of countryside development. It is not intended to provide detailed guidance, which can be found in the policies relevant to individual topics".*

The Inspector recommended retention of category A and category G (relabelled H in his Report) which he said *".....would provide some flexibility without compromising the overall strategy of the plan".*

b) Policy WCC2

The inspector was critical of the Council's approach to gap policy:

" ..... I believe that in many cases gaps and wedges have been too widely drawn and that this undermines their credibility by including land that is not essential in terms of separation function" (paragraph 2.90)

In his consideration the Inspector noted that, *"it is the process of coalescence that is harmful"* (paragraph 2.95), and he concurred with the Council's approach of applying a guideline distance of between 1km and 2km (0.6-1.2mls) as a starting point.

The Inspector's recommended re-wording of the policy is directed specifically at preventing development that would threaten the essential function in the physical and visual separation of settlements that are close together.

National Planning Guidance

5.20 PPG7 acknowledges that rural areas can accommodate many forms of development without detriment, if the location and design of development is handled with care and sensitivity (paragraph 2.3).

6.0 PLANNING CONSIDERATIONS AND MERITS OF THE PROPOSAL

6.1 The main issue in this appeal is whether the proposed development would cause harm to the rural character of the area which is proposed to be designated within a green gap in the LP/D.

6.2 This issue will be analysed with reference to the planning policy framework and site specific considerations.

6.3 The appeal premises comprise an existing local community facility which takes the specific form of a day nursery. The principle of this use of the appeal premises was accepted by the LPA by the grant of planning permission in 1997 for change of use. It is to be noted that this decision was taken against the same development plan which remains in force in this appeal.

6.4 Because of this background the "*essentiality*" of the day nursery use of the appeal premises has been accepted by the LPA in terms of SP policy C2(iii) as well as it's acceptability in "*gap*" terms under SP policy C6.

6.5 Since this proposal comprises an extension to the existing day lawful nursery use of the appeal premises it is both essential and appropriate to be in this rural location and thus in accordance with SP policy C2, LP policy STV2, LP/D policy WCC1. The attributes of the countryside setting of the premises have been identified by OFSTED as a particularly beneficial quality of the nursery.

6.6 The proposal will provide enhanced accommodation which will take the form of one additional classroom area together with 2 additional WC's. This additional provision

benefits from specific "*encouragement*" by LP/D policy WIC12 provided criteria a, b and c are met. The proposal complies with each of those criteria since:

a) there are no nearby residential properties and therefore no risk of adversely affecting the amenity of local residents,

b) the modest scale of the proposal will have no related significant highway impact, and,

c) it will be demonstrated that there is no conflict with other polices in the plan (WCC1, WCC2, WRE4).

6.7 The proposal has been sensitively designed and is appropriate in scale, form, impact, character and siting to its location in the countryside and therefore is in accordance with SP Policy C2, LP policies SBE1 and SBE2 and LP/D Policy WCC1.

6.8 Due to the modest scale of the proposed extension, together with the related landscaping proposals which will serve to better screen the existing development on the site in views from Heathlands Road, the proposal will not threaten the coalescence of surrounding settlements. This conclusion is reinforced by the fact that the site lies in the middle of a gap approximately 3 miles wide which is substantially larger than the LPA guideline distance of 0.6mls - 1.2 miles as a starting point.

6.9 Although the appeal premises is primarily a local community facility and therefore topic based LP/D policy WIC12 is the most pertinent, the fact that the nursery is a source of employment causes LP/D policy WRE4 also to be considered. In terms of that policy the proposed minor extension, with associated landscaping, will not result in any harmful impacts and will comply with the policy criteria as recommended by the Inspector since,

A. it will not cause any greater visual impact on the character of its countryside surroundings than the existing development, and by its modest scale,

B. it will not cause detriment to the amenities of adjoining land uses and occupiers since it relates to a pre-existing use, and,

C. it will not generate additional levels of traffic that would cause unacceptable environmental impacts or detriment to road safety.

6.10 In conclusion, it has been demonstrated that the proposal does not breach relevant development plan policies and in particular will not harm the rural character of the area which is proposed to be designated within a green gap. The proposal enjoys specific encouragement under LP/D policy WIC12 and the design is appropriate. The proposal accords also with relevant advice in PPG7 (paragraph 2.3).

The Planning Inspectorate

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Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

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62924

DG

06 NOV 2002

COPIES TO | ACK: | FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/6356
Our Ref: APP/X0360/A/02/1099595
Date: 4 November 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS M BRANT
SITE AT HOLLY COTTAGE NURSERY, HEATHLANDS ROAD, WOKINGHAM, BERKSHIRE, RG40 3AP

I enclose a copy of the appellants statement and third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter. 22/11/02

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours faithfully

Mrs M Pocock

211AL(BPR)

WOKINGHAM WITHOUT PARISH COUNCIL

The Clerk, The Lodge
Pinewood Centre
Old Wokingham Road, Wokingham, Berks RG40 3AQ.

Tel: Crowthorne (01344) 771425
Fax: (01344) 762283
email wwpc.gov@btinternet.com

RECEIVED
21 OCT 2002
PINS AA

16 October 2002

Mrs M Pocock
The Planning Inspectorate
Room 3/03, Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Your ref. APP/X0360/A/02/1099595.

Dear Mrs Pocock,

Wokingham District Council reference F/2002/6356, re Holly Cottage, Heathlands Road.

Although my Council has lodged its objections to this application in brief to Wokingham District Council (WDC) as part of the normal consultation process, which objections will have been passed to you, I am instructed to write and expand on the misgivings of this Council if the proposed further expansion of this venture is allowed.

The pressures on land use in the area are of course well recognised, and this Council consistently opposes any proposals to spoil the remaining area of countryside between the town of Wokingham and the 'village' of Crowthorne, which in size and with increasing population density probably qualifies as a town by now.

The pressures of legitimate need for housing and industry in the area are increased by the less justifiable, if not illegal, pressures of would be developers and squatters who seem continually to be able to flout development control procedures and enforcement. Any concession made by the local planning authority lends the argument of precedent to such persons and makes the protection of this valuable area of countryside more and more difficult, with the steady flow of applications given a boost by any occasion of profitable success in obtaining planning permissions.

This constant erosion of our remaining countryside is mirrored in the way the Holly Cottage Nursery has expanded. Looking through this Council's records I find first in 1997 permission was given for extension and change of use; again (retrospective) extension in 1998; then an increase to the number of children in 1999; an extension to the buildings in 2000; another increase in the allowed number of children in 2001, which necessitated an increase in the area of the car park. Again in 2001 a further application was refused to expand further with a further classroom and toilets, and the application subject of this appeal seems to be similar.

7.0 COMMENTS ON THE LPA DECISION NOTICE

Refusal reason

7.1 The reason for refusal has been addressed in the preceding sections of this statement.

Informative 1

7.2 The LPA did not raise at application stage any alleged discrepancy between the 1:500 block plan and the 1:50 ground floor plan. If any such discrepancy was suspected which might have a material bearing upon the LPA's ability to determine the application then the proper course for the LPA would have been to ask the applicant to clarify the matter.

7.3 The draughtsman has been invited to comment upon this informative and his response is provided at **Document 9**. No discrepancy is accepted. It is to be noted that in any event the 1:50 plan has key dimensions marked and therefore there is no room for doubt as to the size of the proposal.

Informative 2

7.4 The LPA's consideration of this application is flawed by its failure to consider LP/D policy WIC12 which is highly material to the proposal.

8.0 CONCLUSION

8.1 For the reasons set out in this statement it is considered that this modest proposal relating to this existing day nursery does not breach the development plan, will cause no unacceptable impact upon the rural character of the area and accordingly , it is respectively requested, should be ALLOWED having regard to s54A and s70 of the Town and Country Planning Act.

8.2 The Inspector is invited to consider imposition of conditions to deal with the following matters should this appeal be allowed and planning permission granted.

1. Statutory 5 year implementation period.
2. External materials to match the existing building.
3. The additional accommodation not to be brought into use until the proposed additional car parking spaces have been laid out.
4. Implementation of the landscaping scheme within the first planting season following occupation of the extension hereby approved.

TOWN & COUNTRY PLANNING ACT 1990

APPELLANT : MRS M BRANT

SITE : HOLLY COTTAGE NURSERY HEATHLANDS ROAD
WOKINGHAM BERKSHIRE

SUPPORTING DOCUMENTS ON BEHALF OF THE APPELLANT

Robin Bradbeer Limited
Planning & Development Consultancy
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire GL6 7LS
Tel: 01453 889102
Fax: 01453 889103
email planning@bradbeer.co.uk

PINS ref. : APP/X0360/A/02/1099595
LPA ref. : F/2002/6356
Our Ref. : RWB/417
25 October 2002

SUPPORTING DOCUMENTS

1. Refusal notice F/2002/6356.

2. Photographs showing the appeal site.

3. LPA Planning Officer's report.

4. Berkshire Structure Plan - extracts.

5. South East Area Local Plan - extracts.

6. Deposit Draft Wokingham District Local Plan - extracts.

7. LPA Statement on Wokingham District Local Plan Inspector's Report.

8. Wokingham District Local Plan - Inspector's Report October 2001 - extracts.

9. Letter from Andesign 10/10/02.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs M Brant
C/O Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Glos
GL6 7SL

Application Number: F/2002/6356

Parish: **WOKINGHAM WITHOUT**

Location: **Holly Cottage, Heathlands Road, Wokingham.**

Proposal: **Proposed single storey extension to form additional classroom and wc's.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason
1. The proposed development by virtue of its siting, bulk and massing would create an incongruous feature to the detriment of the rural character of the area which is designated as a green gap. As such, the proposed development would be contrary to policies C2 and C6 of the Berkshire Structure Plan, policies SBE1 and SBE2 of the South East Area Local Plan and to policies WCC1, WCC2 and WRE4 of the Wokingham District Local Plan (Deposit Draft).

Informative
1. The applicant is advised that the 1:500 block plan does not correspond with the part 1:50 ground floor plan.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2 and C6.
South East Area Local Plan Policies STV2, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WRE4 and WIC16.

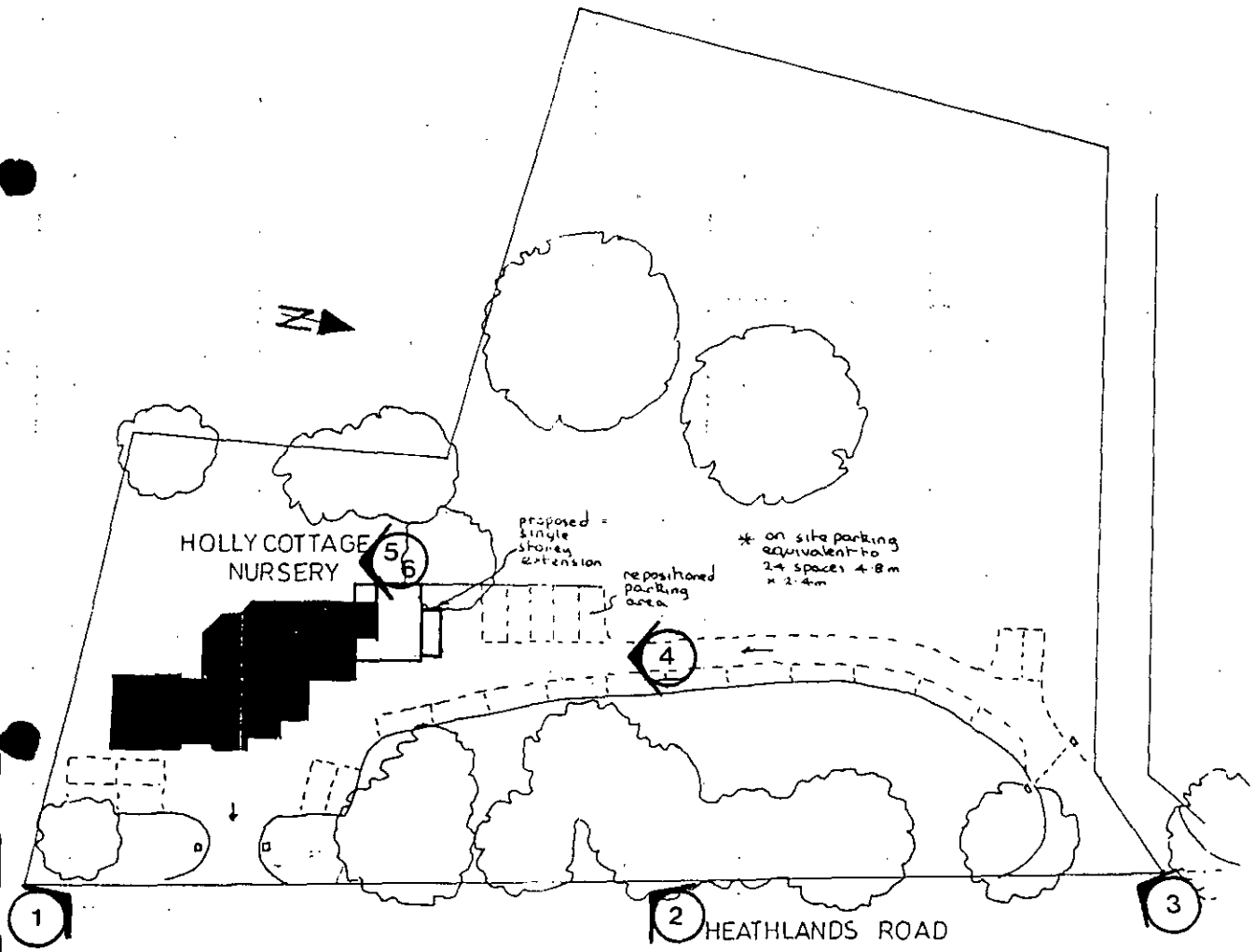
T. G Watson

Trevor Watson
Development Control Manager
Date: 05/06/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

PHOTOGRAPHS SHOWING THE APPEAL SITE (TAKEN 07/10/02





1



2



3



4



5



6

Application Number: F/2001/5302 – Holly Cottage, Heathlands Road

Appraisal:

Development

The site is a detached building operating as a children's nursery located within a rural/green gap area, and there are trees covered by TPOs within the site.

Previous History

Application No.	Description of Development	Decision	Date Decision	Floor Area
05205	Replacement House & garage	Conditional Approval	26.8.76	
17911	Garage & utility extension	Conditional Approval	26.8.82	
24051	1st floor extension	Conditional Approval	12.8.85	(prior to COU: 208m^2)
97/65263/F	Change of use from residential to day care nursery & single storey extension	Conditional Approval	19.8.97	32m^2
98/68368/F	Enlarge dormer (retrospective)	Conditional Approval	11.11.98	6m^2
99/69358/F	Variation of condition 03 of consent 65263 to increase No. children from 35-40	Conditional Approval	11.5.99	-
F/1999/0271	Single storey extension to nursery	Conditional Approval	2.6.00	77m^2
F/2001/4038	Single storey extension to nursery and variation of condition 03 of consent 65263 to increase no. children to 59	Conditional Approval	8.8.01	11m^2
F/2001/5302	Single storey extension to nursery	Refused	8.1.02	49.3m^2

This application is a resubmission of the refused application F/2001/5302 for a single storey extension to nursery to form additional classroom with WC. It was refused for the following reason:

"The proposed development by virtue of its siting, bulk and massing would create an incongruous feature to the detriment of the rural character of the area which is designated as green gap. As such, the proposed development would be contrary to policies C2 and C6 of the Berkshire Structure Plan, polices SBE1 and SBE2 of the South East Area Local Plan and to policies WCC1, WCC2 and WRE4 of the Wokingham District Local Plan (Deposit Draft)."

The table below compares the recently refused and current application:

	Refused (5302)	Current (6356)	Difference
External Floor Area	49.3m^2	49.75 m^2	+0.45m^2
Length beyond lobby	8.5m	6.7m	-1.8m
Length beyond classroom	10.7m	8.90m	-1.8m
Ridge Height	5.6m	5.6m	-

The relevant policies are:

WDLP: WCC1, WCC2, WRE4, WIC12
SEALP: STV2, SBE1, SBE2
BSP: C2, C6

1. Impact upon the rural character of the area

The last paragraph of policy C2 of the BSP says that development in the countryside should be appropriate in scale, form, impact, character and siting to its location within the countryside.

Policy WCC1 of the WDLP reflects the sentiments of policy C2. In the Inspector's report to the WDLP public inquiry, he recommends the rewording of the policy, but this does not affect the consideration of this application (However, the Council has not yet formally considered these Inspectors recommendations).

Policy C6 (relating to green gaps) of the Berkshire Structure Plan states that development would not be permitted where it would threaten important open areas. WCC2 relates to green gap/separation of settlement and states that development shall not be permitted if it would effect or detract from the open and countryside appearance of the area.

The proposed development, whilst having been reduced in length by 1.8m compared to the previously refused application, is not considered to have overcome the previous reasons for refusal. In fact it is still the same size as the refused extension - to compensate for the 1.8m reduction in length, the extension would instead protrude at the rear of the building.

The proposed extension is still regarded as increasing the bulk and massing of existing building. It would increase the length of the building (from the classroom) by 8.9m, which would be particularly visible through the access to the site and be visible from Heathlands road along the front boundary (especially given that the screening is not dense). It is therefore considered that the proposed development by increasing the length of the building, and increasing the bulk and massing of the building would be detrimental to the rural character of the area which is designated as a green gap. The proposed development would therefore be contrary to polices WCC1, WCC2, C2 and C6 which seek to ensure that development would be appropriate in form, scale, design, to its location within the countryside.

The Landscape Architect raised concerns that the building has been extended an the cumulative effect of the extension and repositioning the car park would significantly increase the size of the built element within the site, having a detrimental visual impact on the surrounding countryside. They also

raised the issue that no planting has been provided adjacent to Heathlands Road to help mitigate previous extensions so that there are reasonably open to views into the site between trees.

The Parish Council are also objecting to the proposed development, as the further extension is felt to be excessive in the rural area, and would further encroach on the Crowthorne/Wokingham 'green wedge'.

2. Impact upon highway safety (parking provision)
The proposed development would be in the place of an area of existing parking. The site plans shows this to be relocated to the front of the extension. The Highways department would have no objection to the proposed development provided that there are no additional staff or children as a result of the development.

3. Other policy issues
Policy WRE4 of the WDLP allows minor extensions at existing employment sites outside of settlement boundaries, provided that the development complies with the following criterion:

a) Do not lead to an intensification of activity at the site
b) Have no greater visual impact on the undeveloped character of the countryside than the existing development
c) Do not cover a larger area of the site than that occupied by the existing authorised development
d) Do not cause detriment to the amenities of adjoining land uses and occupiers
e) Do not lead to objections under policy WT4 (environment impacts of traffic) or other transport policies of the plans
f) Do not result in an expansion or consolidation of 'bad neighbour' premises

There is no mention of their being any increase to the number of children proposed at the nursery, so it therefore considered that there would not be an intensification of the use of the site, and so complies with criterion 'a'. The proposed development is also considered to comply with criterions 'd', 'e' and 'f', as it would not cause detriment to neighbouring land uses, not lead to an objection under policy WT4, and is not a 'bad neighbour' use.

It is not considered that the proposed development complies with 'b' and 'c', as it clearly, by increasing the length of the existing structure is having a greater visual impact on the undeveloped character of the countryside than the existing development. It also covers an extra 50m2 floor area and would result in covering a larger area of the site than that occupied by the existing authorised development

In his report in the Wokingham District Local Plan, the Local Plan Inspector recommends changes to policy WRE4 and supports criterion 'b' and 'c' above (though the council has not formally adopted the changes). Under the new criterion, the proposed development would not comply with 'a' (for reasons as outlined above) which says:

'The proposal would not cause any greater visual impact on the character of its countryside surroundings than the existing development in terms of its siting, scale, materials and coverage.'

It is considered that the proposed extension is contrary to criterions 'b' and 'c' of the draft WRE4 and contrary to criterion 'a' of the Inspectors proposed WRE4.

~~**Approval:**~~ **Refusal: ✓**



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

Public Services Division

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2 **Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :**

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal; for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.

Countryside

Green Wedges and Gaps

Policy C6 **The setting and separate identity of settlements and communities will be conserved and protected. Development will not be permitted where it would threaten important open areas which are of special significance as "green wedges" or "gaps" because they provide physical or visual separation of settlements or communities which are close together. "Green wedges" and "gaps" will be identified in local plans where there is a risk of:**

(i) coalescence, loss of community identity or increased urbanised character;

(ii) loss of access to open countryside or extensive open space with their associated environmental benefits.

5.30 The boundaries to "green wedges" and "gaps" will be defined in local plans and will relate to those areas which it is considered are essential to the separation of settlements and communities. "Green wedges" are areas of open space penetrating, partly enclosed by, or separating built-up areas or communities and "gaps" comprise open land which provides physical or visual separation of distinct settlements or communities. Although the size and character of "green wedges" and "gaps" will vary, they have a similar function. The existing land uses within these areas may range from agricultural to informal or formal recreation uses or uses like allotments, utilities or institutions. In order to protect the existing open character of the land it is important that development is not intensified so that the distinct communities maintain their identity and sense of separation.

