

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



Expiry Date: 17 January 2025

Application Number: 242158

Location: Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG

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.

Recommendation: Approve

Conditions and/or Reasons

Conditions 11 and 12 of consent 221843 have now been REMOVED.

All other conditions of planning permission 221843 apply to this planning permission, viz:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of the original permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered 100 and 215 received by the local planning authority on 18th July 2022, 807/202/F, 3807/204/F, 3807/205/D, 3807/209/F, 3807/211/E, 3807/212/B, 3807/214/F, 3807/216/D received by the local planning authority on 21st February 2023, 3807/203 Rev G, 3807/210 Ref E, 3807/201/Rev G and Proposed Materials Schedule received 15th March 2023 and 3807/150/C received on 29th March 2023. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Historic Gate Pier & Wall Section - Notwithstanding the details submitted prior to commencement of works to strip out and demolish the pool building and adjacent plant (respectively labelled number 1 and 2 on Demolition Plan, drawing 3807/150

Rev. C) until details for retaining insitu within the hereby approved development of the historic gate pier and attached section of former historic boundary walling have been submitted to and approved in writing by the local planning authority. Details required are to include:

- Measures to protect the gate pier and associate wall during the demolition and construction phases of the approved development.

Works to demolish the existing pool, plant room structures, and build the new pool building are to then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development delivery Local Plan policy TB24.

4. Matching finishes - All external works of alteration to the existing buildings, including the blocking-up of openings and works of making good to the retained fabric, shall be finished to match the adjacent work, regarding the methods used and to material, colour, texture, and profile.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

5. Rooflight - Notwithstanding the details submitted no works shall be undertaken to replace the roof-light to the flat roof of the two- storey corridor structure along the eastern side of the existing gymnasium building until details for the replacement roof-lights have been submitted to and approved in writing. The replacement of the roof-light shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

6. Rainwater runoff - Notwithstanding the details submitted no works shall be undertaken beyond foundation level for the hereby approved development until details for the management of rainwater runoff from the roofs of the buildings have been submitted to and approved in writing by the local planning authority. The management of rainwater from the buildings shall be undertaken in accordance with the details as approved.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

7. Sustainable drainage - No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent government guidance), and the results of the assessment provided to the local

planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a timetable for its implementation; and
- iii) provide a management and maintenance plan for the lifetime of the development which shall include if applicable the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local plan policies CC09 and CC10.

8. Protection of trees -

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

9. Biodiversity mitigation and enhancements - Prior to construction work proceeding above slab level, details of ecological enhancement proposals including enhancements outlined within Section 4 and Table 9 of the Ecological Appraisal as prepared by Arbtech (April 2022) has been submitted to and approved in writing by the local planning authority. The ecological enhancement scheme shall include

provision of minimum three bat brick or boxes and native tree and hedge planting and enhancement strategy including details of monitoring maintenance, funding and management responsibilities. The development works are to be carried out in full accordance with the ecological enhancement scheme so approved prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority.

Reason: To incorporate biodiversity in and around developments, limit the impact of the scheme on reptiles and to secure a net gain for biodiversity. Relevant policies: Paragraphs 170, 174 and 180 of the NPPF, Policy CP7 of the Core Strategy, Policy TB23 of the Managing Development Delivery Local Plan and Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance).

10. Lighting - No development shall be occupied until a lighting design strategy has been submitted to and approved in writing by the local planning authority. Such details shall include location, height, type and direction of light sources and intensity of illumination and through the provision of appropriate contour plans, curfews and technical specifications clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity and dark corridors will be maintained. All lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. The lighting scheme shall not include any street lighting.

Reason: To limit the impact of light pollution on the Natural Environment, and bats in particular. Relevant policy: NPPF Paragraphs 170, 174 and 180 and Core Strategy Policy CP7.

BJC

Recommendation and conditions/reasons agreed:

Date: 06.01.25

REMEMBER - The earliest date for a decision on this application is: **26 September 2024**