



11th April 2023

E-Mail To; Development.control@wokingham.gov.uk

**For the attention of the Case Officer, Planning Application Ref No:230657,
Development Control, Wokingham Borough Council**

Dear Sir/Madam

Re; Planning Application Ref No: 230657. Land at Junction of Sawpit Road and School Road Hurst Berkshire. Application for the discharge of conditions & variation of a condition following grant of planning permission (Appeal Reference: APP/X0360/W/21/3280255 , Planning Application Reference 211532) for the proposed erection of 2 no. four bedroom detached dwellings and 2 no. three bedroom semi-detached dwellings, with associated site access, car parking, home offices and landscape. Variation of condition 2 (approved drawings) by substituting the approved drawings with drawing numbers P22-14-100, P22-14-S-101, P22 -14-S-110, P22-14-S-120, P22-14-S-130 with revisions that incorporate design alterations together with the updated tree survey and tree protection plan. Details to discharge the following conditions: Condition 3 (materials), Condition 4 (boundary treatment), Condition 6 (hard & soft landscaping), Condition 7 (Landscaping â€” LEMP), Condition 9 (cycle storage), Condition 13 (surface water drainage) Condition 16 (refuse strategy), Condition 18(CEMP).

Hurst Village Society (HVS) very much appreciates the opportunity of being able to comment on the application for a Variation of Condition Consent to vary planning condition 2 for minor alterations to the previously approved planning application reference 211532 (Appeal reference APP/X/0360/W/21/3280255).

The Society notes that the Westbourne Group purchased the site in December 2022 and that the “minor alterations” they are proposing to the approved plans are “so that the opportunity to create the highest quality homes on the site can be realised”.

It is of course for you as the Planning Authority to decide as to whether taken in their entirety these “minor alterations” would in fact constitute a new application.

As the original application was subject to an Appeal, HVS is mindful of the comments made by the Planning Inspector Mr. Stephen Normington, in his decision letter dated 4th August 2022 in relation to Conditions (pages 14-15) and the Conditions Schedule (pages 16-19) that he included in his decision letter allowing the Appeal. He makes it clear that he has considered the proposed planning conditions in the original application in accordance with the advice given in paragraph 56 of The National Planning Policy Framework and the guidance contained in the section on “Use of Planning Conditions” in the PPG, and where necessary he has amended them in the interests of clarity, precision, conciseness or enforceability. The Society is particularly keen that if you were mindful to approve a Variation of Condition consent as requested and also give consent that the documentation supplied satisfies the planning conditions as imposed by the Planning Inspector you have in no way undermined or weakened his reasons for imposing them. This is important in relation to Condition (No.2) which the Inspector imposed relating to the approved plans in the interests of certainty and also Conditions 3, 4, 6, 7 and 14 because of the need to protect “the character and appearance of the area”. As a result of the recent flooding in Hurst, The Society hopes that the drainage report and associated drawings will be scrutinised in detail so as to ensure the important requirements of Condition 13 are fully complied with. The Planning Inspector was insistent that no development shall take place until a Construction Environmental Management Plan (CEMP) has been approved by the Local Planning Authority and specified a number of requirements, and again it is assumed that the proposals put forward by the applicant will only be approved if you consider that they are consistent with the Inspector’s aims.

As always HVS hopes these comments are useful in assisting you in the consideration of this matter.

Yours faithfully,

John Osborne, on behalf of Hurst Village Society