5.31 Examples of such areas identified in the Replacement Structure Plan for Berkshire include land between :

Newbury, Thatcham and Cold Ash

Purley and Pangbourne

Theale and Tilehurst

Reading and settlements to the south of the M4 and land separating these settlements from one another

Sonning and Earley

Wokingham, Winnersh and Sindlesham

Wokingham and Finchampstead North

Wokingham and Crowthorne

Crowthorne and Bracknell

Sandhurst and Crowthorne

Sandhurst and Yateley

Countryside

Wokingham and Bracknell

Binfield and Bracknell

Bracknell and Ascot

The County Council continues to support the principle of 'gaps' and 'green wedges' in the locations listed above. In addition, other important 'green wedges' and 'gaps' may be identified in local plans, and will be accorded equal weight. The County Council considers that the Lower Kennet Valley, to the south west of Reading, north of the M4 motorway, should be treated in this way. Together with other gaps and green wedges and land subject to the provisions of Policy C2, a cordon of open land should be established in local plans to prevent the outward expansion of the built-up area of Reading.

5.32 Policy C6 applies equally inside and outside the Green Belt. The protection of 'green wedges' and 'gaps' is as important in the Green Belt as anywhere else.

PROTECTING THE LANDSCAPE

5.33 The protection and enhancement of the County's landscape requires the protection of those features which make up its character, as well as positive measures by a range of bodies so as to guide change and deal with its consequences, particularly the major changes arising from development pressures and the modification of the financial basis for farming which has led to the abandonment of many traditional forms of landscape management.

Areas of Landscape Importance

5.34 Special care is needed to protect and conserve the character and natural beauty of the landscape in the North Wessex Downs Area of Outstanding Natural Beauty (AONB), designated for its national significance, and to protect the special landscape significance of certain areas of special landscape quality which are of particular value in the County context, known as Areas of Special Landscape Importance (ASLIs). In addition to the provisions of Policies C2 and C4, regard needs to be had to the natural beauty or special character of the AONB and ASLIs in considering proposals for development in these areas.

Development Within the North Wessex Downs Area of Outstanding Natural Beauty

Policy C7 **Within the North Wessex Downs Area of Outstanding Natural Beauty development will only be permitted which will conserve or enhance the natural beauty of the area.**

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR
Telephone: (0734) 786833
Fax: (0734) 778735

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new buildings, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes involving more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the "grain" of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared/required to establish the wider context within which applications will be considered.

❖ *SBE1 DESIGN OF NEW DEVELOPMENT*

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA,

(B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK,

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ *SBE2 INAPPROPRIATE DESIGN*

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful urban environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, local shopping centres in particular, where comprehensive development has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric



surrounding the buildings may be sufficient to rejuvenate the area as a whole.

❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

THE COUNTRYSIDE

Development in the Countryside

2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:

"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"

2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED.*(PA 2/7) Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. **[A1]**

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WEL2 TO WEL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. **[A1]**

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

~~*H) SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCG 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1A*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSELY AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity of designations on areas shown on the current proposals map. As a result this has been reviewed and a need to simplify the proposals map recognised.

2.28 The green wedges and gaps designation is now shown on those areas that had either a dual settings and separation of settlements function, or the separation of settlements designation only, in the adopted local plans. Where an area was only important to the setting of settlements, these areas will remain subject to a separate policy found in the Landscape section of this chapter (Policy WLL6).

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford *AND THE LODDON VALLEY BETWEEN ABORFIELD CROSS AND SHINFIELD.* **(PA 2/10)**

POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.

EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.

ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

Central Berkshire Forest

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. *THIS WILL INVOLVE INCREASED TREE COVER AND SHOULD ALSO INCLUDE A RICH VARIETY OF OTHER USES SUCH AS FARMLAND, HEATH AND MEADOWS. THE FOREST SHOULD AFFORD OPPORTUNITIES FOR RECREATION, WILDLIFE AND THE DIVERSIFICATION OF FARMING ACTIVITIES.* **[A3]**

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an increase in tree cover and thereby contribute to the concept of the new forest. The study has established a search area, outside the Metropolitan Green Belt, which includes:

a) the Earley sectors of the Community Woodland
b) the critical gaps between Woodley, Earley and Winnersh
c) the mineral degraded landscapes of the middle Loddon Valley
d) the Lower Loddon, between the A4 and the Thames
e) weak settlement edges and areas important to the setting and separation of settlements
f) the A329(M) and M4 corridors.

PROPOSAL WRE3: NEW USES FOR RESEARCH ESTABLISHMENTS OUTSIDE THE SETTLEMENT OF SHINFIELD

~~WHERE EXISTING RESEARCH ESTABLISHMENTS OUTSIDE SETTLEMENTS ARE NO LONGER REQUIRED A CHANGE OF USE OF LAND AND BUILDINGS TO EDUCATIONAL, HEALTH OR COMMUNITY USES WILL GENERALLY BE ACCEPTABLE, SUBJECT TO THE PROVISIONS OF ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN. PROPOSALS FOR MORE COMMERCIAL USES SUCH AS HOTELS, RECREATION ACTIVITIES OR BUSINESS USE MAY BE ACCEPTABLE PROVIDING~~

WHERE EXISTING RESEARCH ESTABLISHMENTS OUTSIDE SETTLEMENTS ARE NO LONGER REQUIRED, A CHANGE OF USE, OR REDEVELOPMENT OF LAND AND BUILDINGS TO EDUCATIONAL, RESIDENTIAL, HEALTH OR COMMUNITY USES WILL GENERALLY BE ENCOURAGED. PROPOSALS FOR MORE COMMERCIAL USES SUCH AS HOTELS, RECREATIONAL ACTIVITIES OR BUSINESS USE MAY BE ACCEPTABLE, SUBJECT TO THE PROVISIONS OF ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, AND POLICY BU1 OF THE STRUCTURE PLAN PROVIDING: **(PA 7/29)**

~~A) THE USES CAN BE ACCOMMODATED WITHIN EXISTING PERMANENT BUILDINGS, OR BY REDEVELOPMENT WITHIN THE AREA COVERED BY EXISTING PERMANENT BUILDINGS~~

A) THE USES CAN BE ACCOMMODATED WITHIN EXISTING PERMANENT BUILDINGS, OR BY REDEVELOPMENT. THE GROUND COVERAGE OF ANY REDEVELOPMENT SHALL BE NO GREATER THAN THAT CURRENTLY OCCUPIED BY EXISTING BUILDINGS AND HARDSTANDINGS. **(PA 7/29)**

B) THE PROPOSALS PROVIDE FOR THE REMOVAL OF EXISTING TEMPORARY BUILDINGS OR UNSIGHTLY ADDITIONS FROM THE SITE

C) THE USES DO NOT HAVE A DETRIMENTAL EFFECT ON THE AMENITY OF THE AREA BY REASON OF VISUAL INTRUSION, THE GENERATION OF NOISE OR OTHER ~~DISTURBANCE, OR EXCESSIVE TRAFFIC GENERATION~~

~~D) SCHEMES INCLUDE THE RETENTION AND MAINTENANCE OF EXISTING UNDEVELOPED AREAS WITHIN THE SITE AS LANDSCAPED AREAS.~~

D) SCHEMES DO NOT ENCROACH SIGNIFICANTLY ON EXISTING UNDEVELOPED AREAS OF THE SITE. THESE UNDEVELOPED AREAS SHALL BE RETAINED AND MAINTAINED AS OPEN OR INFORMAL LANDSCAPED AREAS IN KEEPING WITH THE CHARACTER OF THE COUNTRYSIDE WITHIN WHICH THEY ARE SET. **(PA 7/29)**

Implementation: Through the development control process and negotiation with the landowner.

Monitoring: Annual employment monitoring.

Redevelopment, Extension and Infilling at Existing Employment Sites Outside Settlement Boundaries

7.64 The principle of redevelopment, minor extension and infilling of existing sites in the countryside is allowed by Berkshire Structure Plan Policy C2 in order to assist the rural

economy and enhance the rural environment. Where significant visual enhancement can be achieved the Council will seek to negotiate the removal of temporary, unsightly or poorly placed buildings, the enhancement of landscaping and the rationalisation of car parking.

7.65 In interpreting this policy, 'an area of existing authorised development' would include buildings, external storage areas, hardstandings and circulation space authorised through an existing planning permission or a certificate of lawfulness and identified on the plans attached to that permission. Calculations of site coverage should not include landscaped or open areas. Where sites include existing retail activity they should be assessed against Policies WRE5 or WRE6.

POLICY WRE4: DEVELOPMENT ON EXISTING EMPLOYMENT GENERATING SITES OUTSIDE SETTLEMENTS

ON SITES IN EXISTING EMPLOYMENT USE OUTSIDE SETTLEMENTS THE MINOR EXTENSION TO BUILDINGS, LIMITED INFILLING BETWEEN BUILDINGS AND REDEVELOPMENT OF THE SITE WILL BE ACCEPTABLE WHERE PROPOSALS:

CONT.

A) DO NOT LEAD TO AN INTENSIFICATION OF ACTIVITY AT THE SITE

B) HAVE NO GREATER VISUAL IMPACT ON THE UNDEVELOPED CHARACTER OF THE COUNTRYSIDE THAN EXISTING DEVELOPMENT

C) DO NOT COVER A LARGER AREA OF THE SITE THAN THAT OCCUPIED BY EXISTING AUTHORISED DEVELOPMENT

D) DO NOT CAUSE DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

E) DO NOT LEAD TO OBJECTIONS UNDER POLICY WT4 (ENVIRONMENTAL IMPACTS OF TRAFFIC) OR OTHER TRANSPORT POLICIES OF THIS PLAN

F) DO NOT RESULT IN AN EXPANSION OR CONSOLIDATION OF 'BAD NEIGHBOUR' PREMISES.

Implementation: Through the development control process and consultation with the Council's Environmental Health Officer, planning enforcement and negotiation with owners/developers.

Monitoring: Annual employment monitoring.

7.66 Policy WGB5 in chapter 3 deals with redevelopment of existing employment sites located in the Metropolitan Green Belt, and WGB7 in the same chapter guides development at major developed sites within the Green Belt.

RURAL RETAILING

Farm Shops, Horticultural and Nursery Holdings

7.67 An element of rural diversification is the sale of produce from farm holdings. Farm shops continue to be popular and there are several such facilities in the District. These shops can provide a valuable contribution to the rural economy because they provide a widening of the range of employment opportunities and additional income to farms. Some enterprises that sell small amounts of seasonal unprocessed food generated from the farm holding will be ancillary to the main farming activity and can be carried out under permitted development rights. For the avoidance of doubt, farmers who are considering such diversification should contact the development control section of the planning department prior to start up. In the past, where planning permission has been required policies have sought to limit the products sold to those produced on the holding. This criterion is not easily enforceable and does not allow continuity of employment or income. It has been relaxed to allow the sale of a proportion of imported produce. This is in accordance with the provisions of PPGs 6 and 7 and would enable a service to be provided throughout the year.

7.68 Horticultural nurseries, while principally devoted to the raising and wholesale distribution of plants, trees and shrubs, often include a limited provision for ancillary retail plant sales. Over the years many such establishments have changed and now have the commercial retail character of a garden centre selling a wide variety of goods. To prevent inappropriate urbanisation of the countryside related to this process, for example, by the erection of retail sales buildings, the long distance importation of the

***Wargrave*:** relocation in the long term, closer to the to the main residential part of the village should be considered.

***Winnersh*:** existing container is badly located relative to the village centre.

Possible future provision will also be considered for Finchampstead (both static and container) *IN THE VICINITY OF CALIFORNIA CROSS-ROADS*, **(PA 11/8)** Shinfield and Woosehill (container).

11.25 Winnersh is presently served by a container library service, on a site in Sindlesham and by a mobile library with four stops in Winnersh. This is unsatisfactory given the present population.

PROPOSAL WIC11: LIBRARY PROVISION, WINNERSH

A SITE FOR A LIBRARY BUILDING OF 230 SQ.M. WILL BE PROVIDED IN THE VICINITY OF THE WINNERSH CROSSROADS.

Implementation: In consultation with the service provider and through the development control process.

Monitoring: Planning applications determined.

Day Nurseries and Play Groups

11.26 Day nurseries and play groups provide important local pre-school education services and there is a growing demand for these types of facilities within the plan area. Additional provision will therefore be encouraged.

POLICY WIC12: DAY NURSERIES AND PLAY GROUPS

THE PROVISION AND OPERATION OF NURSERIES AND PLAY GROUPS WILL BE ENCOURAGED, PARTICULARLY CLOSE TO TOWN AND VILLAGE CENTRES, PROVIDING THAT:

a) THE AMENITY OF LOCAL RESIDENTS WOULD NOT BE ADVERSELY AFFECTED DUE TO NOISE OR ANY OTHER DISTURBANCE

b) THERE IS NO SIGNIFICANT HIGHWAY IMPACT

c) THERE IS NO CONFLICT WITH OTHER POLICIES IN THE PLAN.

Implementation: Through development control process and in consultation with Social Services.

Monitoring: Planning applications determined.

~~**Schools**~~

~~11.27 There are currently 76 schools (including private schools) in the plan area, nine of which are secondary. No new schools are planned within the plan area in the near future with the exception of those required as part of the major housing development proposals on land south of the M4 motorway at Grazeley.~~

WDC - Dist. Cntrl Committee Agenda.

STATEMENT ON THE HUMAN RIGHTS ACT 1998

The Human Rights Act 1998 was brought into force in this country on 2nd October 2000 and it will now, subject to certain exceptions, be directly unlawful for a public authority to act in a way which is incompatible with a Convention right. In particular, Article 8 (respect for private and family life) and Article 1 of Protocol 1 (peaceful enjoyment of property) apply to planning decisions. When a planning decision is to be made however, there is further provision that a public authority must take into account the public interest. In the vast majority of cases existing planning law has for many years demanded a balancing exercise between private rights and public interest and therefore much of this authority's decision making will continue to take into account this balance.

The Human Rights Act will not be referred to in the Officer's report for individual applications beyond this general statement, unless there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues.

STATEMENT ON THE WOKINGHAM DISTRICT LOCAL PLAN PART TWO INSPECTOR'S REPORT

The report of the Inspector into Part Two of the Wokingham District Local Plan (all policies apart from those relating to the proposed new settlement at Grazeley) has been received and was published by the Council on 22 November 2001.

The Inspector's Report is a material consideration which should where relevant be taken into account in the consideration of planning applications. In particular, policies which have been subject to scrutiny at the Local Plan inquiry, and which the Inspector recommends should remain unchanged, or where he endorses the pre-inquiry changes made by the Council, now have considerable weight.

In due course the Council will need to formally consider each of the Inspector's recommendations and decide whether to accept or reject them. It must give reasons for any rejections.

The Inspector's Report has been taken into account in preparing all reports to this Committee. Where necessary his recommendations are referred to in the body of the report and recommendations.



WOKINGHAM UNITARY
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WOKINGHAM DISTRICT LOCAL PLAN

INSPECTOR'S REPORT

PART TWO

CHAPTERS OTHER THAN HOUSING

Mr D Hollis
October 2001

paragraphs 2.21 and 2.22 are therefore unnecessary and confusing and I would suggest removing references to "rural areas" and using the term "countryside" throughout.

2.26 I support PA 2/7, which addresses the point raised in the objection. It provides clarity by highlighting the issue of permitted development in the countryside and the associated notification system. However, I do not consider that the amendment is correctly worded. Not all agricultural or telecommunications development falls within the scope of permitted development and not all of that which does requires prior notification. I suggest that the sentence be reworded accordingly.

2.27 I do not consider that there is anything wrong with the Council including a definition of infill development and I do not believe that the one given is unduly restrictive. However, I agree with the objection that such development should not be subject to Policy WCC4 for the reasons that I have given there. Furthermore, in view of my recommendation to delete Policy WLL8, I suggest removing reference to that policy as well.

RECOMMENDATION

2.28 That paragraphs 2.21 and 2.22 are deleted.

2.29 That the second sentence in paragraph 2.23 is amended to read:

"It can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location".

2.30 That paragraph 2.23 is amended in accordance with PA 2/7, subject to the following change:

"Certain categories of agricultural and telecommunications development are classed as permitted development under the Town and Country Planning (General Permitted Development) Order 1995; in some cases there is a requirement to give advance notification to the Council of the intention to exercise these rights"

POLICY WCC1

(Proposed Amendment A1)

REPRESENTATIONS

83	Councillor R Eke (O)	1656	Linden Homes SE Ltd (O)
335	Mr & Mrs D Chesterman (O)	1675	Alfred McAlpine Dvpts Ltd (O)
356	Mr M Peirce (O)	1687	Hicks Developments Ltd (O)
705	RCB Sports and Social Club (O)	1726	Bewley Homes PLC (O)
965	R A Waterer (O)	1746	Wokingham Cricket Club (O)
1298	Beazer Strategic Land (O)	1773	Hicks Persimmon Ltd (O)
1483	St Nicholas Hurst Parish Council (O)	1774	Hicks Persimmon Ltd (O)

1837	Mr G Hunter (O)
1889	T A Fisher & Sons Ltd (O)
1895	Charles Church Dvpts Ltd (O)
1931	A J Erangey (O)
2039	The House Builders Federation (O)
2064	University of Reading (O)
2121	Trustees of Mrs A C Hutchinson Deceased (O)
2186	Holme Park Sonning Ltd (O)
2190	Mr I Johnson (O)
2192	Mr H M S Bowyer (O)
2196	Mr R Gwinn (O)
2199	Mr K J Warwick (O)
2203	Mrs G Childerhouse & Mr H M S Bowyer (O)
2206	Mr C Evans (O)
2209	Mr C Evans (O)
2214	Wokingham United Charities (O)
2220	Mr C Ayres & Others (O)
2222	Mr C Ayres & Others (O)
2326	Mary Pich and Judith Peel (O)
2345	Mr J Marino (O)
2351	Mr D Bishop (O)
2394	Wokingham Friends of the Earth (O)
2511	Babtie Joint Strategic Planning Unit (O)
2544	Martin & Pole, Nicholas for Various clients(O)
2711	Linden Homes South East Ltd (O)
2712	Linden Homes South East Ltd (O)
2713	Linden Homes South East Ltd (O)
6010	Mr C Evans (O)
6050	Mr A L Borton (O)
6093	Arborfield & Newland Parish Council (O)
6101	Mr A Stewart (O)
6117	Martin & Pole, Nicholas (O)
6128	Miss C Double (O)
6161	Shinfield Parish Council (O)
6175	Bewley Homes Ltd (O)
6276	University of Reading (O)
6298	University of Reading (O)
6299	University of Reading (O)
6300	University of Reading (O)
6301	University of Reading (O)
6240	University of Reading (O)
1036	English Nature (S)
1273	Mrs & Mrs P Pottinger (S)
1497	Beech Hill Parish Council (S)
2364	Thames Water Property (S)
6224	Bovis Homes Ltd (S)

OBJECTION ISSUES

2.31 Many objections considered that the policy would be too restrictive and inflexible; categories of development should not be treated as an exhaustive list. There was particular concern about the use of the words "in exceptional circumstances" and "strictly controlled" as these were considered to incorrectly elevate the policy to green belt status. Local views should input into what constituted exceptional circumstances. It was suggested that the word "normally" should be inserted into the opening paragraphs to make them less restrictive.

2.32 Several objectors believed that the effective application of Policy WCC1 depended on whether the settlement boundaries had been properly defined in the first place. A systematic review should be undertaken and if countryside protection was to endure in the long term, the settlement boundaries would need to be less tightly drawn around the existing edge of built up areas. This would recognise that the previous Structure Plan had allowed some housing to be provided outside settlements through the process of "rounding off".

2.33 PA P/3 removed the countryside allocation from a number of sites and there was objection to the six that were in the Parish of Shinfield. A number of site-specific objections considered that countryside designations were inappropriate and suggested changes to the settlement boundaries. In other cases, proposals to remove the countryside designation related specifically to housing development under Policy WH2 or to affordable housing under Policy WH9.

2.34 It was not considered that category B) made sufficient provision for sports facilities and the infrastructure associated with them. Sport and countryside recreation should be separate and there was no allowance for indoor sports facilities where needed to complement outdoor sports use. No recognition had been given to the more than local importance of some sports organisations. Alternative wording was suggested to cover these matters. It was also thought that new sporting facilities in the countryside should be accessible to public transport to avoid unacceptable traffic generation. A number of objectors believed that ancillary buildings should be included in category B).

2.35 It was said that category C) is unnecessary as there is no support for it in Policy C2 of the Structure Plan. In any event, such development would be covered by category G). Another objection stated that category C) should include new schools that could not be located within identified settlements. It was considered that this would accord more closely with PA 11/14.

2.36 Concern was expressed that category D) should not allow commercial development other than to meet local needs. An objector wanted to ensure that inappropriate re-use and adaptation did not occur. Another objector requested that this category should allow rebuilding as this could sometimes be a more sustainable option, in accordance with Policy WOS1.

2.37 It was thought that the policy would restrict discretion and consideration of proposals for new dwellings in the countryside on their individual planning merits. It was suggested that category G) should be amended accordingly. Other objections considered that specific reference should be made to gypsy caravan sites, either in category G) or elsewhere in the policy. This would avoid discrimination of this ethnic minority group and would comply with Policy WH13. It was said that the words "which cannot be accommodated within a settlement" should be removed from category G), in order to provide flexibility and make the policy less restrictive.

