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To:- All Committee Members

PLANNING COMMITTEE - WEDNESDAY, 12TH MARCH, 2025

I am now able to enclose, for consideration at the next Wednesday, 12th March, 2025 meeting of the Planning Committee, the following reports that were marked as 'to follow' on the agenda sent out recently.

Agenda No	Item
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42.	<u>Minutes of Previous Meeting</u> (Pages 3 - 8)
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To confirm the Minutes of the Meeting held on 11 December 2024

Yours sincerely

A handwritten signature in black ink, appearing to read 'Susan Parsonage'.

Susan Parsonage
Chief Executive

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SUPPLEMENTARY UPDATE AGENDA Planning Committee – 12 MAR 2025

1. Planning Application Updates

Agenda Item: 45

Application No: 241567

Site Address: Land East of Longwater Road, Longwater Road, Finchampstead, RG40 3TS

Pages: 15-97

The following clarifications are provided:

FNDP refers to the Finchampstead Neighbourhood Development Plan (FNDP).

The total number of comments received during the original consultation is 236, including 212 objections and 24 in support.

The total number of comments received during the second round of consultation is 94, all objections.

The £30,000 bus contribution is linked to improving bus services that will benefit this site and Finchampstead village. Any improvement would be planned by WBC and could be for the following:

1. Maintain the existing 145 service which runs one return journey a week between Three Mile Cross, Finchampstead and Winnersh;
2. Enhance this existing service (e.g. increase frequency to twice a week); or
3. Any other option that would benefit the development.

The existing shop within the Finchampstead village, the Goswell & Birds Farm Shop and Coffee house, is a traditional farm and coffee shop offering a variety of everyday essentials and premium seasonal produce, with a weekday service from 9am – 2pm and a weekend service from 9:30am – 3pm. For clarification, it is not a regular minimarket/convenience store.

Amendment to the following conditions:

Condition 2 – Approved details

This permission is in respect of the plans numbered:

Location Plan	LP.01 A
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Received by the local planning authority on 02/07/2024;

Site Layout	SL.01 B
Coloured Site Layout	CSL.01 B
Affordable Housing Layout	AHL.01 B
Boundary and Dwelling Material Layout	BDML.01 B
Refuse Collection Plan	RCP.01 B
Street Elevations	CSE.01 B
House Type A1.2 - End Terrace - Floor Plans and Elevations	HT.A1.2-END.pe B
House Type A1.2 - Mid Terrace - Floor Plans and Elevations	HT.A1.2-MID.pe A
House Type A2.2.2 - End Terrace - Option 1 - Floor Plans and Elevations	HT.A2.2.2-END-1.pe A

House Type A2.2.2 - End Terrace - Option 2 - Floor Plans and Elevations	HT.A2.2.2-END-2.pe A
House Type A2.7 - Detached - Floor Plans and Elevations	HT.A2.7-DET.pe A
House Type A2.7 - End Terrace - Option 1 - Floor Plans and Elevations	HT.A2.7-END-1.pe B
House Type A2.7 - End Terrace - Option 2 - Floor Plans and Elevations	HT.A2.7-END-2.pe B
House Type A2.7 - End Terrace - Option 3 - Floor Plans and Elevations	HT.A2.7-END-3.pe B
House Type A3.3 - End Terrace - Floor Plans and Elevations	HT.A3.3-END.pe B
House Type A3.6 - Detached - Option 1 - Elevations	HT.A3.6-DET-1.e B
House Type A3.6 - Detached - Option 2 - Elevations	HT.A3.6-DET-2.e B
House Type A3.6 - Detached - Floor Plans	HT.A3.6-DET.p B
House Type A3.6 - End Terrace - Option 1 - Floor Plans and Elevations	HT.A3.6-END-1.pe B
House Type A3.6 - End Terrace - Option 2 - Floor Plans and Elevations	HT.A3.6-END-2.pe B
House Type P4.13 - Elevations	HT.P4.13.e B
House Type P4.13 - Floor Plans	HT.P4.13.p B
Garden Shed 01 - Floor Plans and Elevations	GS.01.pe A
Garden Shed 02 - Floor Plans and Elevations	GS.02.pe A

Received by the local planning authority on 03/12/2024.

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 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.

Condition 3 - Ground and building levels

No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented in accordance with the approved details.

