

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 15 November 2024

Application Number: 242049

Location: Travis Perkins Site, Woodley Green, Woodley, Wokingham, RG5 4QP

Proposal: Application to vary condition 2 of planning consent 233168 for the proposed erection of a building to form a residential care home (Use Class C2) with access, parking, landscaping and associated works, following demolition of all existing buildings on the site. Condition 2 refers to the approved details and the variation is to reposition and amend the frontage of the building to accommodate manhole access.

Recommendation: Approve

Conditions and/or Reasons

The following condition has been varied:

2. Approved Details – This permission is in respect of the submitted application plans and drawings numbered:

031 – Proposed Ground Floor Plan
032 – Proposed First Floor Plan
033 – Proposed Second Floor Plan
034 – Proposed Roof Plan
036 – Proposed Elevations
041 – Site Plan – proposed
M417-100 REV P4 – Landscape Masterplan
M417-201 REV P4 – Landscape Plan 1 of 2
M417-202 REV P4 - Landscape Plan 2 of 2

Received by the local planning authority on 09/08/2024 and plans numbered:

- 11 - (Location Plan)
- 12 – Existing Site Plan.
- 13 – Buildings A and D Existing Plans and Elevations.
- 14 – Buildings B, C and E Existing Plans and Elevations.

010 – Site Plan – Existing.
012 – Site Plan – Demolition

Hydrock - Proposed drainage strategy and Drainage Maintenance Strategy (06th July 2023) 28456-HYD-XX-XX-RP-C-7000

received by the local planning authority on 21/12/2023.

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.

All other conditions of planning permission 233168 still apply to this permission, viz:

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

3. External Materials – Before the development hereby permitted is commenced above slab level, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

4. Demolition and removal of all buildings – Prior to commencement of Development above slab level – the existing buildings on the site (as shown on the demolition plan) shall be demolished and removed from the site.

Reason: To ensure that the existing building on the northern edge of the site is removed, which will improve the amenity of residents on Sherbourne Drive.

5. - 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

- 6. Access - Prior to commencement of the development, details of the proposed vehicular access on to Woodley Green shall be submitted including details of visibility splays to and approved in writing by the local planning authority. The access shall be formed as so approved, and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience in accordance with Core Strategy policies CP3 & CP6.

7. Construction Method Statement - No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials (including times, these should be in line with permitted hours of work).
- iii) storage of plant and materials used in constructing the development,

- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- viii) asbestos survey results and if present a safe removal and disposal plan to be submitted.

Reason: In the interests of highway safety & convenience and neighbour amenities.
 Relevant policy: Core Strategy policies CP3 & CP6.

8. Archaeology –

A) No development shall take place/commence until a programme of archaeological work, informed by a focused Desk Based Assessment (DBA) has been completed. The archaeological work will require a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:

- (i) The programme and methodology of site investigation and recording
- (ii) The programme for post investigation assessment
- (iii) Provision to be made for analysis of the site investigation and recording
- (iv) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- (v) Provision to be made for archive deposition of the analysis and records of the site investigation
- (vi) Nomination of a competent person or persons/organisation to undertake the works set out within the WSI

B) The Development shall take place in accordance with the WSI approved under condition (A). The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

9. Bats - No works shall commence until a licence for development works affecting bats has been obtained from Natural England and a copy of the licence and approved mitigation strategy (or an email from Natural England that the site has been registered under a bat mitigation class licence) has been submitted to the council. Thereafter mitigations measures detailed in the licence shall be maintained in accordance with the approved details. Should the applicant

conclude that a licence for development works affecting bats is not required for all or part of the works the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council prior to commencement of works.

Reason: To ensure bats which are a protected species are not adversely affected by the proposals. Relevant policy: Core Strategy policy CP7, MDD Local Plan policy TB23, Section 15 of the NPPF and Conservation (Natural Habitats &c.) Regulations 2017 (as amended).

10. Carbon Emissions - Prior to the commencement of development, a scheme for achieving a 10% reduction in the predicted carbon emissions arising from operation of the development through the use of decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The minimum 10% reduction shall be achieved on top of the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of planning application. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, MDDL policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

11. BREEAM - Prior to works proceeding beyond the slab level, information shall be provided to the submitted to and approved in writing by the local planning authority to demonstrate that at least four credits under BREEAM Ene01 would be achieved if the project were subject to BREEAM assessment. This information must relate to the final BRUKL output reports used to inform the Building Control Assessment.

Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC04 and CC05 and the WBC Climate Change Interim Policy Position Statement.

12. Water - The building shall not be occupied until fittings have been installed that are designed to achieve a water consumption target of 105 litres/person/day or less in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: in order to reduce consumption of water in a classified area of serious water stress in accordance with the NPPF, Wokingham Borough Core Strategy Policy CP1;

Managing Development Delivery Local Plan Policy CC04; and the Sustainable Design and Construction Supplementary Planning Document (2010).