2.38 A number of objections mentioned that in appropriate circumstances "rounding off" should be allowed at the edge of settlements. It was considered that the policy would be inflexible as it did not allow residential infilling or minor extensions beyond settlement boundaries. Such development could be accommodated on occasion without harming the character of the countryside as set out in paragraph 3.21 of PPG 7. Another objector believed that the policy should make provision for the development of small sites with road frontages that could be developed without prejudice to the overall objective of countryside protection.

2.39 There was concern that a rigid policy approach would inevitably compromise the level of windfalls coming forward. It was suggested that a sentence could be added to the end of the policy to the effect that sensitively located residential development would be permitted. There are areas where the scale and concentration of existing housing would allow further development without

offending the principles of either this policy or Policy WOS3. This should be catered for by an additional category and identified on the Proposals Map.

2.40 PA 2/8 added infilling and minor extensions to groups of houses as a further category. A number of objections mentioned there was nothing in paragraph 3.21 of PPG 7 to exclude development from areas such as green gaps and that this requirement should be deleted. Conversely, another objector disagreed and felt that such development should not be allowed in green gaps or wedges in order to ensure adequate countryside protection. The wording of this part of the policy was considered to be ambiguous as it would not be clear whether the reference to gaps applied to infilling or not. The proposed amendment should be dropped or clarified. Another objection acknowledged the advice in PPG 7 but considered that it should be interpreted in a more specific way to take account of the intense development pressure in Wokingham. To permit "sensitive" infilling would encourage developers to build in the countryside rather than in urban areas as advocated in PPG 3.

2.41 There was some support for PA 2/8 but objection to PA A/1, which deleted reference to minor extensions to housing groups. This was not considered to accord with PPG 7 and a reworded category H) was proposed in its place. A number of objectors thought that an additional category should be added to cover redevelopment of brownfield sites. This would reduce pressure on greenfield land and could result in environmental improvement through the reclamation of contaminated and derelict land.

2.42 It was said that Policy WCC1 does not comply with Policy C2 of the Structure Plan by making provision for necessary or desirable development outside settlement boundaries. It was suggested that an additional category should be added allowing development that afforded significant benefits to the community. This would introduce more flexibility and cover such things as affordable rural housing, local leisure facilities and small-scale employment generators.

2.43 An objector considered that the penultimate paragraph, including the proposed amendment, is unnecessary and should be deleted. Another opposed the unqualified presumption against the closing of gaps in the final paragraph. Paragraph 4.16 of PPG 7 makes it clear that such designations are of local and not national significance. The policy would be unduly restrictive and might prevent sustainable development in locations that do not contribute to the function of the gap.

CONCLUSIONS

2.44 Even though I appreciate that PPG 2 refers to "very special circumstances", I consider that the words " in exceptional circumstances" do have green belt connotations and are therefore best avoided. I do not accept the Council's argument that the individual categories should be viewed as "exceptions" and this is not what the opening paragraphs of the policy infer. To my mind they rightly

establish the types of development that the Council would, in principle, consider suitable in a countryside location. This does not mean to say that because a proposal falls within one of these categories it would necessarily be acceptable. National planning policy makes it clear that the countryside will be protected for its own sake. The words "strictly controlled" are used in Structure Plan Policy C2 and I think that they recognise that Berkshire is subject to considerable development pressure.

2.45 I have noted the comments regarding consultation with the Parish Council on what constitutes "exceptional circumstances". Notwithstanding my conclusions on the use of these words, consultation on planning proposals is a procedural matter and I do not think that it is an appropriate topic for the policy. I do not agree with the objections that suggested inserting the words "normally" into the opening sentences. It is the job of policy to address "the norm" and S54A of the Town and Country Planning Act 1990 makes it clear that other material considerations should also be taken into account when considering individual proposals for development.

2.46 I agree with objectors that the satisfactory application of Policy WCC1 depends on whether settlement boundaries have been correctly drawn. Where the interface between town and country falls may change from one Plan to the next. In Chapters 1 and 5, I have recommended that the Council should amend their reference to Identified Settlements. Accordingly, the Council should ensure there is proper justification for the various boundaries of both categories of settlement.

2.47 Many objectors suggested the removal of countryside designations along with parallel changes to settlement boundaries and gap designations or in association with a housing or affordable housing proposal. I have dealt with these under Policies WOS2, WCC2, WH2 and WH9 respectively. Conversely, PA P/3 removed the countryside allocations from a number of sites, including six in Shinfield. Of these, land at Wilsford Close, land at Hollow Lane, land at Lane End Farm and Church Farm are all allocated for housing development under Policy WH2. Reading Business Park is being developed for business purposes and the Applied Research Station will be developed. In the circumstances, I can see no purpose in maintaining a countryside designation on any of these sites.

2.48 Policy WCC1 is a general policy that establishes the basic principles of countryside development. It is not intended to provide detailed guidance, which can be found in the policies relevant to individual topics. Indeed, this is stated in the first part of the policy and for this reason I consider cross-references to specific policies are unnecessary. Similarly, I do not agree with the objections that consider individual categories, such as sport and recreation, require further detail or qualification.

2.49 I see no reason why category C) should be deleted. It highlights a particular issue that the Council considers is locally important and I find no conflict with Policy C2 of the Structure Plan. I agree with the Council that it is unnecessary to

specifically refer to any particular type of community facility, such as new schools, as the policy is only dealing with a principle.

2.50 The re-use of existing resources is a sustainable objective and is encouraged in Policy C2 of the Structure Plan and PPG 7. I therefore support the inclusion of category D) although there are different considerations for rebuilding, which I deal with later. I do not agree that further qualification is necessary to prevent inappropriate re-use. I have already commented that the policy is not intended to provide detailed guidance. Although economic activity can often be located satisfactorily in the countryside I do not think that there is any justification for requiring such benefits to be purely local. I agree with the Council that such an amendment is unnecessary and would be unduly restrictive.

2.51 An additional category should be inserted to deal with gypsy caravan sites. National policy makes it clear that the needs of gypsies should be recognised in development plans and paragraph 5.26 in the Plan suggests that there is pressure for additional permanent pitches in the District. There is a more detailed policy in the Housing Chapter.

2.52 Although I would advocate that the policy is as specific as possible about the types of development it considers to be acceptable, I can see some merit in including category G) as a general "catch all" at the end. However, I do not agree that the requirement to look to the settlements first should be removed. As I have already said, the first priority of the policy should be the protection of the countryside for its own sake.

2.53 Paragraph 3.21 of PPG 7 indicates that sensitive infilling or minor extensions to housing groups can be acceptable in the countryside, although this will depend on the character of the surroundings and the number of such groups in the area. I have observed that in Wokingham District there are many countryside locations where additional development could be accommodated in line with these general principles. However, such areas generally support few local services and have infrequent or non-existent public transport facilities. One of the main objectives of PPG 3 is to direct new housing towards sustainable locations in or adjoining urban areas. Whereas I believe that the opportunities for satisfactory infilling are generally limited and small scale, the instances where groups of houses could be extended are likely to be more widespread, especially in view of development pressures in this area. Even minor development of this type will often be on a larger scale than infilling and, more importantly, can lead to a serious cumulative impact. In view of the likelihood that such development would be reliant on the private car, I consider that it would sit uneasily with the sustainability principles advocated in national and strategic guidance. It would also be at odds with the overall strategy that I have recommended for additional housing allocations.

2.54 For the above reasons, I think that category H) should be restricted to sensitive infilling only and that minor extensions to groups are not an acceptable form of countryside development in Wokingham District. I do not believe that it is

necessary to refer to the character and appearance of the area as this is included in a general provision that applies to all categories at the end of the policy. I acknowledge that not all objectors welcomed the inclusion of category H) at all, but I believe that, providing it is modified as I have suggested, it would provide some flexibility without compromising the overall strategy of the Plan.

2.55 Several objections suggested that there should be a wider provision for residential development in appropriate circumstances. However, I find no support for this objective in PPG 7 and I think that it would severely compromise the overall strategy of countryside protection. I note that it has been suggested that suitable areas for residential development in the countryside should be identified on the Proposals Map. However, in view of the necessarily small scale and dispersed nature of this type of development, I do not consider that such a suggestion would be practicable or desirable.

2.56 I do not consider that "rounding off" should be included in category H). Policy H5 and paragraph 7.40 in the Structure Plan only envisage such development as an extension to a settlement following a boundary review through the Local Plan. Furthermore, PPG 3 specifically excludes an allowance for greenfield windfalls. Some objectors considered that category H) should apply to development in areas designated as gap and others that it should not. Gap policy is a spatial tool covered by Policy WCC2 and should not, in my opinion, be referred to in Policy WCC1, which is concerned with landscape protection. Clearly within a gap location, development under this category would need to be judged under the provisions of Policy WCC2.

2.57 There may be existing sites in rural areas that offer the opportunity for redevelopment without compromising countryside objectives. These could include contaminated or derelict sites and may offer the opportunity for environmental improvement. On the other hand, such sites are likely to be in locations away from existing services and facilities and poorly served by transport options other than the private car. Each case would need to be judged on its merits as an exception to the Plan. In the circumstances, category F) should be deleted and no provision added to refer to the redevelopment of brownfield sites.

2.58 I do not agree that an additional category is needed to cover development of significant benefit to the community. Such benefits would tend to be specific to a particular project and S54A of the Town and Country Planning Act 1990 allows such matters to be taken into account. Affordable rural housing is considered as an exception in cases of need and it would not be appropriate to include it within Policy WCC1.

2.59 It is not necessary to refer in the penultimate paragraph to other policies in the Plan. Other policies are referred to in the opening paragraph and, in any event, the Local Plan should be read as a whole, with account taken of all relevant policies and provisions. I think that it is reasonable to include a general requirement that development should respect its countryside location.

2.60 The Council has made it clear that the "gaps" referred to in the final paragraph meant open areas in a built up frontage. Gaps have a special meaning under Policy WCC2 and I do not consider that wording should be used in this context. I have already commented on the reference to "green gaps" in the penultimate paragraph and recommended that it be deleted. However, I find no objection to the need to protect open areas, subject to the qualification that they should be important to countryside character.

2.61 I have considered the policy rewordings suggested by a number of objectors. However, I do not consider that the suggested alternatives offer any advantages over the Council's version with the amendments that I have recommended. I think that it is important that a precise definition of "countryside" is given and I agree with the Council that it should relate directly to land beyond identified settlements. I do not believe that it is necessary to change the wording of individual categories beyond those that I have suggested. I agree with the Council that other categories such as public utilities, domestic extensions, minerals or waste should not be included, I am satisfied that Policy WCC1, as amended, would provide a suitable level of control, without undue rigidity, and would accord with Policy C2 in the Structure Plan and PPG 7.

RECOMMENDATION

2.62 That Policy WCC1 is amended as follows:

"Development outside defined settlement boundaries will be strictly controlled through the application of the detailed policies and provisions of this Plan.

Such development will only be acceptable in principle where the proposal falls within one of the following categories:

A) Development required for agriculture or forestry.
B) Outdoor sport or countryside recreation.
C) Local community facilities which cannot be located elsewhere.
D) Re-use and adaptation of existing buildings.
E) Diversification of an established agricultural business.
F) Permanent and transit gypsy sites.
G) Sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage.
H) Other development suitable to the countryside, which cannot be accommodated within a settlement.

Where development is acceptable in principle it will only be permitted if it is appropriate in scale, form, materials, design and character to its location in the countryside. The enclosure of open areas that are important components of countryside character will not be permitted".

RECOMMENDATION

2.76 That PA 2/10 is not carried forward and that the last sentence of paragraph 2.29 is deleted.

2.77 That paragraph 2.29 includes reference to a new gap designation between Wargrave and Twyford.

POLICY WCC2

PREAMBLE TO POLICY WCC2

2.78 I have dealt with this policy in two parts. Firstly I have considered all of those objections that related to the principle of the policy or its wording and made appropriate recommendations. I have then moved on to site-specific objections, which required the removal of the gap or wedge designation from a particular piece of land. This section comprises four parts each of which has been dealt with as a discrete topic:

i) addition of a gap or green wedge designation;
ii) removal of a gap or green wedge designation;
iii) removal of a gap or green wedge designation in association with a settlement boundary change:
iv) D & S Nurseries site, Winnersh.

2.79 Where the change of designation was also associated with a particular development proposal, the objection has been dealt with under the associated policy. Most were concerned with housing and these can be found in the Omissions section of Policy WH2. There was also one linked to a proposal for affordable housing (objection 2187) and one for economic development (objection 1676). These are considered under Policies WH9 and WEM1 respectively.

2.80 Objection 2314 was associated with a proposal for recreational use under Policy WR13. However, this land is in the same vicinity as housing sites being promoted by the same objector. In the circumstances I have dealt with the gap issue in conjunction with objections 2308 and 2311 in the Omissions section of Policy WH2.

2.81 Finally, it should be noted that the site referred to in objection 1661 is not covered by a gap allocation and so I have not considered it further.

REPRESENTATIONS

8	Mrs K Cowan (O)	336	Mr & Mrs D Chesterman (O)
285	Captain M Dowding (O)	343	Mr G Cowan (O)
313	Arborfield & Newland Par Council (O)	706	RCB Sports and Social Club (O)
314	Arborfield & Newland Par Council (O)	907	Bovis Homes Ltd (O)
333	Mr & Mrs D Chesterman (O)	922	Councillor R Samuel (O)

960 R A Waterer (O)
1018 Mrs B Gibson (O)
1020 D & M Autos (O)
1146 W & J Clark (O)
1471 Foster Wheeler Energy Ltd (O)
1551 The Rt Hon John Redwood MP (O)
1567 Mr S Agar-Hutty (O)
1570 J Belcher & Others (O)
1577 Mr A Perrett & Mrs A Webb (O)
1581 Mr D Walker (O)
1589 Stratfield Saye Estates (O)
1591 Mr & Mrs C Adams (O)
1655 Linden Homes South East Ltd (O)
1660 Linden Homes South East Ltd (O)
1661 Linden Homes South East Ltd (O)
1665 Linden Homes South East Ltd (O)
1669 Linden Homes South East Ltd (O)
1676 Alfred McAlpine Dvpts Ltd (O)
1682 Mr B Proctor (O)
1688 Hicks Developments Ltd (O)
1692 Bancroft Developments (O)
1694 Thatching Advisory Services (O)
1720 Bewley Homes PLC (O)
1728 Bewley Homes PLC (O)
1730 Bewley Homes PLC (O)
1733 Linden Homes South East Ltd (O)
1741 Taywood Homes Ltd (O)
1742 Taywood Homes Ltd (O)
1756 Mr L Nemeth (O)
1757 Mr L Nemeth (O)
1763 Westfield Homes Ltd (O)
1764 Westfield Homes Ltd (O)
1780 The Landowner of land E of Bearwood Rd. Barkham (O)
1825 Spencers Wood Consortium (O)
1834 Berkshire Land Ltd (O)
1839 Hicks Developments Ltd.
1850 Beazer Strategic Land (O)
1874 South Wokingham Consortium (O)
1875 South Wokingham Consortium (O)
1882 Bryant Homes Ltd (O)
1890 T A Fisher & Sons Ltd (O)
1899 E Rawlings (O)
1912 Laing Homes Ltd (O)
1944 Mr & Mrs F Wicks (O)
2010 Thames Water Property (O)
2065 University of Reading (O)
2122 Trustees of Mrs Hutchinson Dcd (O)
2134 Meakins Transport (O)
2135 Meakins Transport (O)
2147 Beazer Strategic Land (O)
2148 Beazer Strategic Land (O)
2149 Beazer Strategic Land (O)
2187 Holme Park Sonning Ltd (O)
2189 Mr I Johnson (O)
2193 Mr H Bowyer (O)
2197 Mr R Gwinn (O)
2200 Mr K Warwick (O)
2204 Mrs Childerhouse & Mr Bowyer (O)
2207 Mr C Evans (O)
2223 Mr C Ayres & Others (O)
2242 Trustees of R H R Palmer Dcd (O)
2243 Trustees of R H R Palmer Dcd (O)
2248 Trustees of R H R Palmer Dcd (O)
2256 Planning & Dvpt Partnership (O)
2308 Churchbury Securities Ltd (O)
2311 Churchbury Securities Ltd (O)
2314 Churchbury Securities Ltd (O)
2327 C Edwards & G J Couling (O)
2334 David Wilson Homes (O)
2342 Rousay (O)
2347 The Guide Dogs for the Blind Assn (O)
2354 Pinefrost Ltd (O)
2709 Taywood Homes Ltd (O)
6017 Foster Wheeler Energy Ltd (O)
6102 Mr A Stewart (O)
6162 Shinfield Parish Council (O)
6179 Bewley Homes Ltd (O)
6285 Swan Hill Homes Ltd (O)
2 Mrs J Rickard (S)
3 Mrs J Clark-Maxwell (S)
21 Mr J Strange (S)
26 Mr R Tucker (S)
29 Mr V Kelly (S)
30 Ms S Tucker (S)
36 The Rev P Bannister (S)
39 Mrs S Swatridge (S)
47 Mrs C Pattison (S)
50 Mr P Pattison (S)
56 Ms L Erler (S)
143 Wokingham Without Parish Council (S)
150 Dr J Erler (S)
156 Mrs E Gower (S)
158 Mr R Thomas (S)
160 Mrs J Thomas (S)
162 Mrs E Halson (S)
164 Mr & Mrs M Stewart (S)
169 Mr L Fricker (S)
175 Mrs J Pailthorpe (S)
281 Swallowfield Parish Council (S)
311 Dr N Turner (S)
362 Mrs S Hewitt (S)
365 Mr T Edmonds (S)
366 Mrs M Edmonds (S)
761 Mrs J Parlour (S)
839 Mr R Doddington (S)
891 Mr M Parlour (S)
937 Mrs P MacNab (S)
944 Mr B Wood (S)
956 Ms J Erler (S)
1010 Mr C Pailthorpe (S)
1011 Dr E Lucas (S)

be directed towards maintaining the separate identity of settlements and not towards preventing development. Reading and Winnersh for example, maintained separate identities despite the eradication of any green space between them following the construction of the multiplex cinema. The designation of large areas as gap showed that the real purpose of the policy was to prevent development and not to separate settlements. This was evident in its application to the previously unconstrained area south of Reading and in its removal from land to the north west of Arborfield.

2.86 There was concern that the policy would not allow the development and growth of existing uses such as schools and sports clubs that were responsible for maintaining the open countryside characteristics that the policy sought to protect. If such development were not permitted these types of uses could not survive. This would be contrary to one of the key objectives of the recreation policies and additional wording was suggested accordingly.

2.87 It was said that two policies were necessary, one relating to setting and separation of settlements and the other relating to green wedges as localised undeveloped areas separating development. A number of objections suggested alternative forms of wording for all or parts of the policy, to cover the various points that had been raised.

CONCLUSIONS

2.88 There is justification for including a gap policy in the Local Plan to take account of the development pressure that has occurred in the District in recent years. That situation has resulted in an outward growth of towns and villages and the gradual erosion of the intervening countryside. Many settlements are close together, particularly on the southern side of the M4 Motorway, and in order to maintain their identity and individual sense of community, it is important to protect the vulnerable areas of intervening countryside from unwarranted development. I do not believe that this can be adequately achieved through the application of general countryside policy because gaps are a spatial concept and are not primarily concerned with landscape protection. Reference should not be made to "countryside appearance and character" in the policy.

2.89 The present Structure Plan reaffirms its support for gaps in Policy C6 and also introduces the new concept of green wedges. These are defined as areas of open space penetrating, partly enclosed by or separating built up areas or communities. Although they will not necessarily separate different settlements, they have a similar function in terms of maintaining urban form and preventing coalescence of built up areas. However, this part of the Structure Plan preceded PPG 7 and left the issue of where detailed boundaries should fall to the Local Plan.

2.90 Paragraph 4.16 of PPG 7 makes it clear that when development plans are reviewed the function and justification for existing local countryside designations should be rigorously considered. However, for the most part gap designations

have been uncritically carried forward from the Loddon Area and South East Area Local Plans and wedges have been based on little rigorous analysis. Landscape surveys have been relied upon that were carried out some years ago and were not particularly stringent or based on the countryside character approach now advocated in national guidance. Consequently, I believe that in many cases gaps and wedges have been too widely drawn and that this undermines their credibility by including land that is not essential in terms of separation function. I have commented in the preamble to this Chapter on the situation regarding a District-wide landscape character assessment, but in the meantime I can see little alternative but to leave the gap and wedge designations as shown on the Proposals Map, apart from where I have made specific recommendations to the contrary.

2.91 Land should only be designated if it is considered essential to the separation function. However, the term "essential" is relative and needs to be balanced with other competing demands for the land resource from one Plan period to the next. Wedges, in particular, often comprise land on the edge of a settlement that may also be considered as a sustainable location for an urban extension. In consequence, these local designations should have greater flexibility and not be expected to display the same degree of permanence for example, as a green belt. However, this also means that it is not sufficient to merely carry forward the gaps and wedges policy from one Plan to the next without critical re-assessment.

