

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242402
Site Address:	West Court, Park Lane, Wokingham, RG40 4QJ
Expiry Date:	27 November 2024
Site Visit Date:	21 October 2024
Proposal: Full application for creation of a swimming pool.	

PLANNING CONSTRAINTS/STATUS

Listed Building
Water Utility Consultation Zones
Local Authorities
Archaeological Sites
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Site Allocations
Nuclear Consultation Zone
Public Open Space
Strategic Development Location
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
Complete PRow
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
PRow Within WB Consultation Zone
Ordinary Watercourses Consultation Zone
Listed Building Buffer Zone
Archaeological Sites Consultation Zone
Ordinary Watercourse
Great Crested Newt Consultation Zone Householder
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 CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability

	CP6 – Managing Travel Demand 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 TB25 – Archaeology
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM6 - Green Belt DM7 - Conserving the Historic Environment DM8 - Restoration of Minerals and Waste Developments DM9 - Protecting Health, Safety and Amenity DM10 - Flood Risk DM11 - Water Resources DM12 - Sustainable Transport Movements DM13 - High Quality Design of Minerals and Waste Development DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Arborfield and Barkham Neighbourhood Plan Arborfield Garrison SDL SPD

PLANNING HISTORY		
Application No.	Description	Decision & Date
O/2014/2179	ORIGINAL APPLICATION REFERENCE O/2014/2179 HYBRID APPLICATION FOR: PART 1 - Application for OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout and (e) scale FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sq m of employment floor space (Use Class B2); a	Approved 09/01/2017 Hybrid – the SANG part was full permission. SANG split between Cala and Crest. Crest

	Neighbourhood Centre with up to 1,900 sq m of non- residential floor space (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride extension to the Hogwood Lane Industrial Estate; associated landscaping, public realm and open/green space (including children's play area); and sustainable urban drainage systems. PART 2 - Application for FULL PERMISSION for: 29.70 ha of Suitable Alternative Natural Greenspace (SANG).	isn't implemented yet. They are implementing the hybrid permission. Change of use app from 2019 is to add a tiny bit of SANG because capacity wasn't quite there.
161090	Application for listed building consent to remove book case from Library. Retrospective.	Approved 08/08/2016
181469	Application for submission of details to comply with the following conditions of planning consent O/2014/2179. 3. Phasing. 16. Landscape Strategy. 17. Arboriculture Impact Assessment. 19. Protection of Existing Trees and Vegetation. 20. Levels. 21. Landscape and Ecological Management Plan. 22. Ancient Woodland Mitigation Strategy. 23. Hedgerows. 24. Bats. 26. Reptiles. 28. Ecological Permeability. 29. Badgers. 30. Non-native Invasive Species. 35. Car Parking. 36. Bicycle Parking. 40. Phased Bus Strategy. 49. Low and zero Carbon Technologies. 50. Lifetimes Homes. 51. Sustainability Matters. 52. Water Consumption. 53. Refuse and recycling storage. 61. Programme of Archaeological Investigations.. 65. Access to the SANG.	Approved 11/09/2018
181194	Application to vary the following conditions of planning consent O/2014/2179 - 1.Approved parameter plans; 2.Reserved Matters; 3.Phasing; 4.NMRES; 5.Open Space; 6.Leisure and recreation; 7.Development brief; 8.Design code; 9.Neighbourhood centre; 10.Non-residential uses; 13.The primary school; 14.Employment land; 24.Bats; 39.Walking,Cycling and equine strategy; 45. Flood risk assessment; 46.Surface water drainage scheme; 62.SANG car parking; 64. SANG landscape scheme. Additional condition 66. Foul drainage	Approved 14/11/2018
183063	Application for the submission of details to comply with the following condition of planning consent 140764 (O/2014/2179) dated	Approved 12/12/2018

