

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242263
Site Address:	12-13, Market Place, Wokingham, Wokingham, RG40 1AL
Expiry Date:	13 November 2024
Site Visit Date:	24 September 2024
Proposal: Full application for the erection of a new bin store and landscaping works along with new trees. Following the removal of existing trees.	

PLANNING CONSTRAINTS/STATUS

Listed Building
Water Utility Consultation Zones
Conservation Area
Contaminated Land Consultation Zone
Local Authorities
Archaeological Sites
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
District Town and Local Centres
Nuclear Consultation Zone
Primary Shopping Area
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Listed Building Buffer Zone
JCEB Mineral Safeguarding Areas

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP4 – Infrastructure Requirements CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP13 – Town Centres and Shopping CP14 – Growth and Renaissance of Wokingham Town Centre
MDD Local Plan	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping

(MDD)	CC06 – Noise TB15 – Major Town, and Small Town/District Centre development TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB25 – Archaeology
Other	Borough Design Guide Supplementary Planning Document Wokingham Town Centre SPD

PLANNING HISTORY

Application No.	Description	Decision & Date
202461	Prior approval submission for proposed conversion of office (Use Class B1(a)) to 2 no. residential dwellings (Use Class C3).	Prior Approval 30/10/20
203302	Full application for the proposed installation of 2 no. front dormer windows.	Approved 29/03/21
232402	Full application for the erection of a new bin store and landscaping works along with new trees. Following the removal of existing trees.	Refused 28/11/23
240339	Full application for the proposed erection of a bin store and installation of hardstanding to form parking spaces, plus associated landscaping works including removal and planting of trees.	Refused 01/05/24

CONSULTATION RESPONSES

Internal

WBC Environmental Health: No objection

WBC Highways: No objection

WBC Landscape and Trees: No objection

WBC Built Heritage Officer: No objection

External

Berkshire Archaeology: No objection

REPRESENTATIONS

Parish/Town Council	The Wokingham Town Council P&T Committee: There was confusion regarding what trees were being removed as there was not enough clarity within the documentation. It is not welcomed that trees are being removed to provide car parking in the town centre. Officer response: See Character and Landscape & Trees section of report.
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Ward Member(s)	No comments received
Neighbours	4c Crescent Road: Supportive. One thing I would like clarified and that is the blocking of a through route between Waterford Way and Broad St Walk. This was open in my recent memory and then passage blocked. Now the chain link fence is broken. I can see why the new plans want to block through access for safety and security reasons, and it may be that through access was always illegitimate. Officer response: Plan 23.13MP.P02 shows a footpath between Waterford Way and Broad St Walk. Flat 4 Millbrook Court: New plans are a substantial improvement over the previous submission. However, I don't see the reason for removing T2 to make room for a parking space, when there is room for the space just to the right (East) of the proposed location. Officer response: See Landscape & Trees section of report

APPRAISAL

Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area: This application is for a new bin store and landscaping works at the rear of No.13 Market Place, following the removal of T2. A new timber bin store at the far NW boundary will screen the commercial bins that are currently stored in that position.

Whilst the trees are located to the rear of the buildings along Market Place, they are still highly visible from a number of views. The rear of the buildings are used for parking and the service entrance to many commercial premises. There is also a multistorey public carpark and office building located near to the site and Waterford Way is a public highway. The existing trees add visual amenity to this small area that would otherwise appear significantly starker and utilitarian. The southern boundary of the site also includes a new hedge a mix of Copper Beech and Green Beech as well as new timber sleeper wall along boundary and new replacement Green PVC coated chain-link fence, 1.5m in height.

Whilst T2 would be removed to make way for the permeable footpath, as a result some tree cover would be lost on the site. Overall, it would not have a significant detrimental impact upon the character and appearance of the area with the site still having significant tree cover. This is further explained in the landscape and trees section of the report.

Neighbouring Amenity: The proposal would not have a negative impact upon neighbouring amenities.

Highway Access and Parking Provision: The proposal will provide three driveway parking spaces of dimensions 4.8m x 2.4m and a timber bin store at the rear of No. 13 Market Place, which is on a private drive. The Highways have no objection to the proposed bin store.

While there is no technical highway safety concern, the applicant is advised to liaise with the landowner of the private road and access for the uses of proposed parking.

Landscape and Trees:

The 'Proposed Landscaping Plan' Drawing Ref. 23.13MP.P02 shows the retention of Trees T1, T3, T4 and T5 and the removal of T2 as shown on the 'Existing Landscape Plan' Drawing ref: 23.13MP.P02. The 'Proposed Landscaping Plan' shows the area of land to the west of the site where the bins are proposed as being amenity lawn, within which there is an area of block paving to be installed on which the bin store will be placed. The bin store is located very close to the stem of T1 and care will need to be taken to ensure that the bin store is a reasonable distance from the stem. The proposed mitigation for the block paved and gravel over Geoweb surfacing is acceptable.

The method statement for the retaining wall is also acceptable.

The Existing Landscape Plan has been updated and following the submission of the Tree Protection Plan and the Arboricultural Method Statement, which are acceptable and the Tree Officer does not require any further information

Built Heritage: From a heritage stance there is no objection to the proposals, which do not have any harmful impact on the neighbour listed building (15 Market Place) and with respect to the conservation area, the proposals are seen to be an enhancement given present situation.

Berkshire Archaeology: As per our advice for previous applications for the resurfacing of the rear of this site, the officer does not believe there will be deep impacts and therefore the works will not require archaeological mitigation on this occasion.

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
Date:	11 November 2024
Earliest date for decision:	9 October 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	12.11.2024