2.92 Once land has been designated, strict control needs to be exercised in order to satisfy the objective of urban containment. However, gap policy has different purposes and objectives to green belt policy. In certain cases this could mean that a proposal that may be appropriate in the green belt may not be acceptable in a gap. Indeed, the supporting text to Structure Plan Policy C6 specifically states that gaps apply equally inside and outside the green belt. For this reason, I consider that the title of the policy should be changed and the words in brackets omitted.

2.93 In my opinion, it is not desirable to provide for exceptions. Although sport and recreation facilities may be found in many gap locations, I do not think that they should be referred to specifically or allowance made for associated proposals that could compromise the purpose of the policy. Under S54A of the Town and Country Planning Act 1990 there is provision for other material considerations to be taken into account in any individual proposal for development. Similarly, and for the reasons that I have already given in my conclusions on Policy WCC1, I do not consider that the word "normally" should be used.

2.94 By definition, a gap comprises areas of countryside. However, this does not mean that it is necessarily green, totally open or free from development. It inevitably contains buildings and uses but I believe that there does need to be an overall sense of openness and a generally undeveloped appearance in order that the separation function can be satisfactorily performed. I think that it is these characteristics that the policy is seeking to protect by preventing increased urbanisation. I note that the Council has agreed to omit the word "green" before

gap. I support this change, which follows the wording in Policy C6 of the Structure Plan.

2.95 In order for the gap function to be truly effective I think that there needs to be both a visual and a physical dimension present. I appreciate that Policy C6 uses the word "or" whilst its precursor, Policy EN6, used the word "and". However, I do not agree with those objectors who considered that this implies a looser interpretation. If this had been intended I would have expected the words "either" to have preceded "or". It is the process of coalescence that is harmful and I do not think that narrow spaces are usually conducive to preserving settlement identity. I think that the instances where separation is only provided by a physical feature, such as a motorway or a tree belt without the distance element, are generally unsatisfactory.

2.96 That is not to say that the gap notation should necessarily be removed when two settlements are separated by a narrow space. This often occurs along a road where there is a pinch point with land extending out on either side. This may be likened to a butterfly and although the true separation is provided by the wings, the narrower body has a rôle to play in preventing actual coalescence. There are many examples of such a situation in the District such as along the A327 between Winnersh and Wokingham, between Spencers Wood and Three Mile Cross and along Barkham Road between Barkham Hill and Wokingham.

2.97 What would constitute an adequate distance will therefore vary from case to case. I see nothing wrong with the Council's approach of applying guideline distances of between 1 and 2 kilometres as a starting point. However, I am concerned that in some instances this has been used rigidly without taking account of other factors. Apart from the situation that I have described above, local topography and vegetation may also justify a reduction or an increase in distance being applied.

2.98 One reason why physical as well as visual separation is important is because natural features such as woodlands and hedgerows cannot be guaranteed to remain in perpetuity. Unless, for example there is protection from a Tree Preservation Order, the Council has no power over the management of landscape features in private ownership. In my opinion, the second and third paragraphs detract from the clarity of the policy and should be removed. If the Council wishes to comment on the retention and enhancement of settlement boundary features, this could be done in the supporting text.

2.99 I have recommended against the use of the "setting of settlement" designation in relation to Policy WLL6. Similarly, I can see no justification for it to be subsumed into Policy WCC2, especially as the former is landscape-driven, whereas the latter is a spatial tool. I acknowledge that the word "setting" is used in Structure Plan Policy C6, but in my opinion this is a general reference to the countryside around the settlement that provides the contrast to the built up area of the settlement itself. I think that setting needs to be viewed in the context of the

purposes of Policy C6, which relates to the protection of the settlement pattern rather than inherent landscape quality.

2.100 Both gaps and wedges are primarily concerned with separation of built-up areas and I do not consider that they should be separated into two policies. I have considered the alternative forms of wording advanced by a number of objectors, either to the whole of the policy or to part of it. I have covered the various points that have been raised in the preceding paragraphs and taken account of the various suggestions in my recommendation. Whilst I agree that the policy should be directed towards the role that the land performs rather than its landscape character, I do not concur that each gap or wedge needs to be justified in the supporting text.

RECOMMENDATION

2.101 That Policy WCC2 is deleted and replaced as follows:

"Policy WCC2: Green wedges and gaps

Development will not be permitted within important open areas, defined as green wedges and gaps on the Proposals Map, that would threaten their essential function in the physical and visual separation of settlements that are close together".

SITE SPECIFIC OBJECTIONS – ADDITION OF A GAP OR GREEN WEDGE DESIGNATION

REPRESENTATIONS

3	Mrs K Cowan (O)	343	Mr G Cowan (O)
285	Captain M Dowding (O)	922	Councillor R Samuel (O)
313	Arborfield & Newland Par Council (O)	1146	W & J Clark (O)
314	Arborfield & Newland Par Council (O)	6162	Shinfield Parish Council (O)

OBJECTION ISSUES

2.102 It was considered that the areas to the west of Wargrave and between Wargrave and Twyford should be protected as gap and not setting of settlement, in order to preserve their unique character.

2.103 Other objectors thought that the previous designation in the Loddon Area Local Plan on the land north of Arborfield Cross should be reinstated in order to ensure that the periphery of the Conservation Area is protected. This would not be adequately controlled by general countryside policies because the land was not a "rural area". It was contended that wider tracts of open countryside, including Arborfield, Shinfield, Swallowfield and Sindlesham should be allocated as gap.

programme; the Council has confirmed that there are not and therefore I see no point in a separate policy for the Twyford library.

RECOMMENDATION

11.37 That PA 11/7 is adopted.

PROPOSAL WIC11

REPRESENTATIONS

332 Arborfield and Newland Parish Council (O)
1470 Mr D Ball (O)
955 Winnersh Parish Council (S)

OBJECTION ISSUES

11.38 One objector considered an action plan would be necessary and the other that they did not want a container library replaced with a mobile unit.

CONCLUSIONS

11.39 I note that in response to one objector, the Council states that they have not yet been able to identify a site. Until the Council is able to do so and be sure the scheme would progress quickly, the Proposal should be deleted.

RECOMMENDATION

11.40 That Proposal WIC11 is deleted.

POLICY WIC12

REPRESENTATIONS

6049 Mr A Borton (O)
6135 Spencers Wood Consortium (O)
6202 The House Builders Federation (O)
6269 University of Reading (O)

OBJECTION ISSUES

11.41 Although these objections were listed by the Council under this policy, they appear to refer to paragraph 11.27 and the proposed Policy WIC12A.

CONCLUSIONS

11.42 As there were no recorded objections to this policy, I make no comments.

NEW POLICY WIC12A AND PARAGRAPH 11.27

(Proposed Amendment 11/14)

REPRESENTATIONS

6049 Mr A Borton (O)
6135 Spencers Wood Consortium (O)
6202 The House Builders Federation (O)
6269 University of Reading (O)

OBJECTION ISSUES

11.43 Objection 6269 considered that any contributions to educational requirements should be justified on a site by site basis and not in the manner suggested by the Council. Educational needs are related to the particular area within which new developments are proposed and not District wide; existing educational resources need to be considered. The Council's approach has not been justified. There are two major factors to be taken into account. Firstly, a significant proportion, if not all, new development, caters for indigenous growth rather than in-migration; it is only the latter that puts an additional demand on local services. Secondly, the Council as Education Authority has a statutory duty to provide education anyway. A revised wording for the policy was suggested which seeks the reasonable provision of, or contributions towards, education facilities. Also that such provision would reflect a fair assessment of educational facilities within the area where the new development would take place. PA 11/14 should be deleted until proper research, infrastructure and studies are available to the public. The current study is not available and therefore not a sound basis for judgement.

11.44 Another objector stated that educational facilities are the statutory responsibility of Wokingham District Council. The proposed policy gives no indication of the scale of development that would give rise to a requirement for contributions; it would be impossible to associate any particular school provision with a new housing development given parental choice and cross boundary patterns. There is no indication as to how a fair and proportionate contribution would be calculated.

11.45 Objection 6135 pointed out that the proposed amendments to paragraph 11.27 provide estimates that are too high. The text implies that developers would have to address the projected shortfall in school places; that is not appropriate as developers should only have to contribute to demand arising from their own

ANDESIGN
BUILDING PLANS

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WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Mr Robin Bradbeer
Steepways Farms
Nether Lyppiatt
Stroud
Glos GL6 7LS

ref: 4137

10th October 2002

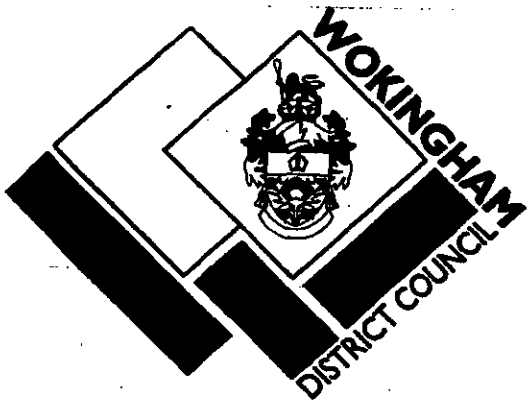
Dear Robin,

re: Holly Cottage Nursery, Heathlands Road, Wokingham

Further to your letter dated 8th October 2002, I have had a study of the drawing to compare the 1:50 floor plan and the 1:500 block plan and within the tolerances normally allowed for drawings of this nature I can see no discrepency between the two plans. I trust this clarifies the situation and if in your negotiations with the Planning Officer you discover more specific points I will be pleased to give it my attention.

Yours sincerely,

Andrew Hester



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

THE COUNTRYSIDE

Development in the Countryside

2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:

"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"

2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED* (PA 2/7) Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. [A1]

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WEL2 TO WEL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. [A1]

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

~~*H) SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1A*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSELY AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity of designations on areas shown on the current proposals map. As a result this has been reviewed and a need to simplify the proposals map recognised.

2.28 The green wedges and gaps designation is now shown on those areas that had either a dual settings and separation of settlements function, or the separation of settlements designation only, in the adopted local plans. Where an area was only important to the setting of settlements, these areas will remain subject to a separate policy found in the Landscape section of this chapter (Policy WLL6).

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford *AND THE LODDON VALLEY BETWEEN ABORFIELD CROSS AND SHINFIELD.* **(PA 2/10)**

POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.

EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.

ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

Central Berkshire Forest

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. *THIS WILL INVOLVE INCREASED TREE COVER AND SHOULD ALSO INCLUDE A RICH VARIETY OF OTHER USES SUCH AS FARMLAND, HEATH AND MEADOWS. THE FOREST SHOULD AFFORD OPPORTUNITIES FOR RECREATION, WILDLIFE AND THE DIVERSIFICATION OF FARMING ACTIVITIES.* **[A3]**

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an increase in tree cover and thereby contribute to the concept of the new forest. The study has established a search area, outside the Metropolitan Green Belt, which includes:

a) the Earley sectors of the Community Woodland
b) the critical gaps between Woodley, Earley and Winnersh
c) the mineral degraded landscapes of the middle Loddon Valley
d) the Lower Loddon, between the A4 and the Thames
e) weak settlement edges and areas important to the setting and separation of settlements
f) the A329(M) and M4 corridors.

PROPOSAL WRE3: NEW USES FOR RESEARCH ESTABLISHMENTS OUTSIDE THE SETTLEMENT OF SHINFIELD

~~*WHERE EXISTING RESEARCH ESTABLISHMENTS OUTSIDE SETTLEMENTS ARE NO LONGER REQUIRED A CHANGE OF USE OF LAND AND BUILDINGS TO EDUCATIONAL, HEALTH OR COMMUNITY USES WILL GENERALLY BE ACCEPTABLE, SUBJECT TO THE PROVISIONS OF ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN. PROPOSALS FOR MORE COMMERCIAL USES SUCH AS HOTELS, RECREATION ACTIVITIES OR BUSINESS USE MAY BE ACCEPTABLE PROVIDING*~~

WHERE EXISTING RESEARCH ESTABLISHMENTS OUTSIDE SETTLEMENTS ARE NO LONGER REQUIRED, A CHANGE OF USE, OR REDEVELOPMENT OF LAND AND BUILDINGS TO EDUCATIONAL, RESIDENTIAL, HEALTH OR COMMUNITY USES WILL GENERALLY BE ENCOURAGED. PROPOSALS FOR MORE COMMERCIAL USES SUCH AS HOTELS, RECREATIONAL ACTIVITIES OR BUSINESS USE MAY BE ACCEPTABLE, SUBJECT TO THE PROVISIONS OF ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, AND POLICY BU1 OF THE STRUCTURE PLAN PROVIDING: **(PA 7/29)**

~~A) THE USES CAN BE ACCOMMODATED WITHIN EXISTING PERMANENT BUILDINGS, OR BY REDEVELOPMENT WITHIN THE AREA COVERED BY EXISTING PERMANENT BUILDINGS~~

A) THE USES CAN BE ACCOMMODATED WITHIN EXISTING PERMANENT BUILDINGS, OR BY REDEVELOPMENT. THE GROUND COVERAGE OF ANY REDEVELOPMENT SHALL BE NO GREATER THAN THAT CURRENTLY OCCUPIED BY EXISTING BUILDINGS AND HARDSTANDINGS. **(PA 7/29)**

B) THE PROPOSALS PROVIDE FOR THE REMOVAL OF EXISTING TEMPORARY BUILDINGS OR UNSIGHTLY ADDITIONS FROM THE SITE

C) THE USES DO NOT HAVE A DETRIMENTAL EFFECT ON THE AMENITY OF THE AREA BY REASON OF VISUAL INTRUSION, THE GENERATION OF NOISE OR OTHER DISTURBANCE, OR EXCESSIVE TRAFFIC GENERATION

~~D) SCHEMES INCLUDE THE RETENTION AND MAINTENANCE OF EXISTING UNDEVELOPED AREAS WITHIN THE SITE AS LANDSCAPED AREAS.~~

D) SCHEMES DO NOT ENCROACH SIGNIFICANTLY ON EXISTING UNDEVELOPED AREAS OF THE SITE. THESE UNDEVELOPED AREAS SHALL BE RETAINED AND MAINTAINED AS OPEN OR INFORMAL LANDSCAPED AREAS IN KEEPING WITH THE CHARACTER OF THE COUNTRYSIDE WITHIN WHICH THEY ARE SET. **(PA 7/29)**

Implementation: Through the development control process and negotiation with the landowner.

Monitoring: Annual employment monitoring.

Redevelopment, Extension and Infilling at Existing Employment Sites Outside Settlement Boundaries

7.64 The principle of redevelopment, minor extension and infilling of existing sites in the countryside is allowed by Berkshire Structure Plan Policy C2 in order to assist the rural

economy and enhance the rural environment. Where significant visual enhancement can be achieved the Council will seek to negotiate the removal of temporary, unsightly or poorly placed buildings, the enhancement of landscaping and the rationalisation of car parking.

7.65 In interpreting this policy, 'an area of existing authorised development' would include buildings, external storage areas, hardstandings and circulation space authorised through an existing planning permission or a certificate of lawfulness and identified on the plans attached to that permission. Calculations of site coverage should not include landscaped or open areas. Where sites include existing retail activity they should be assessed against Policies WRE5 or WRE6.

POLICY WRE4: DEVELOPMENT ON EXISTING EMPLOYMENT GENERATING SITES OUTSIDE SETTLEMENTS

ON SITES IN EXISTING EMPLOYMENT USE OUTSIDE SETTLEMENTS THE MINOR EXTENSION TO BUILDINGS, LIMITED INFILLING BETWEEN BUILDINGS AND REDEVELOPMENT OF THE SITE WILL BE ACCEPTABLE WHERE PROPOSALS:

CONT.

A) DO NOT LEAD TO AN INTENSIFICATION OF ACTIVITY AT THE SITE

B) HAVE NO GREATER VISUAL IMPACT ON THE UNDEVELOPED CHARACTER OF THE COUNTRYSIDE THAN EXISTING DEVELOPMENT

C) DO NOT COVER A LARGER AREA OF THE SITE THAN THAT OCCUPIED BY EXISTING AUTHORISED DEVELOPMENT

D) DO NOT CAUSE DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

E) DO NOT LEAD TO OBJECTIONS UNDER POLICY WT4 (ENVIRONMENTAL IMPACTS OF TRAFFIC) OR OTHER TRANSPORT POLICIES OF THIS PLAN

F) DO NOT RESULT IN AN EXPANSION OR CONSOLIDATION OF 'BAD NEIGHBOUR' PREMISES.

Implementation: Through the development control process and consultation with the Council's Environmental Health Officer, planning enforcement and negotiation with owners/developers.

Monitoring: Annual employment monitoring.

7.66 Policy WGB5 in chapter 3 deals with redevelopment of existing employment sites located in the Metropolitan Green Belt, and WGB7 in the same chapter guides development at major developed sites within the Green Belt.

RURAL RETAILING

Farm Shops, Horticultural and Nursery Holdings

7.67 An element of rural diversification is the sale of produce from farm holdings. Farm shops continue to be popular and there are several such facilities in the District. These shops can provide a valuable contribution to the rural economy because they provide a widening of the range of employment opportunities and additional income to farms. Some enterprises that sell small amounts of seasonal unprocessed food generated from the farm holding will be ancillary to the main farming activity and can be carried out under permitted development rights. For the avoidance of doubt, farmers who are considering such diversification should contact the development control section of the planning department prior to start up. In the past, where planning permission has been required policies have sought to limit the products sold to those produced on the holding. This criterion is not easily enforceable and does not allow continuity of employment or income. It has been relaxed to allow the sale of a proportion of imported produce. This is in accordance with the provisions of PPGs 6 and 7 and would enable a service to be provided throughout the year.

7.68 Horticultural nurseries, while principally devoted to the raising and wholesale distribution of plants, trees and shrubs, often include a limited provision for ancillary retail plant sales. Over the years many such establishments have changed and now have the commercial retail character of a garden centre selling a wide variety of goods. To prevent inappropriate urbanisation of the countryside related to this process, for example, by the erection of retail sales buildings, the long distance importation of the

Surface Water Run-Off

11.34 Unless carefully sited and designed, new development can increase run-off by the addition of impermeable surfaces such as roofs and paved areas. This can result in increased risk of flooding downstream and damage to the water environment. Where possible the Council will encourage permeable surfaces, in parking areas for example.

Flood Plains

11.35 The Environment Agency has statutory responsibilities for water resources, pollution control, flood defence, fisheries, recreation, conservation and navigation. New development can cause flooding, pollution and erosion of areas located downstream. Accordingly development will be restricted in areas liable to flood and in locations that would result in an increased flood risk in areas downstream. In preparing flood compensation schemes consideration should be given to the primary use of the land. Flood compensation schemes will not be acceptable within residential curtilages unless it can be demonstrated that the main use as a garden would not be affected.

POLICY WIC16: DEVELOPMENT IN FLOOD PLAINS

IN AREAS LIABLE TO FLOOD DEVELOPMENT WILL NOT BE PERMITTED UNLESS IT CAN BE DEMONSTRATED TO THE SATISFACTION OF THE COUNCIL, IN CONSULTATION WITH THE ENVIRONMENT AGENCY THAT, BY ITSELF, OR CUMULATIVELY WITH OTHER DEVELOPMENT, IT WILL NOT:

a) IMPEDE THE FLOW OF FLOOD WATER; OR

b) REDUCE THE CAPACITY OF THE FLOOD PLAIN TO STORE WATER; OR

c) INCREASE THE NUMBER OF PEOPLE OR PROPERTIES AT RISK FROM FLOODING.

Implementation: Through development control process and in consultation with the Environment Agency.

Monitoring: Planning applications determined within flood areas.

POLICY WIC17: SURFACE WATER RUN-OFF LIABLE TO CAUSE FLOODING

PLANNING PERMISSION WILL NOT BE GRANTED FOR NEW DEVELOPMENT OR REDEVELOPMENT OF EXISTING URBAN AREAS IF SUCH DEVELOPMENT WOULD RESULT IN AN INCREASED FLOOD RISK IN AREAS DOWNSTREAM DUE TO ADDITIONAL SURFACE WATER RUN-OFF. WHERE DEVELOPMENT IS PERMITTED THAT IS LIKELY TO INCREASE THE RISK OF FLOODING, IT MUST INCLUDE APPROPRIATE ATTENUATION MEASURES DEFINED BY THE COUNCIL IN CONSULTATION WITH THE ENVIRONMENT AGENCY.

Implementation: Through development control process and in consultation with the Environment Agency.

Monitoring: Planning applications determined.

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
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❖ STV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies SH1 and SE2 of this plan.

❖ STV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN.

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY,

(D) MINERAL EXTRACTION,

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES,

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND,

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA,

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN . FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new buildings, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes involving more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the "grain" of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared/required to establish the wider context within which applications will be considered.

❖ SBE1 DESIGN OF NEW DEVELOPMENT

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA,

(B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK,

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ SBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful urban environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, local shopping centres in particular, where comprehensive development has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie
Public Services Division

Green Wedges and Gaps

Policy C6 **The setting and separate identity of settlements and communities will be conserved and protected. Development will not be permitted where it would threaten important open areas which are of special significance as "green wedges" or "gaps" because they provide physical or visual separation of settlements or communities which are close together. "Green wedges" and "gaps" will be identified in local plans where there is a risk of:**

(i) coalescence, loss of community identity or increased urbanised character;

(ii) loss of access to open countryside or extensive open space with their associated environmental benefits.

