
WOKINGHAM BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACTS

PLANNING PERMISSION

Ms Laura Graham
Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
Surrey
GU15 3TQ

Application Number: RM/2014/2062

Parish: Shinfield

Location: Land at The Manor, Brookers Hill, Shinfield, Reading, RG2 9BX

Proposal: Reserved Matters application pursuant to planning consent VAR/2013/0602 for a development of 126 dwellings, a sports pavilion, public open space, landscaping and associated works. This application comprises details of appearance, landscaping, layout and scale.

Wokingham Borough Council, in pursuance of its powers under the above Acts and Regulations, hereby **Grants Permission** for the above development to be carried out in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2011/0204 dated 08/01/13 as varied by VAR/2013/0602 dated 18/06/13 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No	Title	Received by the LPA
Layout Drawings		
793-PL-01 Rev C	Planning Layout	15.09.2015

793-PL-02 Rev C	Information Layout	15.09.2015
793-PL-03 Rev B	Storey Heights Plan	08.09.2015
793-PL-04 Rev B	Unit Types Plan	08.09.2015
793-PL-05 Rev B	Parking Strategy Plan	08.09.2015
793-PL-08 Rev B	Character Area Plan	08.09.2015
793-PL-09 Rev B	Location Plan	21.08.2015
P667/3 rev B	Emergency Access	14.09.2015
Street Scenes		
793-PL-SS01 Rev A	Proposed Street Scene 01	25.08.2015
793-PL-SS02 Rev A	Proposed Street Scene 02	25.08.2015
793-PL-SS03 Rev A	Proposed Street Scene 03	25.08.2015
793-PL-SS04 Rev A	Proposed Street Scene 04	25.08.2015
793-PL-SS05 Rev A	Proposed Street Scene 05	25.08.2015
793-PL-SS06 Rev A	Proposed Street Scene 06	25.08.2015
House Types		
793-PL-GR-E1 Rev A	Grazely - Elevations	20.08.2015
793-PL-GR-P1 Rev A	Grazely - Floor Plans	20.08.2015
793-PL-HT-E1 Rev A	Hatfield - Elevations	20.08.2015
793-PL-HT-P1 Rev A	Hatfield - Floor Plans	20.08.2015
793-PL-CL-E1 Rev A	Clayton - Elevations	20.08.2015
793-PL-CL-P1 Rev A	Clayton - Floor Plans	20.08.2015
793-PL-CL-C-E1 Rev A	Clayton Corner - Elevations - Brick	20.08.2015
793-PL-CL-C-E2 Rev A	Clayton Corner - Elevations - Render	20.08.2015
793-PL-CL-C-P1 Rev A	Clayton Corner - Floor Plans	20.08.2015
793-PL-LO-E1 Rev A	Longthorpe - Elevations	07.09.2015
793-PL-LO-P1 Rev A	Longthorpe - Floor Plans	07.09.2015
793-PL-LE-E1 Rev A	Leicester - Elevations - Render	20.08.2015
793-PL-LE-E2 Rev A	Leicester - Elevations - Brick	20.08.2015
793-PL-LE-P1 Rev A	Leicester - Floor Plans	20.08.2015
793-PL-LU-E1 Rev A	Lumley - Elevations - Tile	20.08.2015
793-PL-LU-E2 Rev A	Lumley - Elevations - Brick	20.08.2015
793-PL-LU-P1 Rev A	Lumley - Floor Plans	20.08.2015
793-PL-LU-P2 Rev A	Lumley - Floor Plans	20.08.2015
793-PL-MY-E1 Rev A	Mayfair - Elevations - Render	20.08.2015
793-PL-MY-E2 Rev A	Mayfair - Elevations - Brick	20.08.2015
793-PL-MY-P1 Rev A	Mayfair - Floor Plans	20.08.2015
793-PL-MB-E1 Rev A	Marylebone - Elevations	20.08.2015
793-PL-MB-P1 Rev A	Marylebone - Floor Plans	20.08.2015
793-PL-RE-E1 Rev A	Regent - Elevations	20.08.2015
793-PL-RE-P1 Rev A	Regent - Floor Plans	20.08.2015
793-PL-GR-E2 Rev A	Grazely - Elevations	20.08.2015
793-PL-GR-P2 Rev A	Grazely - Floor Plans	20.08.2015
793-PL-HT-E2 Rev A	Hatfield - Elevations	20.08.2015
793-PL-HT-P2 Rev A	Hatfield - Floor Plans	20.08.2015
793-PL-WH-E1 Rev A	Whitehall - Elevations	20.08.2015
793-PL-WH-P1	Whitehall - Floor Plans	20.08.2015
793-PL-LO-E2 Rev A	Longthorpe - Elevations	07.09.2015
793-PL-LO-P2 Rev A	Longthorpe - Floor Plans	07.09.2015
793-PL-MY-E3 Rev A	Mayfair - Elevations	20.08.2015
793-PL-MY-P2 Rev A	Mayfair - Floor Plans	20.08.2015
793-PL-CH-E1 Rev A	Chillingham - Elevations - Render	07.09.2015

