

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242822
Site Address:	Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire
Expiry Date:	4 December 2024
Proposal: Application for non-material amendment to Reserved Matters approval 230872 for substations repositioning, road and footway realignment, alterations to parking spaces plus amendments to the proposed cycle storage.	

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 improvements and new access at Biggs Lane/Princess Marina Drive; re-use and improvements to existing site accesses from Biggs Lane.	Approved 02/04/2015

230872	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 mixed-use District Centre including 206 dwellings, commercial floorspace (Use Class E), a pre-school, public open space, pedestrianised high street, and a mixed-use community centre building including cafe, associated community facilities and day nursery. New vehicular, pedestrian and cycle accesses to be provided with associated internal roads, parking, landscaping, drainage, substations, plant, bin and cycle storage	Approved 17.10.2023
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

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The proposed Non-Material Amendment application pertains to the District Centre parcels at Arborfield Garrison. Reserved Matters application were previously approved under planning approval 230872 pursuant to outline consent O/2014/2280.

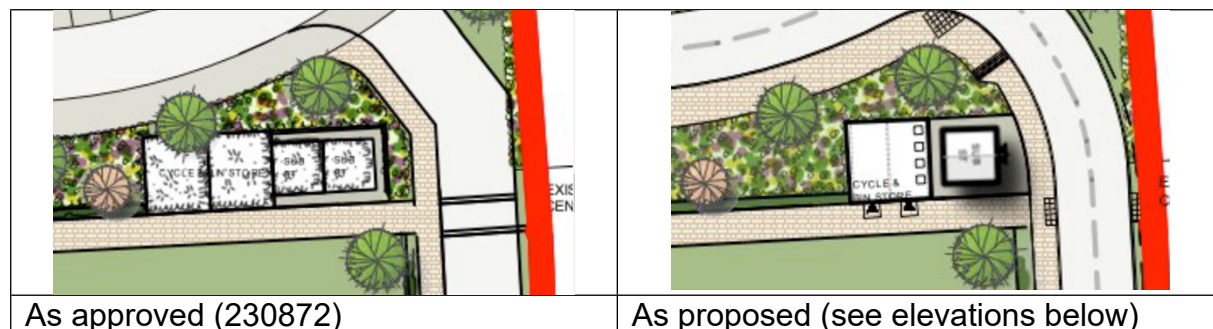
The NPPG states there is no statutory definition of what constitutes 'non-material' as each case are taken on their own merits, dependent on-site specific context at the time of submission. The LPA must be satisfied that the amendment sought is 'non-material' to grant approval under section 96A of the Town and Country Planning Act (TCPA) 1990.

The NMA seeks to make the following revisions to Reserved Matters approval 230872:

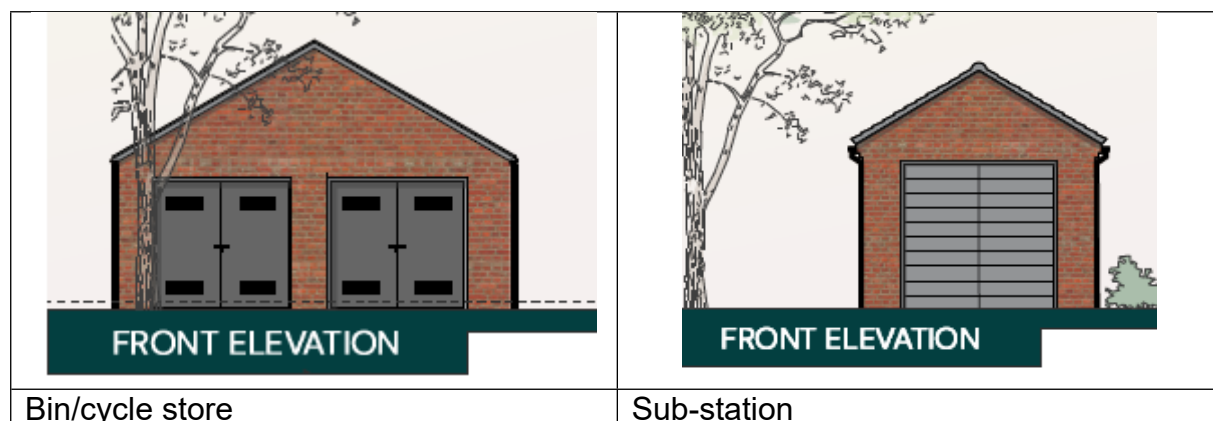
1. Relocation of electricity sub-stations

Following discussions with the utilities provider, operational requirements dictate that two sub-stations are relocated.

It is proposed that one of the substations is removed entirely from the District Centre site boundary to a new location to the north of the District Centre (likely within development parcel N). The second substation would be repositioned (along with a refuse/cycle store) slightly further east, allowing it to be accessed directly from the highway.



Updated plans and elevations of the sub-station and detached bin/cycle store are appropriate for this location and minor and non-material within the context of the broader RM approval.



2. Road and Footway Alignment

An updated layout is proposed that incorporates technical requirements identified through the s.38 process and following engagement with utility providers. These include:

- Wider bends and additional footways
- A parking bay has been moved from adjacent to the high street
- More formalised junctions have been incorporated rather than vehicle crossovers for shared surface street transitions

Hard and soft landscaping (including tree planting) can be amended without detriment to the quality of the development overall (details to be approved through planning conditions). The Highways (DC) consultee has reviewed the changes and confirms they are consistent with plans that have been discussed with the highway agreements team. These changes considered to be minor and non-material within the context of the broader RM approval.

3. Revised parking space allocation

The application seeks to reallocate 6 shared parking spaces from general district centre visitor use to a use directly associated with the public house. The change is not considered to result in an absolute loss of six parking spaces from the district centre since pub users are also likely to patronise high street shops and facilities. An increase in dedicated pub parking may also reduce reliance on the main district centre car park. It should be noted that two wheelchair-accessible shared use spaces are retained (to the south of the pub site) for convenient access to the High Street by blue badge holders. As such, these are considered to be minor and non-material within the context of the broader RM approval.



[Re-allocated spaces edged blue]

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.
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Date:	19 November 2024
Earliest date for decision:	n/a

Recommendation agreed by: (Authorised Officer)	
Date:	22 November 2024