5.30 The boundaries to "green wedges" and "gaps" will be defined in local plans and will relate to those areas which it is considered are essential to the separation of settlements and communities. "Green wedges" are areas of open space penetrating, partly enclosed by, or separating built-up areas or communities and "gaps" comprise open land which provides physical or visual separation of distinct settlements or communities. Although the size and character of "green wedges" and "gaps" will vary, they have a similar function. The existing land uses within these areas may range from agricultural to informal or formal recreation uses or uses like allotments, utilities or institutions. In order to protect the existing open character of the land it is important that development is not intensified so that the distinct communities maintain their identity and sense of separation.

5.31 Examples of such areas identified in the Replacement Structure Plan for Berkshire include land between :

Newbury, Thatcham and Cold Ash

Purley and Pangbourne

Theale and Tilehurst

Reading and settlements to the south of the M4 and land separating these settlements from one another

Sonning and Earley

Wokingham, Winnersh and Sindlesham

Wokingham and Finchampstead North

Wokingham and Crowthorne

Crowthorne and Bracknell

Sandhurst and Crowthorne

Sandhurst and Yateley

Wokingham and Bracknell

Binfield and Bracknell

Bracknell and Ascot

The County Council continues to support the principle of 'gaps' and 'green wedges' in the locations listed above. In addition, other important 'green wedges' and 'gaps' may be identified in local plans, and will be accorded equal weight. The County Council considers that the Lower Kennet Valley, to the south west of Reading, north of the M4 motorway, should be treated in this way. Together with other gaps and green wedges and land subject to the provisions of Policy C2, a cordon of open land should be established in local plans to prevent the outward expansion of the built-up area of Reading.

5.32 Policy C6 applies equally inside and outside the Green Belt. The protection of 'green wedges' and 'gaps' is as important in the Green Belt as anywhere else.

PROTECTING THE LANDSCAPE

5.33 The protection and enhancement of the County's landscape requires the protection of those features which make up its character, as well as positive measures by a range of bodies so as to guide change and deal with its consequences, particularly the major changes arising from development pressures and the modification of the financial basis for farming which has led to the abandonment of many traditional forms of landscape management.

Areas of Landscape Importance

5.34 Special care is needed to protect and conserve the character and natural beauty of the landscape in the North Wessex Downs Area of Outstanding Natural Beauty (AONB), designated for its national significance, and to protect the special landscape significance of certain areas of special landscape quality which are of particular value in the County context, known as Areas of Special Landscape Importance (ASLIs). In addition to the provisions of Policies C2 and C4, regard needs to be had to the natural beauty or special character of the AONB and ASLIs in considering proposals for development in these areas.

Development Within the North Wessex Downs Area of Outstanding Natural Beauty

Policy C7 **Within the North Wessex Downs Area of Outstanding Natural Beauty development will only be permitted which will conserve or enhance the natural beauty of the area.**

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPELLANT : MRS M BRANT
SITE : HOLLY COTTAGE NURSERY HEATHLANDS ROAD WOKINGHAM
PROPOSAL : SINGLE STOREY EXTENSION TO FORM ADDITIONAL CLASSROOM WITH W.C.'S

GROUNDS OF APPEAL

1. The proposed extension to this Day Nursery, which in an established and much valued local community facility, does not breach Structure Plan policies C2 and C6, South East Area Local Plan policies STV2 or emerging Deposit Draft Local Plan polices WCC1 and WCC2. The development is appropriate to the site in terms of siting, bulk and massing and will have no significant adverse impact on the appearance and rural character of the area nor will it detract from the maintenance of a clear separation of the settlements of Wokingham to the north and Pinewood to the south.

2. The design of the proposed extension is considered appropriate to the context and in accord with South East Area Local polices SBE1 and SBE2.

3. This proposal to provide enhanced accommodation at this Day Nursery should be encouraged in accordance with Deposit Draft Local Plan policy WIC12 and the supporting text to that policy. The proposal does not conflict with any of the criteria set out in that policy.

4. The Day Nursery, although primarily a local community facility, is also a source of employment. The proposed minor extension accords with Deposit Draft Local Plan policy WRE4 since:

   A. it will not cause any greater visual impact on the character of its countryside surroundings than the existing development.

   B. it will not cause detriment to the amenities of adjoining land uses and occupiers since it relates to a pre-existing use.

TOWN AND COUNTRY PLANNING ACT

SECTION 78 APPEAL

APPELLANT:	Mrs M Brant
APPEAL SITE:	Holly Cottage, Heathlands Road, Wokingham Without
REASON FOR APPEAL:	Refusal of application F/2002/6356 for a single storey side extension to form additional classroom and WC.

LOCAL PLANNING AUTHORITY REFERENCE: F/2002/6356

DEPARTMENT OF THE ENVIRONMENT,
TRANSPORT AND THE REGIONS REFERENCE: APP/X0360/A/02/1099595

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is located within a rural area and is designated as an area of green gap/wedge by the Wokingham District Local Plan (deposit draft).

1.02 The site comprises a detached building operating as a children's nursery located with trees covered by TPOs within the site.

1.03 See appendix 1 for a 1:1250 location plan.

2.00 RELEVANT PLANNING HISTORY

2.01 The table below shows the previous planning applications relating to the site:

Application No.	Description of Development	Decision	Date Decision	Floor Area
05205	Replacement House & garage	Conditional Approval	26.8.76	
17911	Garage & utility extension	Conditional Approval	26.8.82	
24051	1st floor extension	Conditional Approval	12.8.85	(prior to COU: 208m^2)
97/65263/F	Change of use from residential to day care nursery & single storey extension	Conditional Approval	19.8.97	32m^2
98/68368/F	Enlarge dormer (retrospective)	Conditional Approval	11.11.98	6m^2
99/69358/F	Variation of condition 03 of consent 65263 to increase No. children from 35-40	Conditional Approval	11.5.99	-
F/1999/0271	Single storey extension to nursery	Conditional Approval	2.6.00	77m^2
F/2001/4038	Single storey extension to nursery and variation of condition 03 of consent 65263 to increase no. children to 59	Conditional Approval	8.8.01	11m^2
F/2001/5302	Single storey extension to nursery	Refused	8.1.02	49.3m^2

2.02 On 5 June 2002, application F/2002/6356 for a single storey side extension was refused for the following reason (see appendix 2 for a copy of refused plans):

"The proposed development by virtue of its siting, bulk and massing would create an incongruous feature to the detriment of the rural character of the area which is designated as a green gap. As such, the proposed development would be contrary to policies C2 and C6 of the Berkshire Structure Plan, policies SBE1 and SBE2 of the South East Area Local Plan and to policies WCC1, WCC2 and WRE4 of the Wokingham District Local Plan (Deposit Draft)."

3.00 POLICY BACKGROUND

3.01 The Development Plan which applies to the area in which the appeal site is located comprises: Berkshire Structure Plan and the South East Area Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted South East Area Local Plan.

Berkshire Structure Plan

The Berkshire Structure Plan (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area.

South East Area Local Plan

The South East Area Local Plan was adopted on 15th April 1994 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21 November 1996 resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision".

Draft Wokingham District Local Plan

The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan commenced on 6th October 1998. The Inspector's report on the local plan inquiry (with the exception of policy WSM1), was published by the Council on 22 November 2001. However, the Council has not yet formally considered these Inspectors recommendations.

3.02 Berkshire Structure Plan

The relevant policies are (see appendix 3):

C2 – Development Outside Built-Up Areas and Settlements

C6 – Green Wedges and Gaps

3.03 Wokingham District Local Plan (Deposit Draft)

The relevant polices are (see appendix 4):

WCC1 – Development in the Countryside (outside the Metropolitan Green Belt)

WCC2 – Green Gaps and Wedges (outside the Metropolitan Green Belt)

WRE4 – Development on Existing Employment Generating Sites outside Settlements

3.04 South East Area Local Plan

The relevant polices are (see appendix 5):

STV2 – Development in Rural Areas

SBE1 – Design of New Development

SBE2 – Inappropriate Design

4.00 THE CASE FOR THE LOCAL AUTHORITY

4.01 The last paragraph of policy C2 of the Berkshire Structure Plan states that development in the countryside should be appropriate in scale, form, impact, character and siting to its location within the countryside.

4.02 Policy WCC1 of the Wokingham District Local Plan (WDLP) reflects the sentiments of policy C2. In the Inspector's report to the WDLP public inquiry, he recommends the rewording of the policy, but this does not affect the consideration of this application (However, the Council has not yet formally considered these Inspectors recommendations). (See appendix 6 for relevant extracts from Part 2 of the Inspector's report)

4.03 Policy C6 (relating to green gaps) of the Berkshire Structure Plan states that development would not be permitted where it would threaten important open areas. WCC2 relates to green gap/separation of settlement and states that development shall not be permitted if it would effect or detract from the open and countryside appearance of the area.

4.04 The proposed extension is regarded as increasing the bulk and massing of the existing building. It would increase the length of the building (from the classroom) by 8.9m, which would be particularly visible through the access to the site and from Heathlands road along the front boundary (especially given that the screening is not dense). It is therefore considered that the proposed development by increasing the length of the building, and increasing the bulk and massing (of the building) would be detrimental to the rural character of the area which is designated as a green gap. The proposed development would therefore be contrary to polices WCC1, WCC2, C2 and C6 which seek to ensure that development would be appropriate in form, scale, design, to its location within the countryside.

4.05 The Landscape Architect raised concerns that the building has been extended and the cumulative effect of the extension and repositioning of the car park would significantly increase the size of the built element within the site, having a detrimental visual impact on the surrounding countryside. They also raised the issue that no planting has been provided adjacent to Heathlands Road to help mitigate previous extensions so that there are reasonably open to views into the site between trees.

4.06 Policy WRE4 of the WDLP allows minor extensions at existing employment sites outside of settlement boundaries, provided that the development complies with the following criterion:

a) Do not lead to an intensification of activity at the site
b) Have no greater visual impact on the undeveloped character of the countryside than the existing development
c) Do not cover a larger area of the site than that occupied by the existing authorised development
d) Do not cause detriment to the amenities of adjoining land uses and occupiers
e) Do not lead to objections under policy WT4 (environment impacts of traffic) or other transport policies of the plans
f) Do not result in an expansion or consolidation of 'bad neighbour' premises

There is no mention of there being any increase to the number of children proposed at the nursery, so it therefore considered that there would not be an intensification of the use of the site, and so complies with criterion 'a'. The proposed development is also considered to comply with criterions 'd', 'e' and 'f', as it would not cause detriment to neighbouring land uses, not lead to an objection under policy WT4, and is not a 'bad neighbour' use.

It is not considered that the proposed development complies with 'b' and 'c', as it clearly, by increasing the length of the existing structure is having a greater visual impact on the undeveloped character of the countryside than the existing development. It also covers an extra $50m^2$ floor area and would result in covering a larger area of the site than that occupied by the existing authorised development

In his report in the Wokingham District Local Plan, the Local Plan Inspector recommends changes to policy WRE4 and supports criterion 'b' and 'c' above (though the council has not formally adopted the changes) (see appendix 6 for relevant extracts from Part 2 of the Inspector's report). Under the new criterion, the proposed development would not comply with 'a' (for reasons as outlined above) which says:

'The proposal would not cause any greater visual impact on the character of its countryside surroundings than the existing development in terms of its siting, scale, materials and coverage.'

It is considered that the proposed extension is contrary to criterions 'b' and 'c' of the draft WRE4 and contrary to criterion 'a' of the Inspectors proposed WRE4.

5.00 CONCLUSION

5.01 It is therefore considered that the proposed development by increasing the length of the building, and increasing the bulk and massing of the building would be detrimental to the rural character of the area which is designated as a green gap.

5.02 It is therefore respectfully requested that this appeal be DISMISSED.

6.00 CONDITIONS IN THE EVENT PLANNING PERMISSION IS GRANTED

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

3. The number of children attending the day nursery shall not at any time exceed fifty-nine within the prior written consent of the Local Planning Authority.

4. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. Any intensification in the use of the site could be detrimental to the rural character and amenity of the area.
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Natalie Brown

APPENDICES

1. 1:1250 Site Plan & application plans
2. Copy of refused plans
3. Berkshire Structure Plan Extracts
4. South East Area Local Plan Extracts
5. Wokingham District Local Plan (Deposit Draft) Extracts
6. Extracts from Part 2 of the Local Plan Inspectors Report

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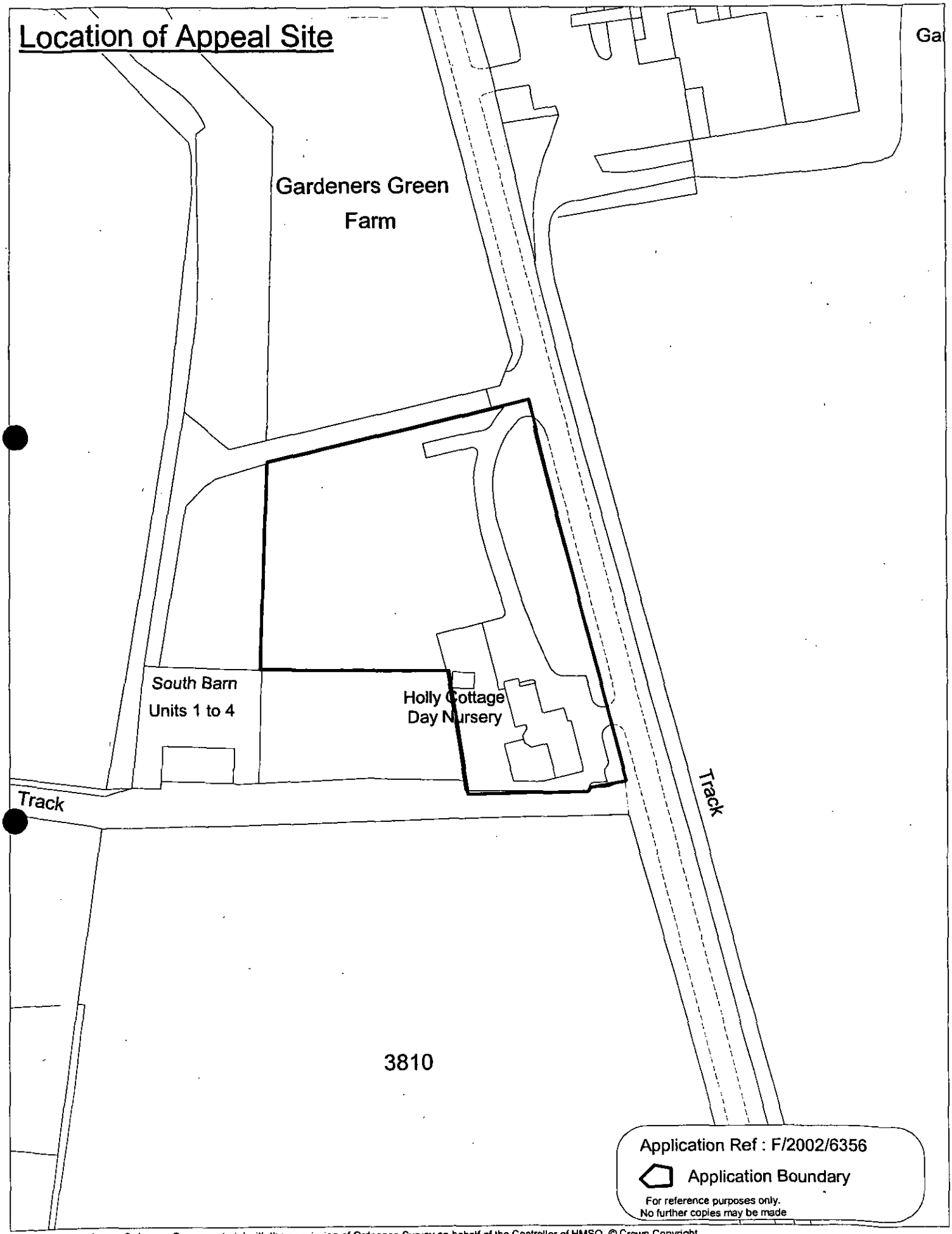
APPENDIX 1



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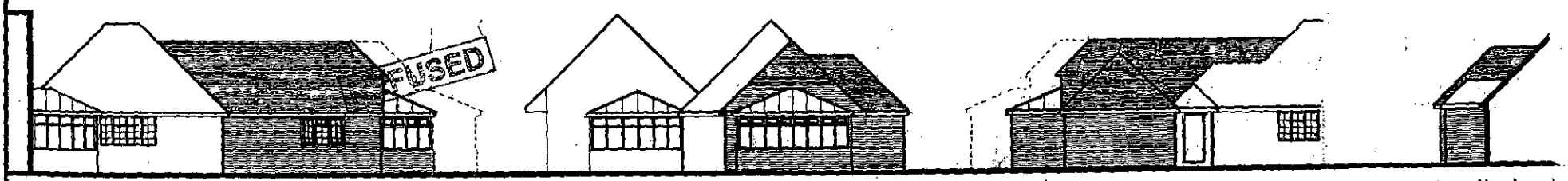
Development Control,Wokingham District Council.
16 October 2002

Scale: 1 : 1250

APPENDIX 2

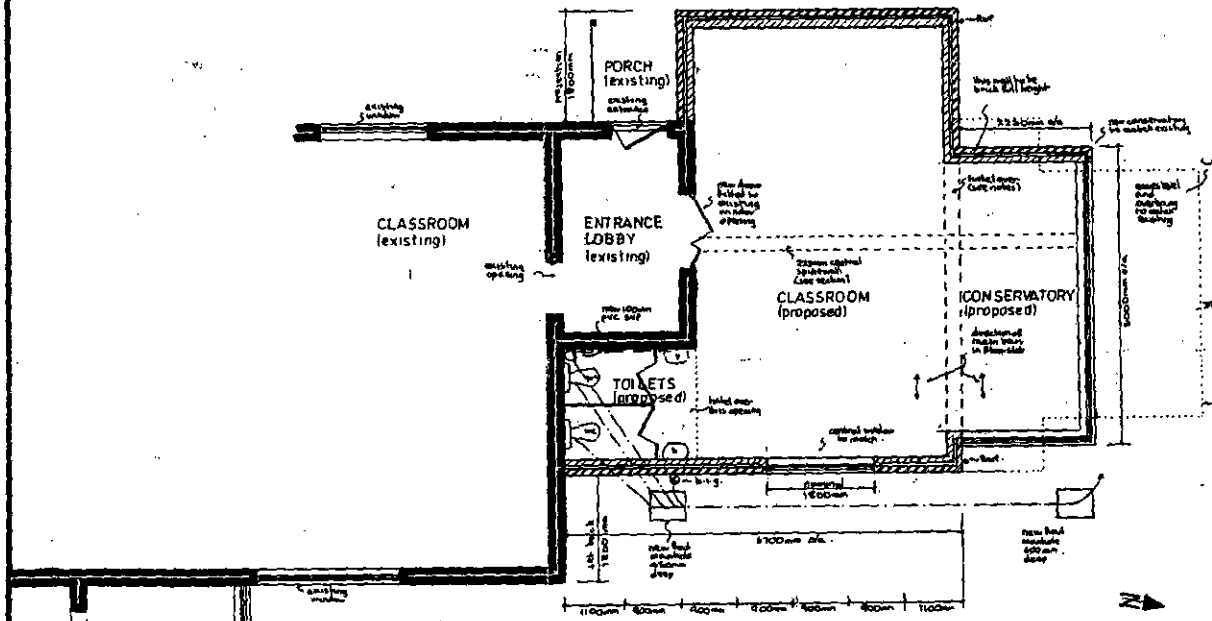


east elevation

north elevation

west elevation

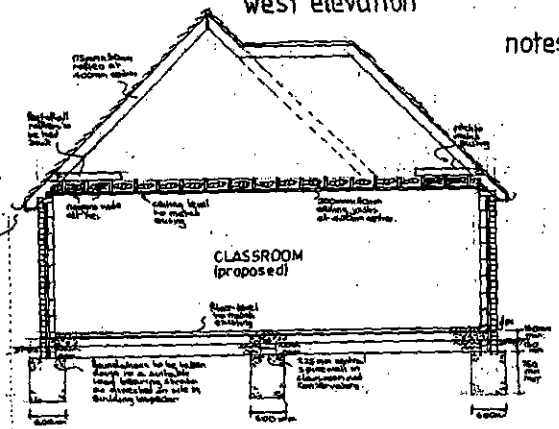
south elevation



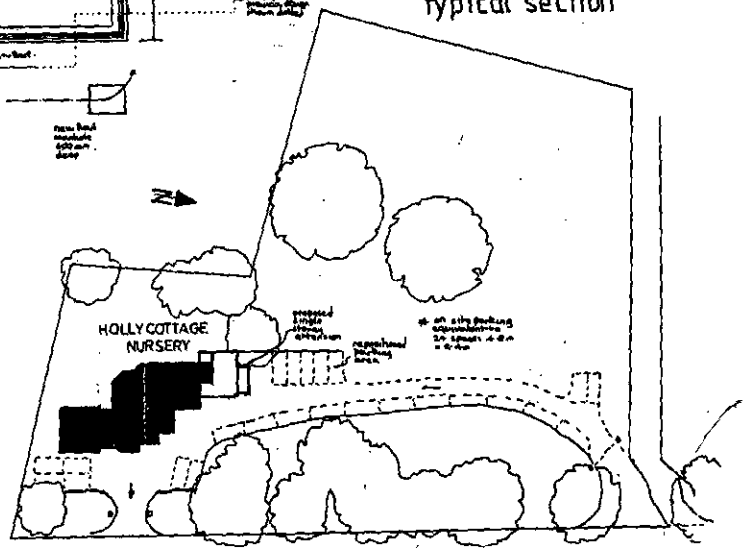
part ground floor plan

gross internal areas

class room	= 30m²
conservatory	= 10m²
toilet area	= 4m²
toilet area	= 44m²



typical section



block plan 1:500

notes:-

Roof:- Tiling to match existing on felt and battens on 175mm x 50mm rafters pitch to match existing and set at maximum centres with 300mm x 50mm ceiling joists at 400mm centres with 300mm fibreglass insulation between joists and ceiling at 9mm thick insulated plasterboard and skimmed finish to receive selected decoration. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap.