793-PL-CH-P1 Rev A	Chillingham - Floor Plans	07.09.2015
793-PL-CH-E2 Rev A	Chillingham - Elevations - Brick	07.09.2015
793-PL-CH-P2 Rev A	Chillingham - Floor Plans	07.09.2015
793-PL-MB-E2 Rev A	Marylebone - Elevations - Render	20.08.2015
793-PL-MB-E3 Rev A	Marylebone - Elevations - Brick	20.08.2015
793-PL-MB-P2 Rev A	Marylebone - Floor Plans	20.08.2015
793-PL-BO-E1 Rev A	Bond - Elevations	20.08.2015
793-PL-BO-P1 Rev A	Bond - Floor Plans	20.08.2015
793-PL-OX-E1 Rev A	Oxford - Elevations	07.09.2015
793-PL-OX-P1 Rev A	Oxford - Floor Plans	07.09.2015
793-PL-OX-E2 Rev A	Oxford - Elevations	07.09.2015
793-PL-OX-P2 Rev A	Oxford - Floor Plans	07.09.2015
793-PL-PO-E1 Rev A	Portland - Elevations - Brick	20.08.2015
793-PL-PO-P1 Rev A	Portland - Floor Plans	20.08.2015
793-PL-PO-E2 Rev A	Portland - Elevations - Render	20.08.2015
793-PL-PO-P2 Rev A	Portland - Floor Plans	20.08.2015
793-PL-GAR01 rev B	Proposed Garage Type 01 - Single	08.09.2015
793-PL-GAR02 rev B	Proposed Garage Type 02 - Double	08.09.2015
793-PL-SH01	Proposed Garden Sheds	25.08.2015

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.

3. Prior to the commencement of the development hereby permitted either:
- i) a strategy detailing how the development will secure a 10% reduction in carbon emissions above the minimum requirements of Part L: Building Regulations shall be submitted to and approved in writing by the local planning authority; or
 - ii) an alternative strategy which can demonstrate a greater carbon saving than would be achieved by i) above

shall be submitted to and approved in writing by the Local Planning Authority

The approved measures shall be installed and functional before first occupation of the buildings they are intended to serve.

Reason: To ensure a high standard of sustainable development in accordance with Wokingham Borough Core Strategy Policy CP1, MDD Local Plan 2014 policy CC05, the Sustainable Design and Construction Supplementary Planning Document (2010) and the South of the M4 Strategic Development Location Supplementary Planning Document (October 2011).

4. Before the commencement of the development a Water Management Strategy to demonstrate how the development will achieve internal potable water consumption targets of 105 litres or less per person per day shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Strategy.

Reason: To ensure a high standard of sustainable development and water management in accordance with Wokingham Borough Core Strategy Policy CP1,

MDD Local Plan 2014 policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010) and the South of the M4 Strategic Development Location Supplementary Planning Document (October 2011).

5. Boundary treatments for land to the west of the reserved matters site shall be implemented in accordance with the Phasing and Landscape strategy required by condition 4 and the details approved under conditions 8 and 9 of VAR/2013/0602 (application reference C/2014/0560). The works pertaining to “phase 1” (boundary planting) shall be implemented in full in accordance with the approved details prior to the occupation of any dwelling hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the privacy of occupants, security and visual amenity in accordance with Core Strategy Policies CP1, CP3 and MDD Local Plan Policy TB21

6. No development other than works of demolition and remediation shall commence until a Diversion Order for the Public Right of Way bisecting the reserved matters site (Footpath 10A as shown on 793-PL-02 rev C) has been confirmed and certified through the appropriate formal process. Development shall not commence until evidence confirming approval of the Diversion Order has been submitted to and agreed in writing by the Local Planning Authority.

