

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242991
Site Address:	Land At Nine Mile Ride Extension, Arborfield Green, RG2 9GB
Expiry Date:	25 th December 2024
Proposal: Application for non-material amendment to planning consent 232927 to revise the design of the substation to incorporate a dual-pitched roof (north/south) and 2 no. louvres in the rear elevation.	

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
O/2014/2280	OUTLINE PLANNING PERMISSION FOR: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a foodstore up to 4,000 sqm gross with up to a further 3,500 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sqm (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, flood-lit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works. PART 2 - FULL PERMISSION FOR phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application site ("Northern SANGS") and at West Court ("West Court SANGS")) including car parking areas, path/walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road, Baird Road and Biggs Lane; junction	Approved 02/04/2015

	improvements and new access at Biggs Lane/Princess Marina Drive; re-use and improvements to existing site accesses from Biggs Lane.	
232927	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 (dated 02/04/2015). The Reserved Matters (access, appearance, landscaping, layout and scale) comprise details of a food store, including the creation of the store building, public realm area, service vehicle access and service yard, customer car park with access from district centre spine road, landscaping, drainage and associated infrastructure.	Approved 23/02/2024
241814	Application for non-material amendment to Reserved Matters approval 232927 to relocate an electricity substation within the site.	Approved 25/09/2024

APPRAISAL

Is the proposed change non-material?

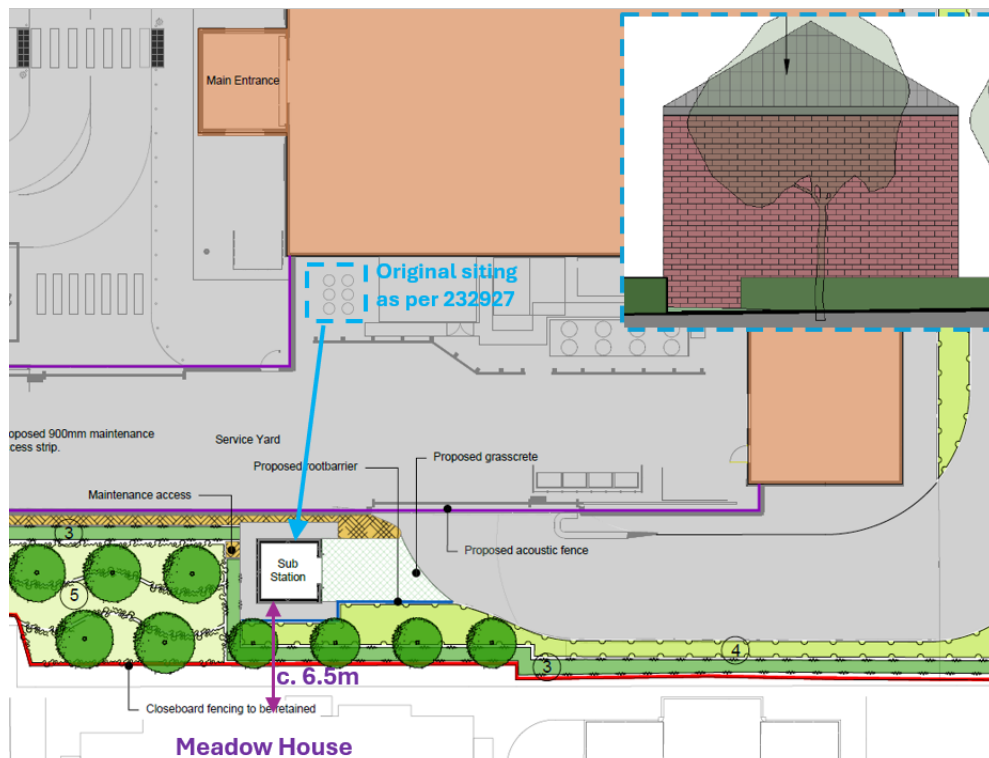
Yes	☒
No	☐

Introduction

The proposed Non-Material Amendment application pertains to Reserved Matters approval for a foodstore commercial development within Arborfield Green District Centre (Reserved Matters 232927 pursuant to outline consent O/2014/2280).