Internal partitions:- Where ceiling joists run parallel to an external wall, internal partitions must be achieved by metal straps at 1200mm centres spanning three joists - in addition one joist shall be anchored every 3rd joist. Cross sectional timber are to be provided at 2400mm centres to anchor door and wall plates.

Floors:- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on vapour barrier on 150mm suspended concrete floor supported on all edges and reinforced with BRC fabric, reinforcement with 10mm main bars at 400mm centres and 8mm distribution bars at 300mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore, top layer over-sailed upon wall.

Walls:- 102mm external skin of facing quality brickwork colour matched to match existing with 50mm cavity containing 50mm thick rockwool slab to meet 100mm calcium silicate brickwork internal skin, and 12mm plaster finish to receive selected decoration.

mark all cold bridging reveals around opening at junction with conservatory to be insulated.

Conservatory:- All to match existing conservatory, double glazed unit to opening vents. Any glass in windows below 800mm measured from floor level to be in laminated safety glass.

Lintels:- 2 No. lintels Ltd type L1/150 (heavy duty) galvanised steel lintel over opening between classroom and conservatory, 1 No. lintel over opening between classroom and toilets.

New Flooring:- Dpc to be weakened felt and floorings in colour based to include skirtings, cavity tray flashing at junction of conservatory and wall of classroom.

Electrics:- To provide individual requirements but must be installed in strict accordance with current I.E.E. regulations including extension of existing smoke detection and alarm system.

Ventilation:- Allowance to be made for extract ventilation discharging to open air.

Rainwater:- 112mm gutters and 65mm downpipes to discharge via back inlet gullies and 100mm upvc underground drainpipe to new soakaway 1000mm diameter x 2000mm deep and situated min. 5000mm from any building.

Foul drainage:- New 100mm dia to terminate through roof min. 900mm above highest opening window. All new foul drainage to be connected in 100mm upvc, underground drainpipes, bedded in pea shingle, set to a 1 in 40 fall and provided with concrete inlets where pipes pass under wall. Final discharge to new cesspool in adjacent paddock, with capacity of position to be agreed on site with Building Inspector.

Toilet fittings:- Toilet requirements and positions to match existing.

Additional notes added at Building Inspectors request:-
a/ Fire notices, signs, notices and graphic symbols to be swan neck provided.
b/ Emergency lighting to BS 5266 to be provided.
c/ doors between new existing entrance lobby and proposed classroom to be 1/2hr self closing fire doors.

11 APR 2002

for location plan see ordnance survey sheet

PROPOSED EXTENSION at HOLLY COTTAGE NURSERY, HEATHLANDS ROAD, WOKINGHAM, BERKSHIRE for MRS. M. BRANT.

Revisions:- 'A' 12/3/2002 Bedroom following planning refusal. 'B' 16/3/2002 Windows amended as client request

Drawing No AH/E/3247/-
Scales 1:50 & 100
Date MARCH 2002

ANDESIGN BUILDING PLANS

APPENDIX 3

BERKSHIRE STRUCTURE PLAN 1991-2006

Adopted by Berkshire County Council 4 November 1995

December 1995
Price: £15.00

ISBN 1 85163 059 7

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2 **Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :**

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal; for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.

Countryside

Green Wedges and Gaps

Policy C6 **The setting and separate identity of settlements and communities will be conserved and protected. Development will not be permitted where it would threaten important open areas which are of special significance as "green wedges" or "gaps" because they provide physical or visual separation of settlements or communities which are close together. "Green wedges" and "gaps" will be identified in local plans where there is a risk of:**

(i) coalescence, loss of community identity or increased urbanised character;

(ii) loss of access to open countryside or extensive open space with their associated environmental benefits.

5.27 The boundaries to "green wedges" and "gaps" will be defined in local plans and will relate to those areas which it is considered are essential to the separation of settlements and communities. "Green wedges" are areas of open space penetrating, partly enclosed by, or separating built-up areas or communities and "gaps" comprise open land which provides physical or visual separation of distinct settlements or communities. Although the size and character of "green wedges" and "gaps" will vary, they have a similar function. The existing land uses within these areas may range from agricultural to informal or formal recreation uses or uses like allotments, utilities or institutions. In order to protect the existing open character of the land it is important that development is not intensified so that the distinct communities maintain their identity and sense of separation.

5.28 Examples of such areas identified in the Replacement Structure Plan for Berkshire include land between :

Newbury, Thatcham and Cold Ash

Purley and Pangbourne

Theale and Tilehurst

Reading and settlements to the south of the M4 and land separating these settlements from one another

Sonning and Earley

Wokingham, Winnersh and Sindlesham

Wokingham and Finchampstead North

Wokingham and Crowthorne

Crowthorne and Bracknell

Sandhurst and Crowthorne

Sandhurst and Yateley

APPENDIX 4

LAFT.

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994



Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR
Telephone: (0734) 786833
Fax: (0734) 778735

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new buildings, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes involving more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the "grain" of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared/required to establish the wider context within which applications will be considered.

❖ SBE1 DESIGN OF NEW DEVELOPMENT

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA,

(B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK,

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ SBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful urban environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, local shopping centres in particular, where comprehensive development has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

❖ STV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies SH1 and SE2 of this plan.

❖ STV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN.

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY,

(D) MINERAL EXTRACTION,

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES,

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND,

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA,

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN . FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

APPENDIX 5



WOKINGHAM DISTRICT LOCAL PLAN
DEPOSIT DRAFT

WITH PROPOSED AMENDMENTS HIGHLIGHTED

INCLUDING:

Proposals Maps x 2;
Appendices;

PA's to Transport Chapter;
PA's to Proposals Maps.

reprint 1200
£30.00

THE COUNTRYSIDE

Development in the Countryside

2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:

"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"

2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED.*(PA 2/7) Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. **[A1]**

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WLL2 TO WLL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. **[A1]**

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

~~*H) SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 1) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WHA*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSELY AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity designations on areas shown on the current proposals map. As a result this has been reviewed and a ne to simplify the proposals map recognised.

2.28 The green wedges and gaps designation is now shown on those areas that had either a dual settings a separation of settlements function, or the separation of settlements designation only, in the adopted loc plans. Where an area was only important to the setting of settlements, these areas will remain subject to separate policy found in the Landscape section of this chapter (Policy WLL6).

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford *AND THE LODDON VALLEY BETWEEN ABORFIELD CROSS AND SHINFIELD.* **(PA 2/10)**

POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.

EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.

ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

Central Berkshire Forest

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. *THIS WILL INVOLVE INCREASED TREE COVER AND SHOULD ALSO INCLUDE A RICH VARIETY OF OTHER USES SUCH AS FARMLAND, HEATH AND MEADOWS. THE FOREST SHOULD AFFORD OPPORTUNITIES FOR RECREATION, WILDLIFE AND THE DIVERSIFICATION OF FARMING ACTIVITIES.* **[A3]**

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an increase in tree cover and thereby contribute to the concept of the new forest. The study has established a search area, outside the Metropolitan Green Belt, which includes:

a) the Earley sectors of the Community Woodland
b) the critical gaps between Woodley, Earley and Winnersh
c) the mineral degraded landscapes of the middle Loddon Valley
d) the Lower Loddon, between the A4 and the Thames
e) weak settlement edges and areas important to the setting and separation of settlements
f) the A329(M) and M4 corridors.

economy and enhance the rural environment. Where significant visual enhancement can be achieved the Council will seek to negotiate the removal of temporary, unsightly or poorly placed buildings, the enhancement of landscaping and the rationalisation of car parking.

7.65 In interpreting this policy, 'an area of existing authorised development' would include buildings, external storage areas, hardstandings and circulation space authorised through an existing planning permission or a certificate of lawfulness and identified on the plans attached to that permission. Calculations of site coverage should not include landscaped or open areas. Where sites include existing retail activity they should be assessed against Policies WRE5 or WRE6.

POLICY WRE4: DEVELOPMENT ON EXISTING EMPLOYMENT GENERATING SITES OUTSIDE SETTLEMENTS

ON SITES IN EXISTING EMPLOYMENT USE OUTSIDE SETTLEMENTS THE MINOR EXTENSION TO BUILDINGS, LIMITED INFILLING BETWEEN BUILDINGS AND REDEVELOPMENT OF THE SITE WILL BE ACCEPTABLE WHERE PROPOSALS:

CONT.

A) DO NOT LEAD TO AN INTENSIFICATION OF ACTIVITY AT THE SITE

B) HAVE NO GREATER VISUAL IMPACT ON THE UNDEVELOPED CHARACTER OF THE COUNTRYSIDE THAN EXISTING DEVELOPMENT

C) DO NOT COVER A LARGER AREA OF THE SITE THAN THAT OCCUPIED BY EXISTING AUTHORISED DEVELOPMENT

D) DO NOT CAUSE DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

E) DO NOT LEAD TO OBJECTIONS UNDER POLICY WT4 (ENVIRONMENTAL IMPACTS OF TRAFFIC) OR OTHER TRANSPORT POLICIES OF THIS PLAN

F) DO NOT RESULT IN AN EXPANSION OR CONSOLIDATION OF 'BAD NEIGHBOUR' PREMISES.

Implementation: Through the development control process and consultation with the Council's Environmental Health Officer, planning enforcement and negotiation with owners/developers.

Monitoring: Annual employment monitoring.

7.66 Policy WGB5 in chapter 3 deals with redevelopment of existing employment sites located in the Metropolitan Green Belt, and WGB7 in the same chapter guides development at major developed sites within the Green Belt.

RURAL RETAILING

Farm Shops, Horticultural and Nursery Holdings

7.67 An element of rural diversification is the sale of produce from farm holdings. Farm shops continue to be popular and there are several such facilities in the District. These shops can provide a valuable contribution to the rural economy because they provide a widening of the range of employment opportunities and additional income to farms. Some enterprises that sell small amounts of seasonal unprocessed food generated from the farm holding will be ancillary to the main farming activity and can be carried out under permitted development rights. For the avoidance of doubt, farmers who are considering such diversification should contact the development control section of the planning department prior to start up. In the past, where planning permission has been required policies have sought to limit the products sold to those produced on the holding. This criterion is not easily enforceable and does not allow continuity of employment or income. It has been relaxed to allow the sale of a proportion of imported produce. This is in accordance with the provisions of PPGs 6 and 7 and would enable a service to be provided throughout the year.

7.68 Horticultural nurseries, while principally devoted to the raising and wholesale distribution of plants, trees and shrubs, often include a limited provision for ancillary retail plant sales. Over the years many such establishments have changed and now have the commercial retail character of a garden centre selling a wide variety of goods. To prevent inappropriate urbanisation of the countryside related to this process, for example, by the erection of retail sales buildings, the long distance importation of the

APPENDIX 6



WOKINGHAM DISTRICT LOCAL PLAN

INSPECTOR'S REPORT

PART TWO

CHAPTERS OTHER THAN HOUSING

Mr D Hollis
October 2001

paragraphs 2.21 and 2.22 are therefore unnecessary and confusing and I would suggest removing references to "rural areas" and using the term "countryside" throughout.

2.26 I support PA 2/7, which addresses the point raised in the objection. It provides clarity by highlighting the issue of permitted development in the countryside and the associated notification system. However, I do not consider that the amendment is correctly worded. Not all agricultural or telecommunications development falls within the scope of permitted development and not all of that which does requires prior notification. I suggest that the sentence be reworded accordingly.

2.27 I do not consider that there is anything wrong with the Council including a definition of infill development and I do not believe that the one given is unduly restrictive. However, I agree with the objection that such development should not be subject to Policy WCC4 for the reasons that I have given there. Furthermore, in view of my recommendation to delete Policy WLL8, I suggest removing reference to that policy as well.

RECOMMENDATION

2.28 That paragraphs 2.21 and 2.22 are deleted.

2.29 That the second sentence in paragraph 2.23 is amended to read:

"It can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location".

2.30 That paragraph 2.23 is amended in accordance with PA 2/7, subject to the following change:

"Certain categories of agricultural and telecommunications development are classed as permitted development under the Town and Country Planning (General Permitted Development) Order 1995; in some cases there is a requirement to give advance notification to the Council of the intention to exercise these rights"

POLICY WCC1

(Proposed Amendment A1)

REPRESENTATIONS

83	Councillor R Eke (O)
335	Mr & Mrs D Chesterman (O)
356	Mr M Peirce (O)
705	RCB Sports and Social Club (O)
965	R A Waterer (O)
1298	Beazer Strategic Land (O)
1483	St Nicholas Hurst Parish Council (O)
1656	Linden Homes SE Ltd (O)
1675	Alfred McAlpine Dvpts Ltd (O)
1687	Hicks Developments Ltd (O)
1726	Bewley Homes PLC (O)
1746	Wokingham Cricket Club (O)
1773	Hicks Persimmon Ltd (O)
1774	Hicks Persimmon Ltd (O)

1837	Mr G Hunter (O)
1889	T A Fisher & Sons Ltd (O)
1895	Charles Church Dvpts Ltd (O)
1931	A J Erangey (O)
2039	The House Builders Federation (O)
2064	University of Reading (O)
2121	Trustees of Mrs A C Hutchinson Deceased (O)
2186	Holme Park Sonning Ltd (O)
2190	Mr I Johnson (O)
2192	Mr H M S Bowyer (O)
2196	Mr R Gwinn (O)
2199	Mr K J Warwick (O)
2203	Mrs G Childerhouse & Mr H M S Bowyer (O)
2206	Mr C Evans (O)
2209	Mr C Evans (O)
2214	Wokingham United Charities (O)
2220	Mr C Ayres & Others (O)
2222	Mr C Ayres & Others (O)
2326	Mary Pich and Judith Peel (O)
2345	Mr J Marino (O)
2351	Mr D Bishop (O)
2394	Wokingham Friends of the Earth (O)
2511	Babtie Joint Strategic Planning Unit (O)
2544	Martin & Pole, Nicholas for Various clients(O)
2711	Linden Homes South East Ltd (O)
2712	Linden Homes South East Ltd (O)
2713	Linden Homes South East Ltd (O)
6010	Mr C Evans (O)
6050	Mr A L Borton (O)
6093	Arborfield & Newland Parish Council (O)
6101	Mr A Stewart (O)
6117	Martin & Pole, Nicholas (O)
6128	Miss C Double (O)
6161	Shinfield Parish Council (O)
6175	Bewley Homes Ltd (O)
6276	University of Reading (O)
6298	University of Reading (O)
6299	University of Reading (O)
6300	University of Reading (O)
6301	University of Reading (O)
6240	University of Reading (O)
1036	English Nature (S)
1273	Mrs & Mr P Pottinger (S)
1497	Beech Hill Parish Council (S)
2364	Thames Water Property (S)
6224	Bovis Homes Ltd (S)

OBJECTION ISSUES

2.31 Many objections considered that the policy would be too restrictive and inflexible; categories of development should not be treated as an exhaustive list. There was particular concern about the use of the words "in exceptional circumstances" and "strictly controlled" as these were considered to incorrectly elevate the policy to green belt status. Local views should input into what constituted exceptional circumstances. It was suggested that the word "normally" should be inserted into the opening paragraphs to make them less restrictive.

2.32 Several objectors believed that the effective application of Policy WCC1 depended on whether the settlement boundaries had been properly defined in the first place. A systematic review should be undertaken and if countryside protection was to endure in the long term, the settlement boundaries would need to be less tightly drawn around the existing edge of built up areas. This would recognise that the previous Structure Plan had allowed some housing to be provided outside settlements through the process of "rounding off".

2.33 PA P/3 removed the countryside allocation from a number of sites and there was objection to the six that were in the Parish of Shinfield. A number of site-specific objections considered that countryside designations were inappropriate and suggested changes to the settlement boundaries. In other cases, proposals to remove the countryside designation related specifically to housing development under Policy WH2 or to affordable housing under Policy WH9.

2.34 It was not considered that category B) made sufficient provision for sports facilities and the infrastructure associated with them. Sport and countryside recreation should be separate and there was no allowance for indoor sports facilities where needed to complement outdoor sports use. No recognition had been given to the more than local importance of some sports organisations. Alternative wording was suggested to cover these matters. It was also thought that new sporting facilities in the countryside should be accessible to public transport to avoid unacceptable traffic generation. A number of objectors believed that ancillary buildings should be included in category B).

2.35 It was said that category C) is unnecessary as there is no support for it in Policy C2 of the Structure Plan. In any event, such development would be covered by category G). Another objection stated that category C) should include new schools that could not be located within identified settlements. It was considered that this would accord more closely with PA 11/14.

2.36 Concern was expressed that category D) should not allow commercial development other than to meet local needs. An objector wanted to ensure that inappropriate re-use and adaptation did not occur. Another objector requested that this category should allow rebuilding as this could sometimes be a more sustainable option, in accordance with Policy WOS1.

2.37 It was thought that the policy would restrict discretion and consideration of proposals for new dwellings in the countryside on their individual planning merits. It was suggested that category G) should be amended accordingly. Other objections considered that specific reference should be made to gypsy caravan sites, either in category G) or elsewhere in the policy. This would avoid discrimination of this ethnic minority group and would comply with Policy WH13. It was said that the words "which cannot be accommodated within a settlement" should be removed from category G), in order to provide flexibility and make the policy less restrictive.

2.38 A number of objections mentioned that in appropriate circumstances "rounding off" should be allowed at the edge of settlements. It was considered that the policy would be inflexible as it did not allow residential infilling or minor extensions beyond settlement boundaries. Such development could be accommodated on occasion without harming the character of the countryside as set out in paragraph 3.21 of PPG 7. Another objector believed that the policy should make provision for the development of small sites with road frontages that could be developed without prejudice to the overall objective of countryside protection.

2.39 There was concern that a rigid policy approach would inevitably compromise the level of windfalls coming forward. It was suggested that a sentence could be added to the end of the policy to the effect that sensitively located residential development would be permitted. There are areas where the scale and concentration of existing housing would allow further development without

offending the principles of either this policy or Policy WOS3. This should be catered for by an additional category and identified on the Proposals Map.

2.40 PA 2/8 added infilling and minor extensions to groups of houses as a further category. A number of objections mentioned there was nothing in paragraph 3.21 of PPG 7 to exclude development from areas such as green gaps and that this requirement should be deleted. Conversely, another objector disagreed and felt that such development should not be allowed in green gaps or wedges in order to ensure adequate countryside protection. The wording of this part of the policy was considered to be ambiguous as it would not be clear whether the reference to gaps applied to infilling or not. The proposed amendment should be dropped or clarified. Another objection acknowledged the advice in PPG 7 but considered that it should be interpreted in a more specific way to take account of the intense development pressure in Wokingham. To permit "sensitive" infilling would encourage developers to build in the countryside rather than in urban areas as advocated in PPG 3.

2.41 There was some support for PA 2/8 but objection to PA A/1, which deleted reference to minor extensions to housing groups. This was not considered to accord with PPG 7 and a reworded category H) was proposed in its place. A number of objectors thought that an additional category should be added to cover redevelopment of brownfield sites. This would reduce pressure on greenfield land and could result in environmental improvement through the reclamation of contaminated and derelict land.

2.42 It was said that Policy WCC1 does not comply with Policy C2 of the Structure Plan by making provision for necessary or desirable development outside settlement boundaries. It was suggested that an additional category should be added allowing development that afforded significant benefits to the community. This would introduce more flexibility and cover such things as affordable rural housing, local leisure facilities and small-scale employment generators.

2.43 An objector considered that the penultimate paragraph, including the proposed amendment, is unnecessary and should be deleted. Another opposed the unqualified presumption against the closing of gaps in the final paragraph. Paragraph 4.16 of PPG 7 makes it clear that such designations are of local and not national significance. The policy would be unduly restrictive and might prevent sustainable development in locations that do not contribute to the function of the gap.

CONCLUSIONS

2.44 Even though I appreciate that PPG 2 refers to "very special circumstances", I consider that the words " in exceptional circumstances" do have green belt connotations and are therefore best avoided. I do not accept the Council's argument that the individual categories should be viewed as "exceptions" and this is not what the opening paragraphs of the policy infer. To my mind they rightly

establish the types of development that the Council would, in principle, consider suitable in a countryside location. This does not mean to say that because a proposal falls within one of these categories it would necessarily be acceptable. National planning policy makes it clear that the countryside will be protected for its own sake. The words "strictly controlled" are used in Structure Plan Policy C2 and I think that they recognise that Berkshire is subject to considerable development pressure.