Reason: Failure to obtain a Diversion Order to the Public Right of Way would necessitate major and significant changes to the layout that would require the submission of a new Reserved Matters planning application – it is therefore necessary and relevant to planning. The condition is reasonable as it ensures the development can be implemented in accordance with the approved plans and as there would otherwise be serious doubt as to whether a part-implemented scheme could be adapted so as to comply with the policies and standards of the Local Planning Authority.

Informatives

1. The development accords with the policies contained within the adopted development plan and there are no material considerations which warrant a different decision being taken.
2. This permission should be read in conjunction with the legal agreements under Section 106 of the Town and Country Planning Act that relate to the site, the contents of which relate to this development.
3. The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

4. 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 Corporate Head of Environment on tel: 0118 974 6302.
5. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.
6. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.
7. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.
8. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
9. Licences, consents or permits may be required for work on this site. For further information on environmental permits and other licences please visit <http://www.businesslink.gov.uk/bdotg/action/layer?r.s=tl&r.lc=en&topicId=1079068363>
10. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:
 - Advertisement of jobs within local recruitment agencies / job centres;
 - Recruitment and training of residents from the local area;
 - Seek tender of local suppliers or contractors for work.

11. Construction Noise. The applicant or the operator is advised to submit to the Council's Environmental Health Team a 'prior consent' application under s.60 of the Control of Pollution Act 1974.
12. Outline planning permission VAR/2013/0602 requires the submission of details to be approved by the Local Planning Authority in relation to certain conditions. The Local Planning Authority does not consider that the granting of Reserved Matters planning permission constitutes formal discharge of any condition (except condition 1). Further application(s) to discharge certain conditions will therefore be required in accordance with the specific requirements of each condition.

Signed



Clare Lawrence
Head of Development Management & Regulatory Services
Date: 30/06/2017

Further Information

Should you require further guidance or information on the conditions and/or reasons set out in this decision notice please contact the Planning Case Officer, Nick Chancellor on telephone number: 0118 908 8104 or by email at: Nick.chancellor@wokingham.gov.uk

An officer report on the application and the decision will be available to view online at www.wokingham.gov.uk within a few days of the date of the decision, or otherwise can be viewed in the council offices at Shute End, Wokingham.

The Town & Country Planning (Development Management Procedure) 2015

Article 35 – This decision has been made in accordance with the requirement to work with the applicant in a positive and proactive manner.

DISCHARGE OF CONDITIONS – This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal web-site at:

http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027_england_en.pdf

Alternatively a paper version of the form can be requested by phoning Wokingham Borough Council on 0118 974 6000

APPEALS – If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government.

The Planning Inspectorate has an online appeals service:

<https://www.gov.uk/planning-inspectorate> which contains information and guides on the appeal process. The Inspectorate will publish details of your appeal on the internet which may include a copy of the application form and associated documents and the completed appeal documents. Please ensure that you only provide information, including personal details, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure that you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal through the above address. Alternatively, you can obtain a form from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN Tel: 0303 444 5000**

If you want to appeal, you must use the correct appeal form from the following list: Planning, Householder, Minor Commercial, Listed Building Consent or Certificate of Lawful Use or Development. The time limits for appeals vary according to the type of application submitted. The period after the date of the Borough Council's decision in which an appeal must be received by the Planning Inspectorate is as follows:

- **8 weeks** in the case of a refusal of 'advertisement consent'
- **12 weeks** in the case of a refusal of a 'householder' application:
 - Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
 - Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application
- **12 weeks** in the case of a refusal of a 'minor commercial' application:
 - Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.
- **6 months** in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.
- **6 months** in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.
- Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

NEW DWELLINGS – If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site, to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

ACCESS TO PRIVATELY OWNED LAND - The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

BUILDING REGULATIONS - If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

FIRE REGULATIONS - In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following: -

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

PURCHASE NOTICES - If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.