

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242158
Site Address:	Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG
Expiry Date:	17 January 2025
Site Visit Date:	10 December 2024
Proposal: Application to vary condition 11 and 12 of planning consent 221843 for the proposed erection of a sports hall and new pool building following demolition of existing ancillary buildings. Creation of new landscaped permeable parking area on the site of an existing car park. Condition 11 refers to sustainable design and construction, condition 12 refers to sustainability and climate change and the variation is to remove conditions 11 and 12.	

PLANNING CONSTRAINTS/STATUS

Grade II* Listed Building – Reddam House
Situated within Bearwood Park, a Grade II* Listed Historic Park and Garden
Conservation Area – Sindlesham
Countryside (CP11)

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
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 TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

	Arborfield and Barkham Neighbourhood Plan
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PLANNING HISTORY

Application No.	Description	Decision & Date
221843	Full application for the proposed erection of a sports hall and new pool building following demolition of existing ancillary buildings. Creation of new landscaped permeable parking area on the site of an existing car park.	Approved 15/11/2023

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objections
WBC Sustainability Officer – No objections
WBC Built Heritage Officer – No objections

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The proposal site is located within the grounds of Reddam House School, Sindlesham, formerly known as Bearwood College, a grade II* listed building. The wider site is a registered park and garden and has a number of Listed Buildings within its grounds. It also forms part of the Sindlesham Conservation Area.

The Reddam estate is bound to the east and west by Bearwood Road and Mole Road respectively and to the south by Bearwood Lake and a Golf Course.

The School currently provides an indoor swimming pool, a gymnasium, a 4G turf pitch, netball courts, tennis courts, dance studios and multiple grass pitches for outdoor sports. There is also a lake providing the ability to teach water sports as well as extensive grounds which provide facilities for other activities such as paintballing and climbing. The existing School sports facilities are well-used, however the swimming pool building is in a poor state of repair and the existing gym is not of sufficient size or specification to serve the Schools' current needs.

Proposal Description:

This application seeks to remove conditions condition 11 and 12 of planning consent 221843 which permitted the erection of a sports hall and new pool building plus associated landscaping and parking areas.

Condition 11 relates to a Design Stage Certificate that demonstrates the new building achieves a minimum BREEAM (or equivalent) rating of 'Excellent'.

Condition 12 relates to a scheme demonstrating that at least 10% of the reduction in carbon emissions will be achieved through renewable energy or low carbon technology in line with Building Regulations.

The reasoning for the imposition of the conditions reads as follows:

"To ensure developments contribute to sustainable development. Relevant Policies: Chapter 14 of the NPPF (Meeting the challenge of climate change, flooding and coastal change), Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policies CC04 and CC05, and the Sustainable Design and Construction Supplementary Planning Document 2010)."

Principle of Development:

The principle of development was already found acceptable under previous planning consent 221843. Nothing herein contained within the current application is deemed to affect this conclusion, therefore no objections are raised on the principle of development.

Building Sustainability:

Policy Context:

Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals that contribute towards the goal of reaching zero-carbon developments as soon as possible by:

- Including appropriate on-site renewable energy features.

Policy CC04 of the MDDLDP states that all new non-residential proposals of more than 100 sqm gross non-residential floorspace shall at least:

- Achieve the necessary mandatory Building Research Establishment Assessment Method (BREEAM) requirements or any future national equivalent.
- Meet or exceed statutory requirements for water resource management.

Policy CC05 of the MDDLDP states that planning permission will only be granted for proposals that deliver a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology where the development is for:

- Non-residential proposals of more than 1,000 sqm gross floorspace.

Paragraph 165 of the NPPF states that to help increase the use and supply of renewable and low carbon energy and heat, plans should:

- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);
- b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and
- c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers

Assessment:

The Planning Statement for this application states that the removal of condition 11 is justified as the sports hall building permitted by application 221843 is classed as a 'non-heated' building and the pool would not be heated. Subsequently, the SBEM certification required by condition 12 is no longer applicable to the building due to its non-heated classification.

The Case Officer queried how the building would be alternatively heated. The applicant has confirmed that they would utilise portable infrared heaters which do not require fixed installation, and as such, they fall outside the scope of building regulations.

The WBC Sustainability Officer has been consulted on this application and accepts the justification behind the conditions' removal; the building's non-heated classification omits the requirements to comply with the BRE AAM requirements (condition 11) and the requirement to submit a SBEM certificate (condition 12).

The six tests of planning conditions (established within the NPPG) require conditions to be:

- 1. Necessary
- 2. Relevant to planning
- 3. Relevant to the development to be permitted
- 4. Enforceable
- 5. Precise
- 6. Reasonable in all other respects

In this instance, the conditions are no longer necessary or relevant to the development permitted and therefore are no longer reasonable. Whilst it is acknowledged that their removal does reduce the overall sustainability of the scheme due to the alternative heating methods chosen, this policy conflict does not outweigh the numerous benefits the development would provide through its delivery, in particular the provision of recreational facilities to serve Reddam House School.

Therefore, conditions 11 and 12 will be removed from consent 221843.

Character of the Area, Highways, Ecology, Heritage & Drainage:

The changes proposed would have no additional impacts on these grounds.

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:	Approval
Date:	6 January 2025
Earliest date for decision:	26 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	06.01.25