	09/01/2017: 63. Archaeology in the SANG	
183509	Application for submission of details to comply with the following conditions of planning consent 181194 dated 14/11/2018: 19a. Protection of existing trees and vegetation - SANG Only 64. SANG Landscape Scheme	Approved 24/01/2019
190342	Application for the submission of details to comply with the following conditions of planning consent 181194 (dated 14/11/2018): 61. Archaeology 63. Archaeology in the SANG; and planning consent 181422 (dated 16/11/2018): 12. Archaeology	Approved 09/12/2019
193154	Full planning application for the proposed change of use of land as suitable alternative natural greenspace (SANG) including fencing.	Approved 06/08/2021
213704	Application for Listed Building consent for the proposed replacement of 10 no. windows to second floor dormers.	Approved 07/02/2022
222892	Application for submission of details to comply with the following condition of planning consent O/2014/2280 dated 01/04/2015. Part Discharge Condition 67. Demolition Plan (Parcel V1S only).	Approved 18/04/2023
231335	Application for submission of details to comply with the following condition of planning consent O/2014/2280 dated 01/04/2015. Fully Discharge Condition 79. Parking at West Court SANG. Part Discharge Conditions 10. Materials. 12. Levels. 14. Hard & Soft Landscaping Scheme. 15. Arboricultural Implications Assessment. 16. Arboricultural Method Statement. 17. Aged & Veteran Tree Strategy. 18. LEMP. 19. Hedgerows. 20. Bats. 21. Reptiles. 22 UK BAP Species. 23. Non-native Invasive Species. 26. Detailed Designs of Roads. 27. Construction Accesses. 28. Car Parking. 29. Cycle Parking. 32. Walking, Cycling & Equine Strategy. 44. Surface Water Drainage Scheme. 45. Drainage System Details. 46. Wetland Features. 80. Archaeology in the SANG. 81. SANG Landscape Schemes.	Split decision 14/03/2024
240428	Full application for the change of use from an Officers mess to Hotel with 49 Bedrooms. Erection of a single storey bicycle store along with Installation of a Spiral staircase and removal of a water tank (part retrospective).	Approved 03/06/2024
240429	Application for Listed Building consent for the	Approved

	proposed material change of use to a Hotel (Use Class C1). Retrospective consent for the installation of a spiral staircase and the removal of a water tank.	12/06/2024
240430	Full application for the proposed erection of a Victorian style green house following removal of the existing greenhouse. Replacement of the pump house roof and repairs to the adjoining wall along with new coping stone to match existing. Works to the potting shed building to include fenestration repair.	Approved 01/10/24
240431	Application for Listed Building consent for the proposed erection of a Victorian style greenhouse following removal of the existing greenhouse. Replacement of the pump house roof and repairs to the adjoining wall along with new coping stone to match existing. Works to the potting shed building to include fenestration repair.	Approved 01/10/24

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection

WBC Highways: No objection

WBC Landscape and Trees: No objection

WBC Built Heritage Officer: No objection

WBC Ecology Newts: No objection subject to conditions

External

Berkshire Archaeology: No objection subject to conditions

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site comprises land to the east of West Court (a Grade II listed building). The land subject to this application comprises a small garden courtyard within the footprint of the wider building.

The site is located within the Arborfield Garrison SDL however, it is sited adjacent to

the southern Settlement Boundary of Arborfield Garrison, therefore, the site is within the countryside.

The wider site is surrounded by West Court SANG required to provide natural greenspace to help mitigate the impact of the 3,500 dwellings approved in the SDL.

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.

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.

Principle- Countryside: Policy CP11 of the CS seeks for development proposals to protect the separate identity of settlements and maintain the quality of the environment. CP11 states development will not normally be permitted in the countryside except where:

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside-based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
- 2) It does not lead to excessive encroachment or expansion of development away from original buildings; and
- 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvements.

The swimming pool would be sited within the complex of the wider existing building, contributing to the rural enterprise of the hotel, and would therefore meet the exception of CP11.1. The development does not excessively encroach or expand development away from the original building and would therefore meet the exception of and CP11.2. The proposal would be unable to comply with CP11.3 as the swimming pool is neither a conversion nor replacement building.

The proposal would result in a development that would not encroach into the countryside and would not materially conflict with CP11. As such, it is considered the proposal would still be acceptable in principle.