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

Condition 7 - Parking (to be approved)

Notwithstanding the details submitted, no development shall commence above foundation level until details of parking shall be submitted to and approved in writing by the local planning authority, details of off-street parking space within the site. The development shall not be occupied until the parking space so-approved has been provided in full accordance with the approved details. The parking space shall thereafter be retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Additional condition as follows:

Condition 30 – Accessibility

No development hereby permitted shall be occupied until a scheme indicating the provision is to be made for accessibility standards to meet M4(2) of the Building Regulations for 10-20% of the dwellings has been submitted to and approved in writing by the local planning authority. The Scheme so approved shall be implemented before the development hereby permitted is brought into use and shall thereafter be retained.

Reason: To ensure the needs of the general population are met. Relevant policy: Core Strategy policy CP2 and Managing Development Delivery Local Plan Policy TB05.

Agenda Item: 46

Application No: 250101

Site Address: Radstock Primary School, Radstock Lane, Earley, RG6 5UZ

Pages: 99 - 140

Earley Town Council and Councillor Moses Iyengunmwena have disputed the following comments from the Officer Report and have requested clarity on how the number of parking spaces allocated to the Community Centre would remain unchanged:

"The Applicant has confirmed that the total number of spaces allocated to the Community Centre will remain unchanged"

In response to this, the applicant has provided a Car Parking Allocation Plan, seen below. This plan details the spaces allocated for Community Centre use only, and those shared between both the School and Community Centre during school hours.

Committee Members are reminded that the agreement between the School and the Community Centre is an agreement outside of the planning process and therefore concerns surrounding it should not influence the determination of this application.

Further to the above, Councillor Moses Iyengunmwena has queried whether 43 parking spaces on site (excluding the 5 allocated to the Community Centre) would be sufficient to serve the anticipated 68 No. Full-time staff. WBC Highways have provided the following response to this:

"It is correct that the Council's parking standards are based on a recommendation of 1 space per 1 FTE staff. However, the existing situation is that this is not achieved. Highways are required to assess the proposal on the additional floorspace and any additional increase in staff. With this in mind, there will be 3 additional staff across the school, and 5 additional parking spaces are being provided. Therefore, the additional parking addresses the proposed increase in floorspace."



2. Decisions and Updates of Note

App No.	223455
Address	Land to the north of the A4 New Bath Road, Twyford
Description	Outline planning application with all matters reserved for the proposed erection of up to 230 dwellings, including open space, internal access, parking, drainage measures and landscaping following the demolition of all existing structures.
Committee/Delegated	Committee (12th June 2024)
Decision	Refused (Overturn)
Appeal decision	Allowed

Summary

This application was refused at Planning Committee contrary to the officer recommendation. It was refused over sustainability, physical separation from Twyford, and inadequate sustainable transport measures. Following a 6-day Public Inquiry, the Inspector has allowed the appeal, concluding that the site was sustainable, well-connected, and not physically separate from Twyford. The following points are worth noting from this decision.

The Council's assertion that the A4 was a "psychological barrier" was not supported, with existing pedestrian and cycle connections demonstrating the site was considered sufficiently well-linked to Twyford.

The Inspector found that the site was well-served by pedestrian and cycle infrastructure, had frequent bus services, and benefited from excellent rail links via Twyford station on the Elizabeth Line. The Council's case that sustainable transport links were inadequate, was not upheld.

The Inspector underscored the role officer reports play in appeal decisions. During the appeal it was suggested that the committee report was not a material consideration, the Inspector disagreed, stating that it provided a balanced assessment and should not be disregarded. This reinforced the value of well-reasoned committee reports to Inspectors, even if a committee disagreed with their recommendation.

The decision demonstrated the capacity for planning obligations and conditions to mitigate impacts and enhance the acceptability of development. The appeal secured 40% affordable housing (92 homes), as well as contributions towards transportation and highways improvements and local services such as healthcare facilities.

The Council's housing land supply position continued to play an important role in this appeal outcome. With only 3.2 years of supply at the time of appeal (now reduced to 1.7yrs). The bar for evidencing harm on such housing schemes will continue to increase whilst the titled balance remains engaged.

The Council argued that allowing the appeal would undermine the development plan, but the Inspector pointed out that given the LPA's housing shortfall, some flexibility in settlement boundaries was necessary, as had already been accepted in other cases. As with such decisions, this reinforces the need for authorities with a significant housing shortfall to adopt a pragmatic approach when considering applications outside defined development boundaries. This case highlights the flexibility available within the plan-led system.

This decision makes clear the Council's responsibility to acknowledge the weight of housing need, ensure decisions are backed by clear evidence and maintain consistency with and respond to the conclusions reached in past decisions.