2.45 I have noted the comments regarding consultation with the Parish Council on what constitutes "exceptional circumstances". Notwithstanding my conclusions on the use of these words, consultation on planning proposals is a procedural matter and I do not think that it is an appropriate topic for the policy. I do not agree with the objections that suggested inserting the words "normally" into the opening sentences. It is the job of policy to address "the norm" and S54A of the Town and Country Planning Act 1990 makes it clear that other material considerations should also be taken into account when considering individual proposals for development.

2.46 I agree with objectors that the satisfactory application of Policy WCC1 depends on whether settlement boundaries have been correctly drawn. Where the interface between town and country falls may change from one Plan to the next. In Chapters 1 and 5, I have recommended that the Council should amend their reference to Identified Settlements. Accordingly, the Council should ensure there is proper justification for the various boundaries of both categories of settlement.

2.47 Many objectors suggested the removal of countryside designations along with parallel changes to settlement boundaries and gap designations or in association with a housing or affordable housing proposal. I have dealt with these under Policies WOS2, WCC2, WH2 and WH9 respectively. Conversely, PA P/3 removed the countryside allocations from a number of sites, including six in Shinfield. Of these, land at Wilsford Close, land at Hollow Lane, land at Lane End Farm and Church Farm are all allocated for housing development under Policy WH2. Reading Business Park is being developed for business purposes and the Applied Research Station will be developed. In the circumstances, I can see no purpose in maintaining a countryside designation on any of these sites.

2.48 Policy WCC1 is a general policy that establishes the basic principles of countryside development. It is not intended to provide detailed guidance, which can be found in the policies relevant to individual topics. Indeed, this is stated in the first part of the policy and for this reason I consider cross-refereftces to specific policies are unnecessary. Similarly, I do not agree with the objections that consider individual categories, such as sport and recreation, require further detail or qualification.

2.49 I see no reason why category C) should be deleted. It highlights a particular issue that the Council considers is locally important and I find no conflict with Policy C2 of the Structure Plan. I agree with the Council that it is unnecessary to

specifically refer to any particular type of community facility, such as new schools, as the policy is only dealing with a principle.

2.50 The re-use of existing resources is a sustainable objective and is encouraged in Policy C2 of the Structure Plan and PPG 7. I therefore support the inclusion of category D) although there are different considerations for rebuilding, which I deal with later. I do not agree that further qualification is necessary to prevent inappropriate re-use. I have already commented that the policy is not intended to provide detailed guidance. Although economic activity can often be located satisfactorily in the countryside I do not think that there is any justification for requiring such benefits to be purely local. I agree with the Council that such an amendment is unnecessary and would be unduly restrictive.

2.51 An additional category should be inserted to deal with gypsy caravan sites. National policy makes it clear that the needs of gypsies should be recognised in development plans and paragraph 5.26 in the Plan suggests that there is pressure for additional permanent pitches in the District. There is a more detailed policy in the Housing Chapter.

2.52 Although I would advocate that the policy is as specific as possible about the types of development it considers to be acceptable, I can see some merit in including category G) as a general "catch all" at the end. However, I do not agree that the requirement to look to the settlements first should be removed. As I have already said, the first priority of the policy should be the protection of the countryside for its own sake.

2.53 Paragraph 3.21 of PPG 7 indicates that sensitive infilling or minor extensions to housing groups can be acceptable in the countryside, although this will depend on the character of the surroundings and the number of such groups in the area. I have observed that in Wokingham District there are many countryside locations where additional development could be accommodated in line with these general principles. However, such areas generally support few local services and have infrequent or non-existent public transport facilities. One of the main objectives of PPG 3 is to direct new housing towards sustainable locations in or adjoining urban areas. Whereas I believe that the opportunities for satisfactory infilling are generally limited and small scale, the instances where groups of houses could be extended are likely to be more widespread, especially in view of development pressures in this area. Even minor development of this type will often be on a larger scale than infilling and, more importantly, can lead to a serious cumulative impact. In view of the likelihood that such development would be reliant on the private car, I consider that it would sit uneasily with the sustainability principles advocated in national and strategic guidance. It would also be at odds with the overall strategy that I have recommended for additional housing allocations.

2.54 For the above reasons, I think that category H) should be restricted to sensitive infilling only and that minor extensions to groups are not an acceptable form of countryside development in Wokingham District. I do not believe that it is

necessary to refer to the character and appearance of the area as this is included in a general provision that applies to all categories at the end of the policy. I acknowledge that not all objectors welcomed the inclusion of category H) at all, but I believe that, providing it is modified as I have suggested, it would provide some flexibility without compromising the overall strategy of the Plan.

2.55 Several objections suggested that there should be a wider provision for residential development in appropriate circumstances. However, I find no support for this objective in PPG 7 and I think that it would severely compromise the overall strategy of countryside protection. I note that it has been suggested that suitable areas for residential development in the countryside should be identified on the Proposals Map. However, in view of the necessarily small scale and dispersed nature of this type of development, I do not consider that such a suggestion would be practicable or desirable.

2.56 I do not consider that "rounding off" should be included in category H). Policy H5 and paragraph 7.40 in the Structure Plan only envisage such development as an extension to a settlement following a boundary review through the Local Plan. Furthermore, PPG 3 specifically excludes an allowance for greenfield windfalls. Some objectors considered that category H) should apply to development in areas designated as gap and others that it should not. Gap policy is a spatial tool covered by Policy WCC2 and should not, in my opinion, be referred to in Policy WCC1, which is concerned with landscape protection. Clearly within a gap location, development under this category would need to be judged under the provisions of Policy WCC2.

2.57 There may be existing sites in rural areas that offer the opportunity for redevelopment without compromising countryside objectives. These could include contaminated or derelict sites and may offer the opportunity for environmental improvement. On the other hand, such sites are likely to be in locations away from existing services and facilities and poorly served by transport options other than the private car. Each case would need to be judged on its merits as an exception to the Plan. In the circumstances, category F) should be deleted and no provision added to refer to the redevelopment of brownfield sites.

2.58 I do not agree that an additional category is needed to cover development of significant benefit to the community. Such benefits would tend to be specific to a particular project and S54A of the Town and Country Planning Act 1990 allows such matters to be taken into account. Affordable rural housing is considered as an exception in cases of need and it would not be appropriate to include it within Policy WCC1.

2.59 It is not necessary to refer in the penultimate paragraph to other policies in the Plan. Other policies are referred to in the opening paragraph and, in any event, the Local Plan should be read as a whole, with account taken of all relevant policies and provisions. I think that it is reasonable to include a general requirement that development should respect its countryside location.

2.60 The Council has made it clear that the "gaps" referred to in the final paragraph meant open areas in a built up frontage. Gaps have a special meaning under Policy WCC2 and I do not consider that wording should be used in this context. I have already commented on the reference to "green gaps" in the penultimate paragraph and recommended that it be deleted. However, I find no objection to the need to protect open areas, subject to the qualification that they should be important to countryside character.

2.61 I have considered the policy rewordings suggested by a number of objectors. However, I do not consider that the suggested alternatives offer any advantages over the Council's version with the amendments that I have recommended. I think that it is important that a precise definition of "countryside" is given and I agree with the Council that it should relate directly to land beyond identified settlements. I do not believe that it is necessary to change the wording of individual categories beyond those that I have suggested. I agree with the Council that other categories such as public utilities, domestic extensions, minerals or waste should not be included. I am satisfied that Policy WCC1, as amended, would provide a suitable level of control, without undue rigidity, and would accord with Policy C2 in the Structure Plan and PPG 7.

RECOMMENDATION

2.62 That Policy WCC1 is amended as follows:

"Development outside defined settlement boundaries will be strictly controlled through the application of the detailed policies and provisions of this Plan.

Such development will only be acceptable in principle where the proposal falls within one of the following categories:

A) Development required for agriculture or forestry.
B) Outdoor sport or countryside recreation.
C) Local community facilities which cannot be located elsewhere.
D) Re-use and adaptation of existing buildings.
E) Diversification of an established agricultural business.
F) Permanent and transit gypsy sites.
G) Sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage.
H) Other development suitable to the countryside, which cannot be accommodated within a settlement.

Where development is acceptable in principle it will only be permitted if it is appropriate in scale, form, materials, design and character to its location in the countryside. The enclosure of open areas that are important components of countryside character will not be permitted".

proposals require a change. However, a thorough review of all land included in these designations will be undertaken in connection with the next review of the Local Plan and the function and justification for each designation will be rigorously assessed."

2.71 That the first sentence in paragraph 2.28 is reworded as follows:

"Areas previously shown with dual settings and separation of settlements function or separation of settings function only in the adopted Local Plans are now covered by gaps and green wedges designations".

PARAGRAPH 2.29

(Proposed Amendment 2/10)

REPRESENTATIONS

1251	Great Langborough Residents' Assn (O)	1031	The Hurst Village Society (S)
6242	University of Reading (O)	6149	Shinfield Parish Council (S)

OBJECTION ISSUES

2.72 An objector wanted the full supporting text of Structure Plan Policy C6 to be included, especially as Wokingham is now a Unitary Authority. Housing and a southern by-pass in the gap to the south of Wokingham should be specifically precluded.

2.73 Concern was expressed that PA 2/10 sought to apply Policy WCC2 to the area between Shinfield and Arborfield.

CONCLUSIONS

2.74 The Structure Plan is part of the statutory development plan and there is no need to repeat parts of it in the Local Plan. Whilst I have supported the gap designation south of Wokingham, there is no specific proposal for housing or a by-pass on this land and therefore no reference should be made in this regard.

2.75 Paragraph 2.29 is part of the supporting text to Policy WCC2 and accordingly only refers to land that is covered by a gap or wedge designation. This does not include wider areas of countryside, such as that between Shinfield and Arborfield Cross. It is clearly not the Council's intention to include these areas as gap under Policy WCC2 and, in my opinion reference to them here is unnecessary and would merely serve to confuse. I have recommended in the next section that the land between Twyford and Wargrave is designated as a gap. As this would be a new designation, a brief justification in this paragraph should be included.

RECOMMENDATION

2.76 That PA 2/10 is not carried forward and that the last sentence of paragraph 2.29 is deleted.

2.77 That paragraph 2.29 includes reference to a new gap designation between Wargrave and Twyford.

POLICY WCC2

PREAMBLE TO POLICY WCC2

2.78 I have dealt with this policy in two parts. Firstly I have considered all of those objections that related to the principle of the policy or its wording and made appropriate recommendations. I have then moved on to site-specific objections, which required the removal of the gap or wedge designation from a particular piece of land. This section comprises four parts each of which has been dealt with as a discrete topic:

i) addition of a gap or green wedge designation;
ii) removal of a gap or green wedge designation;
iii) removal of a gap or green wedge designation in association with a settlement boundary change;
iv) D & S Nurseries site, Winnersh.

2.79 Where the change of designation was also associated with a particular development proposal, the objection has been dealt with under the associated policy. Most were concerned with housing and these can be found in the Omissions section of Policy WH2. There was also one linked to a proposal for affordable housing (objection 2187) and one for economic development (objection 1676). These are considered under Policies WH9 and WEM1 respectively.

2.80 Objection 2314 was associated with a proposal for recreational use under Policy WR13. However, this land is in the same vicinity as housing sites being promoted by the same objector. In the circumstances I have dealt with the gap issue in conjunction with objections 2308 and 2311 in the Omissions section of Policy WH2.

2.81 Finally, it should be noted that the site referred to in objection 1661 is not covered by a gap allocation and so I have not considered it further.

REPRESENTATIONS

8	Mrs K Cowan (O)	336	Mr & Mrs D Chesterman (O)
285	Captain M Dowding (O)	343	Mr G Cowan (O)
313	Arborfield & Newland Par Council (O)	706	RCB Sports and Social Club (O)
314	Arborfield & Newland Par Council (O)	907	Bovis Homes Ltd (O)
333	Mr & Mrs D Chesterman (O)	922	Councillor R Samuel (O)

960 R A Waterer (O)
1018 Mrs B Gibson (O)
1020 D & M Autos (O)
1146 W & J Clark (O)
1471 Foster Wheeler Energy Ltd (O)
1551 The Rt Hon John Redwood MP (O)
1567 Mr S Agar-Hutty (O)
1570 J Belcher & Others (O)
1577 Mr A Perrett & Mrs A Webb (O)
1581 Mr D Walker (O)
1589 Stratfield Saye Estates (O)
1591 Mr & Mrs C Adams (O)
1655 Linden Homes South East Ltd (O)
1660 Linden Homes South East Ltd (O)
1661 Linden Homes South East Ltd (O)
1665 Linden Homes South East Ltd (O)
1669 Linden Homes South East Ltd (O)
1676 Alfred McAlpine Dvpts Ltd (O)
1682 Mr B Proctor (O)
1688 Hicks Developments Ltd (O)
1692 Bancroft Developments (O)
1694 Thatching Advisory Services (O)
1720 Bewley Homes PLC (O)
1728 Bewley Homes PLC (O)
1730 Bewley Homes PLC (O)
1733 Linden Homes South East Ltd (O)
1741 Taywood Homes Ltd (O)
1742 Taywood Homes Ltd (O)
1756 Mr L Nemeth (O)
1757 Mr L Nemeth (O)
1763 Westfield Homes Ltd (O)
1764 Westfield Homes Ltd (O)
1780 The Landowner of land E of Bearwood Rd, Barkham (O)
1825 Spencers Wood Consortium (O)
1834 Berkshire Land Ltd (O)
1839 Hicks Developments Ltd.
1850 Beazer Strategic Land (O)
1874 South Wokingham Consortium (O)
1875 South Wokingham Consortium (O)
1882 Bryant Homes Ltd (O)
1890 T A Fisher & Sons Ltd (O)
1899 E Rawlings (O)
1912 Laing Homes Ltd (O)
1944 Mr & Mrs F Wicks (O)
2010 Thames Water Property (O)
2065 University of Reading (O)
2122 Trustees of Mrs Hutchinson Dcd (O)
2134 Meakins Transport (O)
2135 Meakins Transport (O)
2147 Beazer Strategic Land (O)
2148 Beazer Strategic Land (O)
2149 Beazer Strategic Land (O)
2187 Holme Park Sonning Ltd (O)
2189 Mr I Johnson (O)
2193 Mr H Bowyer (O)
2197 Mr R Gwinn (O)
2200 Mr K Warwick (O)
2204 Mrs Childerhouse & Mr Bowyer (O)
2207 Mr C Evans (O)
2223 Mr C Ayres & Others (O)
2242 Trustees of R H R Palmer Dcd (O)
2243 Trustees of R H R Palmer Dcd (O)
2248 Trustees of R H R Palmer Dcd (O)
2256 Planning & Dvpt Partnership (O)
2308 Churchbury Securities Ltd (O)
2311 Churchbury Securities Ltd (O)
2314 Churchbury Securities Ltd (O)
2327 C Edwards & G J Cooling (O)
2334 David Wilson Homes (O)
2342 Rousay (O)
2347 The Guide Dogs for the Blind Assn (O)
2354 Pinefrost Ltd (O)
2709 Taywood Homes Ltd (O)
6017 Foster Wheeler Energy Ltd (O)
6102 Mr A Stewart (O)
6162 Shinfield Parish Council (O)
6179 Bewley Homes Ltd (O)
6285 Swan Hill Homes Ltd (O)
2 Mrs J Rickard (S)
3 Mrs J Clark-Maxwell (S)
21 Mr J Strange (S)
26 Mr R Tucker (S)
29 Mr V Kelly (S)
30 Ms S Tucker (S)
36 The Rev P Bannister (S)
39 Mrs S Swatridge (S)
47 Mrs C Pattison (S)
50 Mr P Pattison (S)
56 Ms L Erler (S)
143 Wokingham Without Parish Council (S)
150 Dr J Erler (S)
156 Mrs E Gower (S)
158 Mr R Thomas (S)
160 Mrs J Thomas (S)
162 Mrs B Halson (S)
164 Mr & Mrs M Stewart (S)
169 Mr L Fricker (S)
175 Mrs J Pailthorpe (S)
281 Swallowfield Parish Council (S)
311 Dr N Turner (S)
362 Mrs S Hewitt (S)
365 Mr T Edmonds (S)
366 Mrs M Edmonds (S)
761 Mrs J Parlour (S)
839 Mr R Doddington (S)
891 Mr M Parlour (S)
937 Mrs P MacNab (S)
944 Mr B Wood (S)
956 Ms J Erler (S)
1010 Mr C Pailthorpe (S)
1011 Dr E Lucas (S)

1014 Dr D Lucas (S)
1023 Ms R Garwood (S)
1037 English Nature (S)
1155 Mrs D Thomas (S)
1271 Mrs J Pottinger (S)
1281 Mrs B Woods (S)
1348 Mr C Marchant (S)
1379 Mr & Mrs Mitchell (S)
1392 CPRE (Wok District) (CRAG) (S)
1396 Mr & Mrs S Vanderpump (S)
1484 St Nicholas Hurst Parish Council (S)
1498 Beech Hill Parish Council (S)
1554 V Petch & R Voysey (S)
1555 Mrs G Fricker (S)
1593 Mr S Erler (S)
1612 Mr J Bateman (S)
1614 Mr J MacNab (S)
1615 Mr E Bamber (S)
1793 Mr P Higham (S)
1799 Ms C Hunter (S)
1961 Mr A Thomas (S)
1965 Mrs E Barraclough
2258 Mr T Courtney (S)
2395 Wokingham Friends of the Earth (S)
2642 Mr D Goodlad (S)
6008 Mr T Edmonds (S)
6009 Mrs M Edmonds (S)

OBJECTION ISSUES

2.82 A number of objectors thought that gap designations were unnecessary and did not take account of local conditions. The wording was considered to be unclear and ambiguous. The designations add a further confusing tier of constraint similar to that provided by green belt policy; adequate control could be exercised through Policy WCC1. Conversely, an objector suggested that the policy should be strengthened in order to protect gaps between settlements and to preserve the countryside.

2.83 It was suggested that the word "normally" should be inserted in the first and third paragraphs in order to envisage the possibility of exceptions. It was also pointed out that the policy is entitled "green gaps and wedges" and that this is a very different proposition to Structure Plan Policy C6, which is concerned with "green wedges and gaps". It was considered that the policy should refer to physical or visual separation, as both were not needed to comply with Policy C6.

2.84 Many objections contained the suggestion that the policy should only apply to land that was essential to maintaining separation of settlements that were close together and risked coalescence. However, no comprehensive review had taken place to assess the function of gaps in this respect, as required by paragraph 4.16 of PPG 7. Some objections suggested that any assessment should follow Countryside Agency guidance and should be based on the contribution of the land to urban form and urban areas. The approach of the Council was considered flawed because designations had been carried forward from the adopted Local Plans without further reassessment. Consequently, gaps were far too widely drawn and would be unable to endure in the long term. As had happened in the past they would have to be breached in order to accommodate development, especially if they included sites in sustainable locations.

2.85 Several objectors believed that by placing emphasis on countryside character and appearance rather than on physical and visual separation, the policy did not accord with Policy C6 in the Structure Plan. Land within a gap need not necessarily be green, open or have a countryside appearance. The policy should

be directed towards maintaining the separate identity of settlements and not towards preventing development. Reading and Winnerah for example, maintained separate identities despite the eradication of any green space between them following the construction of the multiplex cinema. The designation of large areas as gap showed that the real purpose of the policy was to prevent development and not to separate settlements. This was evident in its application to the previously unconstrained area south of Reading and in its removal from land to the north west of Arborfield.

2.86 There was concern that the policy would not allow the development and growth of existing uses such as schools and sports clubs that were responsible for maintaining the open countryside characteristics that the policy sought to protect. If such development were not permitted these types of uses could not survive. This would be contrary to one of the key objectives of the recreation policies and additional wording was suggested accordingly.

2.87 It was said that two policies were necessary, one relating to setting and separation of settlements and the other relating to green wedges as localised undeveloped areas separating development. A number of objections suggested alternative forms of wording for all or parts of the policy, to cover the various points that had been raised.

CONCLUSIONS

2.88 There is justification for including a gap policy in the Local Plan to take account of the development pressure that has occurred in the District in recent years. That situation has resulted in an outward growth of towns and villages and the gradual erosion of the intervening countryside. Many settlements are close together, particularly on the southern side of the M4 Motorway, and in order to maintain their identity and individual sense of community, it is important to protect the vulnerable areas of intervening countryside from unwarranted development. I do not believe that this can be adequately achieved through the application of general countryside policy because gaps are a spatial concept and are not primarily concerned with landscape protection. Reference should not be made to "countryside appearance and character" in the policy.

2.89 The present Structure Plan reaffirms its support for gaps in Policy C6 and also introduces the new concept of green wedges. These are defined as areas of open space penetrating, partly enclosed by or separating built up areas or communities. Although they will not necessarily separate different settlements, they have a similar function in terms of maintaining urban form and preventing coalescence of built up areas. However, this part of the Structure Plan preceded PPG 7 and left the issue of where detailed boundaries should fall to the Local Plan.