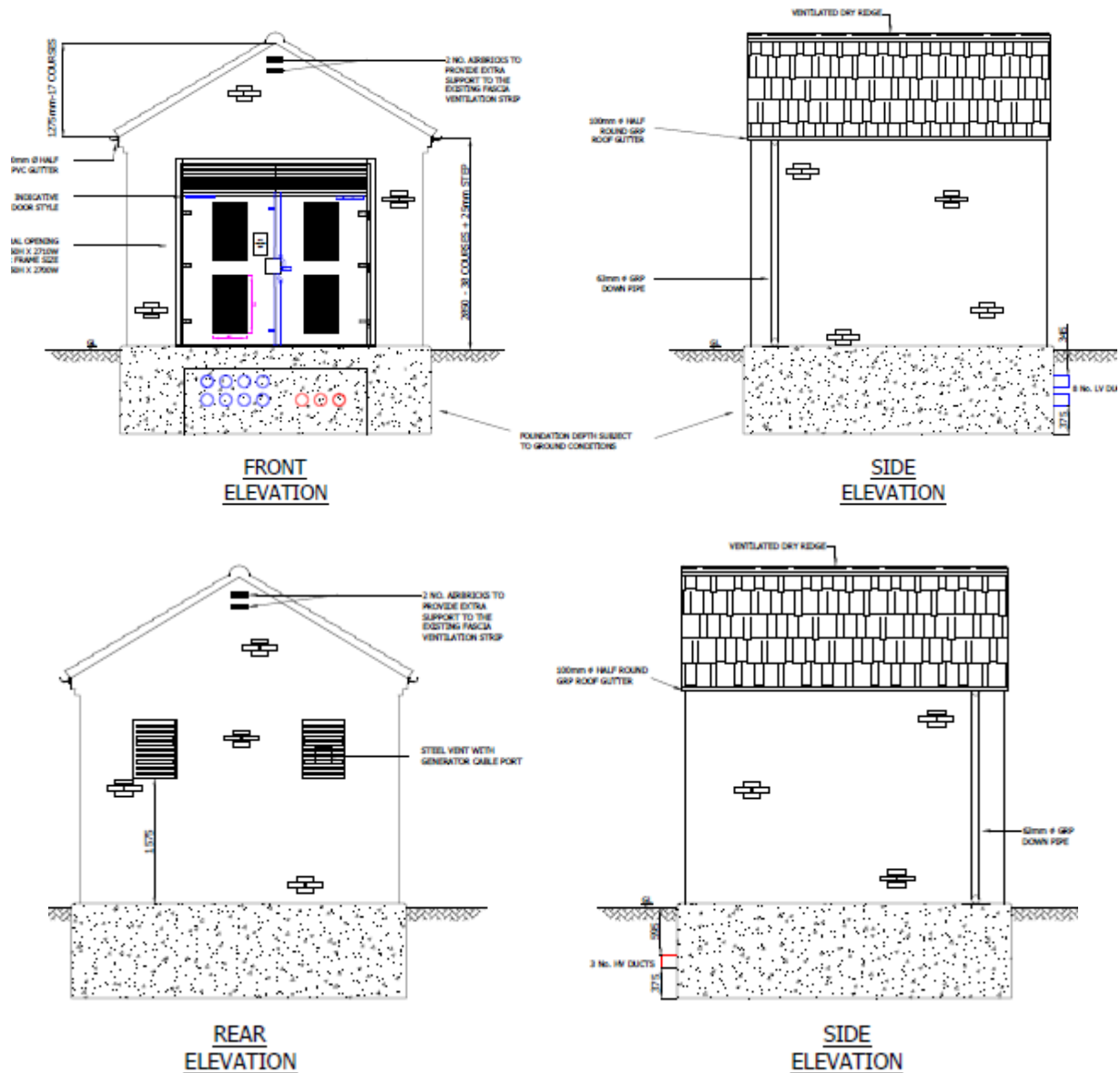
A Non Material Amendment was previously sought and approved in respect to the relocation of an electricity substation from a site immediately adjacent to the foodstore to a new location further south of the store (ref 241814).

The details of the change to the substations location are shown below.



The current application seeks to amend the design of the substation elevations as follows:

- Dual pitched roof (north-south axis) instead of 4-pitch roof.
- Introduce steel louvre vents into the rear (west) elevation



The substation building would have a square footprint (width & depth of 4m) and dual pitched roof (4.3m to ridge, eaves height 2.8m). The siting of the sub-station would be as per NMA ref 241814 i.e. c. 6.5m from the northern elevation of the Meadow House apartment block. A close boarded fence (which is to be retained) marks the boundary between the Meadow House apartments and the application site.

Residential amenity (Meadow House)

The foodstore phase is subject to condition 14 of the outline planning permission, which requires the submission and approval of a hard & soft landscaping scheme

prior to the commencement of development. The NMA application, whilst not seeking to discharge this condition specifically, is supported by an indicative landscaping plan which demonstrates that new tree planting can be accommodated between the substation and Meadow House, thereby ensuring a green buffer / partial screen. Full landscaping details will be secured through a future submission under condition 14. As such, it is not proposed to specifically list the supporting landscaping plan on the decision notice for the current NMA.

Noise

The NMA is also supported by a Noise Assessment which specifically considers the impact of the substation in this location (factoring in the proposed steel vents/louvres to the west/rear elevation) and the cumulative impact of the proposed site activities including plant noise and delivery activity on the nearest residential receptors. With the embedded mitigation in place, daytime and night-time internal noise criteria is achieved as per BS/8233 and levels at all receptors are predicted to result in a Lowest Observed Adverse Effect (LOAEL). The impact of the development is therefore considered to be within acceptable parameters and complies with adopted planning policy.

Conclusion:

NMA ref 241814 previously established that, taking into consideration the separation distance of 6.5m to Meadow House, the retained boundary fence and subject to appropriate landscaping already secured by condition; the introduction of a substation in this location would not result in harm to the amenity of Meadow House residents.

The current application (242991) seeks to make amendments to the roof design and elevational treatment of the structure (including the introduction of steel louvre vents). The substation would be sited in the same location as approved within NMA application 241814. A noise assessment has demonstrated that the impact of the development is within acceptable parameters and complies with planning policy. The proposed amendments are therefore considered minor and non-material in the context of the wider Reserved Matters approval.

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	
Recommendation:	Approve – the change is non-material
Date:	29 November 2024
Earliest date for decision:	n/a for NMA application

Recommendation agreed by: (Authorised Officer)	<i>NC</i>
Date:	29/11/2024