Character of the Area: The installation of a 11x6 sqm swimming pool to the east of West Court, within the complex of the wider building. The existing land currently comprises a patio/ grassed area. The proposal also features a hardstanding patio terrace connecting the main building with the swimming pool.

The development would be effectively enclosed by the northern, western and southern elevations of the main building. Due to the nature of the swimming pool, the

proposal will be located at ground level. The proposed development will only be visible from the eastern side of the site, as it will be visually screened by the main building and would be at existing ground level.

The proposal is not considered to cause any significant change to the relationship of the building to the area, nor the proposal's own relationship to the Listed Building as the swimming pool would not have detrimental visual intrusion from wider views. Therefore, the pool would not harm the character of the area.

Neighbouring Amenity: The pool is at and below ground level, therefore, there will be no unacceptable impact on neighbours in terms of overlooking, overbearing or overshadowing.

The proposal is not immediately adjoining any neighbouring residential uses or properties. The proposal will also be located within the complex of the wider building and will be enclosed by the building itself. Given there are no neighbours within close proximity and owing to its siting the pool will not have any impact detrimental or otherwise to the amenities of neighbouring land uses.

Highway Access and Parking Provision: The applicant proposes to install a swimming pool within the grounds of the existing building to support the existing hotel use (Use Class C1). The existing access and parking spaces will not be affected by the proposal.

It is therefore expected that the proposed pool will induce no additional traffic impact, no additional parking demand and no reduction in parking provision from the current operations.

The Highways have no objection to the proposal.

Flooding and Drainage: On the basis that the paving slabs for the patio terrace will be permeable and the pool will be open air, no objection to the development.

Built Heritage: The application proposes a swimming pool at West Court to be located in what is a de facto three-sided courtyard to the rear of the listed building. Following the approval of application 240428 for the conversion of the building to a hotel, such a proposal would not be unexpected and not inappropriate given the new use. The proposed swimming pool is relatively modest in size and fits well within the built context. Given the relatively limited impact upon the setting of the listed building, particularly given the historic alterations and forthcoming changes, the proposed swimming pool and associated terrace would not seek to harm the special interest of the listed building.

The officer requested a condition relating to M&E for this function. The reason for the condition is to ensure that any pipework etc. does not adversely impact the building. The agent clarified that the pool has a system built in – there is no pipework required to the main building. Hence, no need for such condition.

Berkshire Archaeology: There are potential archaeological implications with this proposed development as demonstrated by Berkshire Archaeology's Historic

Environment Record. The site lies within an area which has considerable potential for archaeology. West Court itself, has 17th century origins and may be set within a Medieval moated site. The Devils Highway Roman Road runs east-west through the centre of the site. The proposed placement of the swimming pool is likely to be directly over or very close to the Roman road.

Although this is not a largescale development, it is likely to have deep impacts directly on, or adjacent to, to the course of the Roman road, or associated Roman roadside activity.

As shown, the application site falls within an area of archaeological significance and archaeological remains may be damaged by ground disturbance for the proposed development. It is therefore recommended that the following condition is applied, should permission be granted, in order to mitigate the impacts of development. This is in accordance with Paragraph 211 of the NPPF(2023) which states that local planning authorities should *'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'*.

Landscape and Trees: There are no tree or landscape objections to the proposed outdoor swimming pool. The pool will be enclosed by three sides of the existing hotel building so will not appear to be out of context in the wider landscape. It is also sufficient distance from the nearest TPO tree so not to have any impact on that tree.

Ecology Newts: The officer is satisfied with the Great Crested Newt Statement provided by the applicant.

It is considered unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development.

However, as the site falls within an amber Impact Risk Zone for great crested newts, as modelled by district licence mapping, a condition and informative has been added as part of the decision notice.

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	
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Conditions agreed:	Yes
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Recommendation:	Approved
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Date:	25 November 2024
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Earliest date for decision:	30 October 2024
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Recommendation agreed by: (Authorised Officer)	
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MC

Date:	25.11.2024
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