

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242554
Site Address:	Newlands Farm, New Bath Road, Twyford, RG10 9RY
Expiry Date:	6 January 2025
Site Visit Date:	6 December 2023
Proposal: Application to vary conditions 4 and 8 of planning consent 191788 (allowed on appeal APP/X0360/W/20/3252447) for the change of use of buildings and land from agricultural use to general industrial use plus erection of two additional buildings. Condition 4 refers to parking and turn space and condition 8 refers to restrictions on storage of materials. The variation is to allow for additional ancillary storage areas and amendments to the parking.	

PLANNING CONSTRAINTS/STATUS

Green Routes and Riverside Paths
Scale and Location of Development Proposals – Countryside
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Radon Affected Area
Landscape Character Assessment Area
Land Terrier
Complete PRoW
SSSI Impact Risk Zones
PRoW Within WB Consultation Zone
Green Routes and Riverside Paths Consultation Zone
Ordinary Watercourses Consultation Zone
Great Crested Newt Consultation Zone Householder
JCEB Areas of Search for Sand and Gravel
JCEB Mineral Safeguarding Areas
Flood Zones 2 and 3
Flood Zone 3
Great Crested Newt Consultation Zone Minor

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP15 – Employment Development

MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB11 – Core Employment Areas TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	M2 – Safeguarding sand and gravel resources M4 – Locations for sand and gravel extraction
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
191788	Full planning application for the proposed change of use of buildings and land from agricultural use to general industrial use plus erection of two additional buildings (part retrospective)	Application refused and allowed at appeal on 14/01/21
210443	Application for submission of details to comply with the following condition of planning consent 191788 PINS ref: APP/X0360/W/20/32525447 dated 14/01/2021 Condition 1 refers to Site Location plan. 2 Flood Risk Assessment 48087/4001 & 48087/4001/002. 3 Secure/covered Bicycle Storage. 4 Parking & turning space. 5 Visibility splays. 6 Landscaping enhancements scheme. 7 Bin Storage Facilities. 8 External storage plan.	Application approved 14/05/21

CONSULTATION RESPONSES
Internal
WBC Highways – No objection WBC Landscape and Trees – No objection
External
None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

Newlands Farm is located on the site of a former gravel site on the northern side of New Bath Road. It contains 3 buildings with 11 individual units that were permitted in a B2 use under planning application 191788.

The site is located in the countryside, with the settlement boundary of Charvil about 150m to the west and southwest. The site lies within Flood Zone 2 and 3.

The part of the site subject to this application is outlined below in red. As well as the 3 buildings, there is expansive external areas which are broken down into 4 yards (A-D) and parking/ turning areas.



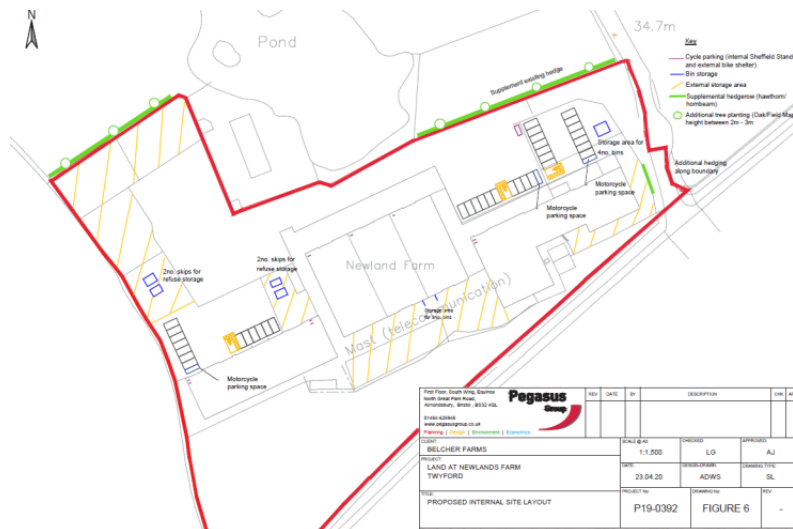
Proposal

Changes to 2 of the conditions imposed on planning permission 191788 are sought to be varied. Namely these are conditions 4 and 8.

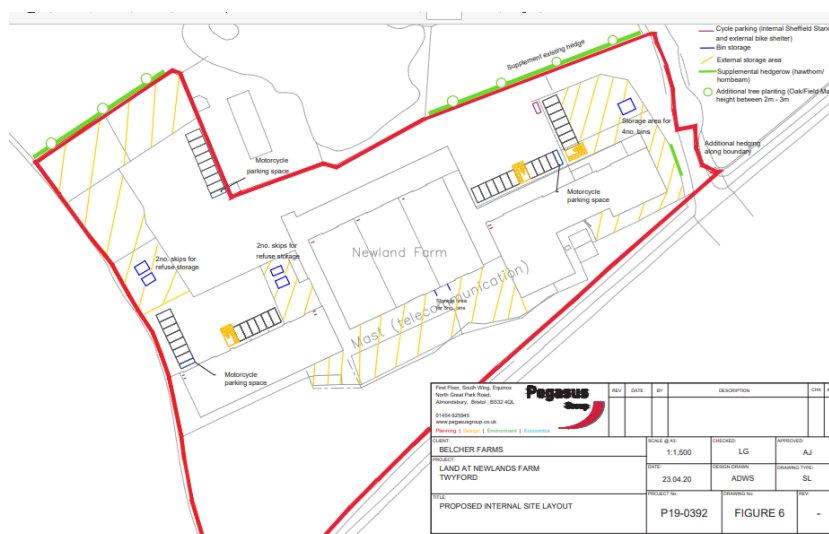
Condition 4 refers to parking and turn space and condition 8 refers to restrictions on the location of storage of materials.