2.90 Paragraph 4.16 of PPG 7 makes it clear that when development plans are reviewed the function and justification for existing local countryside designations should be rigorously considered. However, for the most part gap designations

have been uncritically carried forward from the Loddon Area and South East Area Local Plans and wedges have been based on little rigorous analysis. Landscape surveys have been relied upon that were carried out some years ago and were not particularly stringent or based on the countryside character approach now advocated in national guidance. Consequently, I believe that in many cases gaps and wedges have been too widely drawn and that this undermines their credibility by including land that is not essential in terms of separation function. I have commented in the preamble to this Chapter on the situation regarding a District-wide landscape character assessment, but in the meantime I can see little alternative but to leave the gap and wedge designations as shown on the Proposals Map, apart from where I have made specific recommendations to the contrary.

2.91 Land should only be designated if it is considered essential to the separation function. However, the term "essential" is relative and needs to be balanced with other competing demands for the land resource from one Plan period to the next. Wedges, in particular, often comprise land on the edge of a settlement that may also be considered as a sustainable location for an urban extension. In consequence, these local designations should have greater flexibility and not be expected to display the same degree of permanence for example, as a green belt. However, this also means that it is not sufficient to merely carry forward the gaps and wedges policy from one Plan to the next without critical re-assessment.

2.92 Once land has been designated, strict control needs to be exercised in order to satisfy the objective of urban containment. However, gap policy has different purposes and objectives to green belt policy. In certain cases this could mean that a proposal that may be appropriate in the green belt may not be acceptable in a gap. Indeed, the supporting text to Structure Plan Policy C6 specifically states that gaps apply equally inside and outside the green belt. For this reason, I consider that the title of the policy should be changed and the words in brackets omitted.

2.93 In my opinion, it is not desirable to provide for exceptions. Although sport and recreation facilities may be found in many gap locations, I do not think that they should be referred to specifically or allowance made for associated proposals that could compromise the purpose of the policy. Under S54A of the Town and Country Planning Act 1990 there is provision for other material considerations to be taken into account in any individual proposal for development. Similarly, and for the reasons that I have already given in my conclusions on Policy WCC1, I do not consider that the word "normally" should be used.

2.94 By definition, a gap comprises areas of countryside. However, this does not mean that it is necessarily green, totally open or free from development. It inevitably contains buildings and uses but I believe that there does need to be an overall sense of openness and a generally undeveloped appearance in order that the separation function can be satisfactorily performed. I think that it is these characteristics that the policy is seeking to protect by preventing increased urbanisation. I note that the Council has agreed to omit the word "green" before

gap. I support this change, which follows the wording in Policy C6 of the Structure Plan.

2.95 In order for the gap function to be truly effective I think that there needs to be both a visual and a physical dimension present. I appreciate that Policy C6 uses the word "or" whilst its precursor, Policy EN6, used the word "and". However, I do not agree with those objectors who considered that this implies a looser interpretation. If this had been intended I would have expected the words "either" to have preceded "or". It is the process of coalescence that is harmful and I do not think that narrow spaces are usually conducive to preserving settlement identity. I think that the instances where separation is only provided by a physical feature, such as a motorway or a tree belt without the distance element, are generally unsatisfactory.

2.96 That is not to say that the gap notation should necessarily be removed when two settlements are separated by a narrow space. This often occurs along a road where there is a pinch point with land extending out on either side. This may be likened to a butterfly and although the true separation is provided by the wings, the narrower body has a role to play in preventing actual coalescence. There are many examples of such a situation in the District such as along the A327 between Winnersh and Wokingham, between Spencers Wood and Three Mile Cross and along Barkham Road between Barkham Hill and Wokingham.

2.97 What would constitute an adequate distance will therefore vary from case to case. I see nothing wrong with the Council's approach of applying guideline distances of between 1 and 2 kilometres as a starting point. However, I am concerned that in some instances this has been used rigidly without taking account of other factors. Apart from the situation that I have described above, local topography and vegetation may also justify a reduction or an increase in distance being applied.

2.98 One reason why physical as well as visual separation is important is because natural features such as woodlands and hedgerows cannot be guaranteed to remain in perpetuity. Unless, for example there is protection from a Tree Preservation Order, the Council has no power over the management of landscape features in private ownership. In my opinion, the second and third paragraphs detract from the clarity of the policy and should be removed. If the Council wishes to comment on the retention and enhancement of settlement boundary features, this could be done in the supporting text.

2.99 I have recommended against the use of the "setting of settlement" designation in relation to Policy WLL6. Similarly, I can see no justification for it to be subsumed into Policy WCC2, especially as the former is landscape-driven, whereas the latter is a spatial tool. I acknowledge that the word "setting" is used in Structure Plan Policy C6, but in my opinion this is a general reference to the countryside around the settlement that provides the contrast to the built up area of the settlement itself. I think that setting needs to be viewed in the context of the

purposes of Policy C6, which relates to the protection of the settlement pattern rather than inherent landscape quality.

2.100 Both gaps and wedges are primarily concerned with separation of built-up areas and I do not consider that they should be separated into two policies. I have considered the alternative forms of wording advanced by a number of objectors, either to the whole of the policy or to part of it. I have covered the various points that have been raised in the preceding paragraphs and taken account of the various suggestions in my recommendation. Whilst I agree that the policy should be directed towards the role that the land performs rather than its landscape character, I do not concur that each gap or wedge needs to be justified in the supporting text.

RECOMMENDATION

2.101 That Policy WCC2 is deleted and replaced as follows:

"Policy WCC2: Green wedges and gaps

Development will not be permitted within important open areas, defined as green wedges and gaps on the Proposals Map, that would threaten their essential function in the physical and visual separation of settlements that are close together".

SITE SPECIFIC OBJECTIONS – ADDITION OF A GAP OR GREEN WEDGE DESIGNATION

REPRESENTATIONS

8	Mrs K Cowan (O)	343	Mr G Cowan (O)
285	Captain M Dowding (O)	922	Councillor R Samuel (O)
313	Arborfield & Newland Par Council (O)	1146	W & J Clark (O)
314	Arborfield & Newland Par Council (O)	6162	Shinfield Parish Council (O)

OBJECTION ISSUES

2.102 It was considered that the areas to the west of Wargrave and between Wargrave and Twyford should be protected as gap and not setting of settlement, in order to preserve their unique character.

2.103 Other objectors thought that the previous designation in the Loddon Area Local Plan on the land north of Arborfield Cross should be reinstated in order to ensure that the periphery of the Conservation Area is protected. This would not be adequately controlled by general countryside policies because the land was not a "rural area". It was contended that wider tracts of open countryside, including Arborfield, Shinfield, Swallowfield and Sindlesham should be allocated as gap.

developed land, guidance in PPG 3 and PPG 13 make it clear that a countryside location is generally unsustainable and is low in the search sequence for housing.

RECOMMENDATION

7.178 That Proposal WRE3 is deleted.

POLICY WRE4

REPRESENTATIONS

2086 University of Reading (O)
1492 St Nicholas Hurst Parish Council (S)

OBJECTION ISSUES

7.179 This objection was concerned that the policy sought to restrict changes within B1 and that this was contrary to the provisions of the Use Classes Order. The policy was also not in conformity with Policy BU2 of the Structure Plan. Sub-paragraphs A) and C) should be deleted.

CONCLUSIONS

7.180 National planning policy makes it clear that the countryside will be protected for its own sake and this is echoed in the countryside policies of the Structure Plan, which advocate strict control over new development. On the other hand, there are many small-scale employment sites within such areas that satisfy a need for cheap, flexible accommodation. A balance needs to be struck in order to allow for some controlled expansion without overall compromise to countryside objectives. Whilst Policy C2 in the Structure Plan does allow for redevelopment, the supporting text makes it clear that this should not have greater impact than the existing activity and should secure environmental improvements. It seems to me that B) and C) could be considered together, but that reference also needs to be made to the bulk of buildings.

7.181 Although I do not agree with the objector that the policy is seeking to restrict movement within the B1 use class, I do concur that sub-paragraph A) is unnecessary. It seems to me that intensification would only be objectionable if it resulted in harmful impacts. Sub-paragraph E) concerns highway impacts and should be more specific in its requirements rather than simply referring to transport policies.

7.182 Employment uses within the countryside often include "bad neighbour" development. However, this is recognised as an area of need, which is not adequately provided for. In some locations this sort of use can be carried out

without undue harm and where this occurs it should not be unreasonably fettered. Harmful impacts arising from this type of use are dealt with in my recommendation for Policy WEM10 and I suggest that sub-paragraph F) is unnecessary.

7.183 There are some designated sites that lie outside settlements, for example the core employment area at Hogwood Industrial Estate, Finchampstead and the allocated industrial area at Kentwood Farm, Wokingham. Such sites are subject to consideration under Policy WEM1 and WEM2 and in order to avoid policy conflict it needs to be made clear that Policy WRE4 does not apply to them.

RECOMMENDATION

7.184 That Policy WRE4 is deleted and replaced as follows:

"On sites in existing employment use outside settlements or areas designated under Policies WBE1 and WBE2, the minor extension to buildings, limited infilling between buildings and redevelopment will be acceptable, provided that:

A) the proposal would not cause any greater visual impact on the character of its countryside surroundings than the existing development in terms of its siting, scale, materials or site coverage;

B) the proposal would not cause detriment to the amenities of adjoining land uses and occupiers;

C) the proposal would not generate additional levels of traffic that would cause unacceptable environmental impacts or detriment to road safety.

Proposals for redevelopment will be expected to include measures to secure environmental improvements, for example through landscaping."

POLICY WRE5

REPRESENTATIONS

732 Farming and Rural Conservation Agency (formerly M.A.F.F.) (O)

OBJECTION ISSUES

7.185 The objector thought that as this kind of development would be small-scale, it was not necessary to refer to its impact on high quality agricultural land. Criterion G) should therefore be deleted.

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date received

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: **If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.**

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name MRS M BRANT

Address C/O AGENT

Postcode

Daytime phone no

Fax no

E-mail address

B. AGENT DETAILS FOR THE APPEAL (if any)

Name ROBIN BRADBEER LIMITED

Address STEEPWAYS FARM
NETHER LYPIATT
STROUD GLOS.

Postcode GL6 7LS

Your reference 417

Daytime phone no 01453 889102

Fax no 01453 889103

E-mail address planning@bradbeer.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

Date of the planning application 05/04/02

LPA's application reference no F/2002/6356

Date of LPA's decision notice (if issued) 05/06/02

D. APPEAL SITE ADDRESS

Address HOLLY COTTAGE NURSERY

HEATHLANDS ROAD

WOKINGHAM BERKSHIRE

Postcode RG40 3AP

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box. ☑

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed with the LPA)

SINGLE STOREY EXTENSION TO FORM ADDITIONAL CLASSROOM WITH W.C.'S

Size of the whole appeal site (in hectares)

0.63

Area of floor space of proposed development (in square metres)

44m² (gross internal)

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
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3. Refuse approval of details required by a previous outline planning permission. ☐
4. Grant approval of details required by a previous outline planning permission subject to conditions to which you object. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or

6. The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

Please note that when we decide how the appeal will proceed, we take into account the LPA's views

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

2. HEARING ☐

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

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- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

3. INQUIRY ☐

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

H. GROUNDS OF APPEAL (continued)

Please turn over

J. ESSENTIAL SUPPORTING DOCUMENTS

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2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☑
3. A copy of the **LPA's decision notice** (if issued). ☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
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6. A list and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☐

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ☐

_____

_____

8. Any relevant **correspondence** with the LPA. ☑
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   (a) the relevant outline application; ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission. ☐
10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached. ☐
11. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
12. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

_____

_____

_____

PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mrs M Brant
SITE: Holly Cottage Nursery, Heathlands Rd, Wokingham Without
APPLICATION NO.: 6356
PROPOSAL: Proposed single storey extension to form additional classroom & WCs

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Wokingham Without

Mrs P Helliar - Symons

Mr P A Lewis

Mr A J Ross

Clerk(s) of Parish / Town Council of Wokingham Without

Mrs G M Barrett, The Lodge, Pinewood Leisure Centre, Old Wokingham Rd, Wokingham RG41 6QE

Environmental Services Department, Engineering Services, Wokingham District Council,
PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

Environmental Design, WDC

Environment Agency, Swift House, Frimley Business Park, Camberley, Surrey GU16 7SQ
fao Paul Busing Ref: SU86NW/8/10

The Owner/Occupier UNIT 1 & 2 Gardens Green Farm
Heathlands Rd, Wokingham

R. Ferney, Kingswood House, Heathlands Rd, Wokingham
RG40 3AR.

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

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11 FEB 2003
COPIES TO

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/6356

Our Ref: APP/X0360/A/02/1099595

Date: 10 February 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS M BRANT
SITE AT HOLLY COTTAGE NURSERY, HEATHLANDS ROAD, WOKINGHAM, BERKSHIRE, RG40 3AP

I enclose a copy of our Inspector's decision on the above appeal.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6PN

Phone No. 0117 372 8252

Fax No. 0117 372 8139

E-mail: Complaints@pins.gsi.gov.uk

Yours faithfully

KF
Mrs Margaret Pocock

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: November 18, 2002
My ref: F/2002/6356
Your ref: APP/X0360/A/02/1099595

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mrs Pocock

APPEAL BY: Mrs M Brant
SITE: Holly Cottage, Heathlands Rd, Wokingham

With reference to this appeal, I enclose 2 copies of the Authority's final comments.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: October 21, 2002
My ref: F/2002/6356
Your ref: APP/X0360/A/02/1099595

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mrs Pocock

APPEAL BY: Mrs M Brant
SITE: Holly Cottage, Heathlands Rd, Wokingham

With reference to this appeal, I enclose 2 copies of the Authority's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: October 2, 2002
My ref:F/2002/6356
Your ref: APP/X0360/A/02/1099595

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mrs Pocock

APPEAL BY: Mrs M Brant
SITE: Holly Cottage Nursery, Heathlands Rd, Wokingham

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.
I have also sent copies to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. October 2, 2002
My ref: F/2002/6356
Your ref:417

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
GL6 7LS

Dear Sir

APPEAL BY: **Mrs M Brant**
SITE: **Holly Cottage Nursery, Heathlands Rd, Wokingham**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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Temple Quay House
2 The Square
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Bristol BS1 6PN
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GTN 1371-6079

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23 SEP 2002
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4/10.

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/6356

Our Ref: APP/X0360/A/02/1099595

Date: 20 September 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS M BRANT
SITE AT HOLLY COTTAGE NURSERY, HEATHLANDS ROAD, WOKINGHAM, BERKSHIRE, RG40 3AP

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

The following documents must be **submitted** within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire with copies of all necessary supporting documents, to the appellant and me. It is essential that details of all the relevant development plan policies are included with it at this early stage.

Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.* Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and on any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement and no new evidence is allowed. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. Our aim is to arrange the visit within 12 weeks of the **starting date**, but from time to time it may take us a little longer.

You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, you must submit a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

Mrs Margaret Pocock

102(BPR)

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date received

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A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name: MRS M BRANT

Address: C/O AGENT

Postcode:

Daytime phone no:

Fax no:

E-mail address:

B. AGENT DETAILS FOR THE APPEAL (if any)

Name: ROBIN BRADBEER LIMITED

Address: STEEPWAYS FARM
NETHER LYPIATT
STROUD GLOS.

Postcode: GL6 7LS

Your reference: 417

Daytime phone no: 01453 889102

Fax no: 01453 889103

E-mail address: planning@bradbeer.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA: WOKINGHAM DISTRICT COUNCIL

Date of the planning application: 05/04/02

LPA's application reference no: F/2002/6356

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Postcode RG40 3AP

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(This must be the same as on the application sent to the LPA, unless minor amendments were agreed with the LPA)

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*Please tick **one** box only* ✔

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Please turn over

H. GROUNDS OF APPEAL (continued)

Please turn over

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4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
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Copies of the following must also be sent, if appropriate:

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_____

_____

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9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
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11. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
12. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

_____

_____

_____

PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPELLANT : MRS M BRANT
SITE : HOLLY COTTAGE NURSERY HEATHLANDS ROAD WOKINGHAM
PROPOSAL : SINGLE STOREY EXTENSION TO FORM ADDITIONAL CLASSROOM WITH W.C.'S

GROUNDS OF APPEAL

1. The proposed extension to this Day Nursery, which in an established and much valued local community facility, does not breach Structure Plan policies C2 and C6, South East Area Local Plan policies STV2 or emerging Deposit Draft Local Plan polices WCC1 and WCC2. The development is appropriate to the site in terms of siting, bulk and massing and will have no significant adverse impact on the appearance and rural character of the area nor will it detract from the maintenance of a clear separation of the settlements of Wokingham to the north and Pinewood to the south.

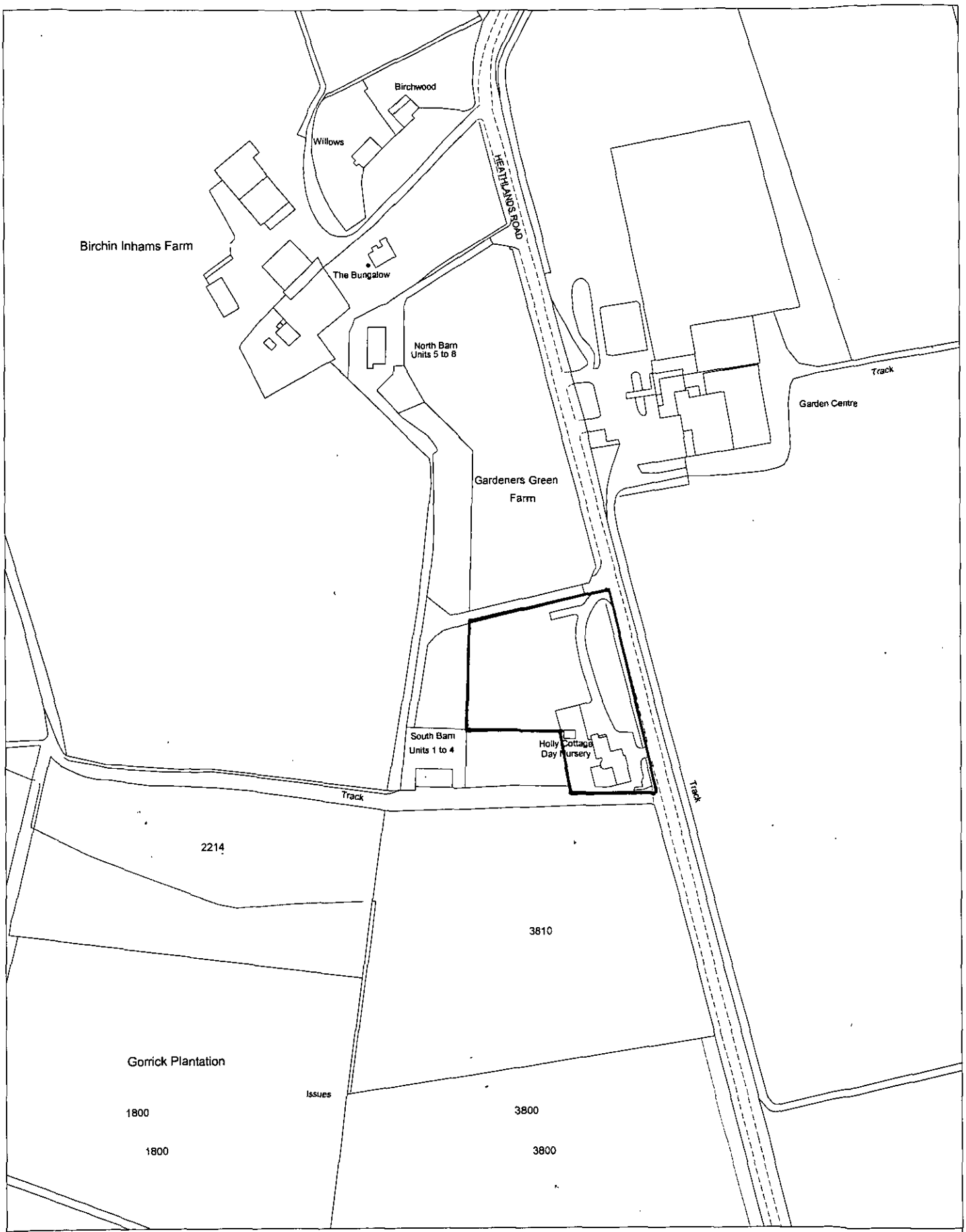
2. The design of the proposed extension is considered appropriate to the context and in accord with South East Area Local polices SBE1 and SBE2.

3. This proposal to provide enhanced accommodation at this Day Nursery should be encouraged in accordance with Deposit Draft Local Plan policy WIC12 and the supporting text to that policy. The proposal does not conflict with any of the criteria set out in that policy.

4. The Day Nursery, although primarily a local community facility, is also a source of employment. The proposed minor extension accords with Deposit Draft Local Plan policy WRE4 since:

   A. it will not cause any greater visual impact on the character of its countryside surroundings than the existing development.

   B. it will not cause detriment to the amenities of adjoining land uses and occupiers since it relates to a pre-existing use.



Site Plan, Scale: 1 to 2500

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Date: 1 October 2002

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