

Oakwood, Waterloo Road, Wokingham, Berkshire, RG40 3DA

15/00216/FUL

Erection of a detached building to be used as an Indoor Climbing Centre, the creation of an access for cycles and pedestrians directly opposite the end of the cycle path on Waterloo Road and the creation of 50no. parking spaces within the north-east corner of the site.

Having read the officer report and heard the debate, I am not persuaded by the issues and arguments raised and, therefore, move the following alternative motion:-

That planning application 15/00216/FUL be APPROVED subject to the following conditions:

It is noted that the 'positive and proactive statement' will be completed following the debate by Members at the Planning Committee.

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following plans:

Revised Site Location Plan received 27.03.15

Elevations and Floor Plans received 06.03.15

Proposed Layout Plan received 06.05.15

GPM Ecology's report dated July 2015

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The building hereby permitted shall only be used for an indoor climbing centre with ancillary facilities and for no other uses within the Use Class D2.

REASON: Given the amount parking available on site an unrestricted use would lead to parking on roads in the vicinity of the site compromising highway safety.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

04. No superstructure works shall be carried out until samples of all external facing materials have been submitted to and approved in writing by

the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details and retained as such thereafter.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

05. The building hereby approved shall not be constructed until the existing climbing tower, high wire and supporting posts have been demolished. The existing climbing tower, high wire and supporting posts shall not be reinstated elsewhere on site.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

06. The development hereby permitted shall not be begun until details showing the finished floor levels of the building hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

REASON: In the interests of the character of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

07. Notwithstanding the parking shown on the approved plans, the indoor climbing centre use shall not commence until the associated car and coach parking and turning space for both the existing Oakwood Youth Activity Centre and proposed independent climbing centre has been surfaced, drained and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

08. The indoor climbing centre use shall not commence until the pedestrian/cycle access has been surfaced, drained and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The pedestrian/cycle access shall be retained thereafter.

REASON: In the interests of Highway Safety

[Relevant Plans and Policies: Bracknell Forest Local Plan Policy M9 and Core Strategy Development Plan Document Policies CS23]

09. The indoor climbing centre use shall not commence until a scheme for on site directional signage has been submitted to and approved in writing by the Local Planning Authority. The agreed signage shall be displayed prior to the first use of the indoor climbing centre and thereafter displayed at all times.

REASON: In the interests of Highway Safety

[Relevant Plans and Policies: Bracknell Forest Local Plan Policy M9 and Core Strategy Development Plan Document Policies CS23]

10. The building hereby approved shall not be operated as a climbing centre until a car park management plan, setting out how traffic on the site would be controlled and managed, has been submitted to and approved in writing by the Local Planning Authority. The Climbing Centre shall thereafter be operated in accordance with the approved management plan.

REASON: Given the limited parking available on site unrestricted use would lead to parking on roads in the vicinity of the site compromising highway safety.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

11. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate:

(a) that before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and

(b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be at least 20%).

The building thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD Policy CS12]

12. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]

13. All ecological measures and/or works shall be carried out in accordance with the details contained in GPM Ecology's report dated July 2015 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a

lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

15. The development hereby permitted shall not be begun until a detailed site specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding where possible any excavation of existing levels in all areas concerned, and shall include: -

- a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.
- b) Materials including porous surface finish.
- c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.
- d) Program and method of implementation.

The Construction Method Statement shall be observed, performed and complied with.

REASON: In order to alleviate any adverse impact on the root systems and the long term health of retained trees, in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

16. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development

- (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operatives
- and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (d) above without the prior written permission of the Local Planning Authority.
- REASON: In the interests of amenity and road safety.
- [Relevant Plans and Policies: Bracknell Forest Local Plan Policy M9 and Core Strategy Development Plan Document Policies CS23]

17. The building hereby approved shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The building shall thereafter be operated in accordance with the approved Travel Plan.

REASON: In the interests of Highway Safety.

[Relevant Plans and Policies: Bracknell Forest Local Plan Policy M9 and Core Strategy Development Plan Document Policies CS23]

Informatives

1. The pedestrian/cycle link will involve works across a highway verge and the applicant will require the consent of the Local Highway Authority to undertake

Motion moved by Councillor Dudley.