

# Public Document Pack



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**BOROUGH COUNCIL**

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To:- All Committee Members

## **PLANNING COMMITTEE - WEDNESDAY, 9TH JULY, 2025**

I am now able to enclose, for consideration at the next Wednesday, 9th July, 2025 meeting of the Planning Committee.

| <b>Agenda No</b> | <b>Item</b> |
|------------------|-------------|
|------------------|-------------|

- |    |                                                         |
|----|---------------------------------------------------------|
| 9. | <b><u>Minutes of Previous Meeting</u></b> (Pages 3 - 6) |
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To confirm the Minutes of the Meeting held on 11 June 2025.

Yours sincerely

Susan Parsonage  
Chief Executive

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## UPDATE PAPER Planning Committee – 9 July 2025

|                                        |
|----------------------------------------|
| 1. <b>Planning Application Updates</b> |
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**Agenda Item: 12**

**Application No: 242653, 242696, 242811**

**Site Address: Hogwood Farm, Sheerlands Road, RG40 4QY**

**Pages: 9 – 69**

**No update**

**Agenda Item: 13**

**Application No: 250148**

**Site Address: Land Adjoining Liberty House, Strand Way, Lower Earley RG6 4EA**

**Pages: 89-134**

**No update**

**Agenda Item:14**

**Site Address: Land to the north of School Road, Arborfield Cross**

**Application No: 250735**

**Pages: 135 – 226**

### **Representations:**

The total of six additional representations have been received following the publication of the agenda.

### Badgers

The Council received reports of presence of badgers within the site. The Ecological Assessment, which accompanied the application, incorporated results of the species-specific survey, which included searches for signs of badger activity and search for badger setts. It recognised that fauna present within the site, depending on cropping regime, had some potential to support badgers. The Council is aware of locations of badger setts in the area and consider that the proposal would not result in fragmentation of their foraging habitats, in particular given the green infrastructure provision around the perimeter of the site, or impact on significant setts.

The remaining five representations are summarised as follows:

- Traffic generation and closure of School Road
- Safety of school children
- Proposal does not include parking dedicated to school pick-up and drop-off
- Boundary treatment between school and development
- Contributions to the hub
- Lack of infrastructure improvements
- Impacts on local wildlife and habitats

- Substantially mirrors the refused application
- Diminished green buffer between Arborfield Cross and Barkham Hill
- Environmental impacts
- Outside settlement boundary
- Impact on the character of the area
- No contribution to existing village
- Exacerbation of pressure on local infrastructure and amenities
- Unsustainable transport links
- Too distant from Arborfield Green with no safe or appealing cycling routes
- Access via Cole Lane is problematic and not suitable for regular use

These issues are addressed in the following headings of the Report to the Planning Committee:

- Traffic Impact on Highway Network
- Representations (Arborfield & Newland Parish Council)
- Parking and Internal Roads
- Neighbouring Amenity
- Infrastructure
- Ecology
- Principle of Development
- Character of the Area
- Sustainability of Location
- Public Right of Way

#### Arborfield and Newland Parish Council

The Parish Council have responded to officer comments made on the application – the copy is available on the planning website.

#### **Biodiversity Net Gain**

The statutory requirement for Biodiversity Net Gain (“BNG”) is 10%. Since the submission of the Agenda, the applicant committed to the delivery of 20% of BNG on-site, which would be secured by condition (additional Condition 34 refers).

#### **Amendment to conditions as follows:**

##### Condition 1

##### Reserved Matters

- (A) No part of development hereby approved shall commence until details of layout, scale, appearance, and landscaping (hereinafter referred to as Reserved Matters) have first been approved in writing by the Local Planning Authority.
- (B) Plans and particulars of the Reserved Matters referred to above, shall be submitted in writing to the Local Planning Authority before the expiration of 3 years from the date of this permission.
- (C) The development hereby permitted shall be begun before the expiration of 2 years from the date of approval the Reserved Matters to be approved.

*Reason: In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*

**Additional conditions as follows:**

Condition 34 is added:

*“Biodiversity Net Gain*

34. Prior to commencement of development hereby approved a Biodiversity Net Gain Plan (BNGP) demonstrating how a minimum 20% uplift on the agreed baseline will be delivered shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure the development delivers a measurable enhancement for biodiversity, in excess of the statutory minimum. In accordance with Section 15 of the National Planning Policy Framework and Managing Development Delivery Local Plan policy and TB23.”*

**Agenda Item: 15**

**Application No: 241350**

**Site Address: Land at Stanlake House, Ruscombe Park, Ruscombe, Wokingham**

**Pages: 227-288.**

**Typographical Error – Paragraph 3.24**

This update seeks to provide clarity on a minor typographical error noted in paragraph 3.24 of agenda item 15. Officers note this currently mentions the word ‘appeal’, however, for the purposes of clarity this should read ‘application’.

Paragraph 3.24 currently reads *“LPU Policy SS2 Spatial Strategy and Settlement Hierarchy is relevant to this application and it placed the **appeal** site within settlement limits.”*

Paragraph 3.24 is updated to read *“LPU Policy SS2 Spatial Strategy and Settlement Hierarchy is relevant to this application and it placed the **application** site within settlement limits.”*

**Existing storage building to be demolished**

Further to committee site visit on 04.07.2025 clarity was requested concerning a small brick building that exists on site at current, which appeared to be within the built footprint of ‘Block B’.

Following discussion with the applicant, it was confirmed that this redundant and partially dilapidated, former plant storage building is to be demolished and replaced with Block B. Given its existing lack of use and no remaining tie with the former office use at Stanlake House, no objections are raised on this basis.

## 2. Decisions and Updates of Note

| Title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Major Appeals performance update |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <p><b>Update</b></p> <p>The appeal performance for the latest monitoring period (Oct 2022 to Sep 2024) is <b>7.59% for majors</b>. This is major decision issued between October 2022 to September 2024 with appeals determined up to June 2025.</p> <p>As reported previously, the number of overturned major decisions has risen significantly over the past eight quarters. For the next reporting quarter, six appeals are yet to be determined. If three or more of these pending appeals are allowed on or before 30<sup>th</sup> September 2025, then the performance level would breach the 10% threshold. Note, it is feasible that additional appeals could be received but the likelihood of those being determined in three months is minimal i.e. it will impact future quarters.</p> <p>Based on the above, the risk of breaching the 10% in the forthcoming quarters continues to remain, but it will depend on the outcome of the six appeals above.</p> |                                  |