13. Lighting - Prior to the first occupation of the development a biodiversity-sensitive external lighting and low level car park lighting scheme, in accordance with [Bats and Artificial Lighting in the UK' Guidance Note GN 08 / 23](#) (Bat Conservation Trust/ILP) and Preliminary Ecological Appraisal (Ecosupport, 14 November 2023) shall be submitted to and approved in writing by the local planning authority. The scheme shall show how and where proposed external lighting will, through the provision of appropriate contour plans and technical specifications, clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity or neighbouring residential properties. All external lighting shall be installed and maintained in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals and that neighbours are not subject to nuisance from light spill nor that there are any harms to highway safety. Relevant policy: NPPF paragraph 185 and Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

14. Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and 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.

15. SuDS - No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

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

16. SuDS Management - No development shall be put in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development which shall include 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, has been submitted to and approved in writing by the Local Planning Authority. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.

17. Travel Plan - Prior to the first occupation of the development a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policy CP6.

18. Cycle parking (Details Required) - Prior to the first occupation of the development hereby permitted, details of secure and covered bicycle storage/ parking facilities for the occupants of **[and visitors to]** the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

19. Parking Management strategy - Prior to the first occupation of the development, a Parking Management Strategy for the management of the on-site parking shall be submitted to and approved in writing by the local planning authority. The management of the parking within the site shall be in accordance with the approved details thereafter.

Reason: to ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

20. Prior to first use of the building, a Delivery and Servicing Plan be submitted to and approved in writing by LPA.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

21. Prior to the first occupation of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas shall be submitted to and

approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

22. Access to be stopped up - The existing vehicular access(es) to the site shall be stopped up and abandoned, and the footway and/or verge crossings shall be re-instated within one month of the completion of the new access(es) in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

23. Biodiversity - Unless otherwise previously agreed in writing by the Council, all works are to be carried out and thereafter maintained in full accordance with the recommendations given in Section 6 of the Phase II Bat Surveys and Mitigation Strategy, Section 6 of the submitted Preliminary Ecological Appraisal (Ecosupport, 14 November 2023), and in Biodiversity Metric (Ecosupport, 14 November 2023).

Reason: To ensure protected species and biodiversity are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7, MDD Local Plan policy TB23, Section 15 of the NPPF.

24. Obscure glazing – The following windows in the development hereby permitted shall be permanently obscure-glazed and fixed closed at all times:

First Floor:

All windows serving the stairwell 1.
Window to staff room and female changing room.
All windows to the dining room with the exception of the door onto the terrace.
All windows to the lounge with the exception of the door onto the terrace.

Second Floor:

All windows serving the plant room.
All windows serving stairwell 1.

Reason: To prevent harmful overlooking impacts on the residents of Stafford Close from the terraces, balconies and shared amenity areas within the building.

25. Screening for terrace(s) and balconies – Before the first use of any part of the building, a final detailed design of the glazed screening surrounding all terraces/balconies shall have first been submitted to and approved in writing by the local planning authority. These details shall include samples of the materials to be used, which clearly demonstrate the opacity of the screening.

Development shall not be carried out other than in accordance with the so-approved details and shall be retained in accordance with the approved details and the screening shall be in place prior to first use of any part of the building.

Reason: To prevent harmful overlooking impacts on the residents of Stafford Close from the terraces, balconies and shared amenity areas within the building.

26. Boundary treatments. Before the development hereby permitted is first used, details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. This shall include boundary treatments of sufficient height, solidity and quality as to prevent views from the ground floor and amenity spaces towards the houses at Stafford Close and Sherbourne Drive.

The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of visual amenity and highway safety and to prevent views from ground floor and amenity areas of the development towards neighbouring properties. Relevant policy: Core Strategy policies CP1, CP3 and CP6.

27. Landscaping: All hard and soft landscape works shall be carried out in accordance with the approved landscaping details prior to the occupation of any part of the development. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

28. Piling - No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

29. Plant/ Machinery - All fixed plant/machinery installed or operated in connection with the carrying out of this permission shall be enclosed and/or attenuated so

that noise output does not exceed at any time a level of 5dB[A] below the existing background noise level when measured at a point one metre external to the nearest residential or noise sensitive property. Any recommended noise mitigation measures should be retained and maintained thereafter.

Reason - To ensure that no nuisance or disturbance is caused to the occupiers of properties. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

30.No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

31.The outside terraces on the first and second floor shall not be used except between the hours of 08:00 and 20:00 and no music shall be played in these areas.

Reason: To protect the amenity of neighbouring residents from noise.
Informatives:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.
2. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C02%7Cplanning.enquiries%40wokingham.gov.uk%7C51ed15b7373e41ff7fa908dc11bf0764%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C638404759398135787%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IkhWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=DqPx5WNrL518ilwztrDL>

[GojvY0QncWv1V1rtXxzqVtU%3D&reserved=0](#). Please refer to the Wholesale; Business customers; Groundwater discharges section.

3. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
4. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website – Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.
5. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.
6. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.
7. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

Recommendation and conditions/reasons agreed:



Date: 15/11/24

REMEMBER - The earliest date for a decision on this application is: **12 September 2024**