The variation is to allow for additional ancillary storage areas and amendments to the approved parking layout.

Under discharge of condition application 210443 the following layout was proposed and approved (when discharging conditions of application 191788):



The layout proposed under this application is as follows:



The differences between what was approved and now proposed are:

- Parking in Yard D is now to be relocated to Yard A (8 vehicle parking spaces and 1 motorcycle space proposed).
- Yard D would now be used as ancillary storage space (open aired storage)
- Additional ancillary storage to the south of the site, behind the buildings

It should be noted that the locations of refuse and waste provision are unchanged between the formerly approved and proposed plans.

Assessment

The principle of development in the countryside location and the proposal's general impact on the character of the area, neighbours, trees and all other materials considerations were discussed and considered in the report for the application and subsequently the decision made by the planning Inspector when allowing the appeal. As such, this application (and assessment) will only focus on the proposed changes in the development; namely this is variations to conditions 4 and 8 and their associated impacts in relation to relevant material considerations.

Principle of Development – Joint Minerals and Waste Plan

Since the original application (191788) was approved, the Council adopted the Joint Minerals and Waste Plan in 2023 which forms part of the adopted local development plan.

The Joint Plan identifies site allocations and extensions to help provide a future supply of sand and gravel extraction. However, despite these allocations, there remains a shortfall of supply during the plan period. The policy response to address the shortfall is the identification of a 'Minerals Safeguarding Area' (MSA), where Policy M2 of the plan applies, and also an 'Area of Search' where Policy M4 applies. This approach is to demonstrate the potential for, in effect, windfall provision within the Plan area.

The site is located within the MSA. Policy M2 of the Joint Plan would therefore be relevant to the proposal. Policy M2 seeks to protect mineral resources against unnecessary sterilisation by non-minerals development. For this purpose, a 3ha threshold is reflected in the supporting text to Policy M2 – which states at paragraph 6.40: *“a minimum plot size of 3 hectares will apply in the safeguarding process to avoid repeated consideration of prior extraction where this can be assumed to be uneconomic due to the small size of the parcels of land involved.”*

The site relates to a plot area of less than 3 ha and so is below this size threshold and therefore it is not considered commercially viable or suitable for prior extraction and removal.

As such, the changes to conditions 4 and 8 are not resisted in principle as a result of the Joint Minerals and Waste Plan.

Impact on Character of the Area

Policy CP3 of the Core Strategy states that development shall be of a high quality design and appropriate in relation to the character of the area.

The proposed layout changes see the use of Yard D for ancillary outdoor storage. This would see an increase in storage areas on site, however it is enclosed by fencing and so will have a limited visual appearance from within the site and beyond it. The area of storage also proposed to the south of the site is also well contained and screened by existing buildings on site and trees on the site boundary.

The relocation of 8 parking spaces to Yard B would also not pose visual harm to the surrounding area.

In summary, the proposed layout changes are entirely enclosed within the site, with minimal views from outside the site. It is considered that the additional open aired storage areas would result in any additional impact on the character and appearance of the area in comparison to the established site.

The WBC Tree & Landscaping Officer also concurred and concluded that the proposed changes will not have any additional impact on the wider landscape character of the area or existing vegetation surrounding the site.

Highways

Policy CC07 of the MDD states that development should have sufficient parking provision.

It is proposed to remove 7 parking spaces from yard D and re-site 8 spaces and 1 motorcycle space to the north west corner of the site.

This alteration would see the provision of an additional space over that which was originally approved, and as such WBC Highways raised no objections to the application.

Neighbouring Amenity

Policy CP3 of the Core Strategy states that development should not adversely affect adjoining land users.

The proposal would see the creation of additional open aired ancillary storage areas and therefore there would be potential for additional operations, movements and noise within the site. However, owing to the seclusion of the site, away from neighbouring residential accommodation, there is not substantial concern in this respect. Furthermore, the storage areas are ancillary to the operations within the 11 units (as opposed to being used by unrelated businesses to the units), and as such the intensity of the development would not be substantially greater than the approved situation which allowed for the principle of external, ancillary storage areas.

Conclusion

The proposed changes to the external site layout plan are considered to be relatively minor in the wider site context and surrounding area generally. They would also not pose any highway concerns and as such, the recommendation is to approve the application.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from

consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve subject to the conditions attached to planning permission 191788 (and updated to reflect the details submitted under this application and that of application 210443): 1. Approved Plans 2. Compliance with FRA 3. Cycle storage 4. Parking and turning space 5. Visibility Splays 6. Landscaping 7. Bin storage 8. Location of external storage areas
Date:	03 December 2024
Earliest date for decision:	7 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	03/12/24