

# Notice of Meeting

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## Western Area Planning Committee

**Wednesday, 23rd November, 2016 at 5.30  
pm**

**in the Council Chamber Council Offices  
Market Street Newbury**

### **Members Interests**

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday, 15 November 2016

### **FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC**

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Council Chamber, Market Street, Newbury between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148

Email: [planapps@westberks.gov.uk](mailto:planapps@westberks.gov.uk)

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

Any queries relating to the Committee should be directed to Jenny Legge / Rachel Craggs / Jo Reeves on (01635) 503043 / 519441/48 Email:

[jenny.legge@westberks.gov.uk](mailto:jenny.legge@westberks.gov.uk) / [jessica.bailiss@westberks.gov.uk](mailto:jessica.bailiss@westberks.gov.uk) / [rachel.craggs@westberks.gov.uk](mailto:rachel.craggs@westberks.gov.uk) / j



**Agenda - Western Area Planning Committee to be held on Wednesday, 23 November 2016 (continued)**

**To:** Councillors Howard Bairstow, Jeff Beck, Dennis Benneyworth, Paul Bryant (Vice-Chairman), Hilary Cole, Billy Drummond, Adrian Edwards, Paul Hewer, Clive Hooker (Chairman), Anthony Pick, Garth Simpson and Virginia von Celsing

**Substitutes:** Councillors Jeanette Clifford, James Fredrickson and Mike Johnston

# Agenda

## Part I

**Page No.**

7. **Application No. and Parish: 16/00547/FULEXT Market Street, Newbury** 5 - 12

<b>Proposal:</b>	Site clearance, demolition and the erection of 232 dwellings with associated car parking, residents' hub and management office; 816sqm of flexible commercial floor space (Class A1 (retail) / A2 (financial services)/A3 (restaurants and cafes) / A4 (drinking establishments) or B1 (offices)) and a multi-storey car park. Pedestrian access arrangements, hard and soft landscaping and other ancillary development/infrastructure.
<b>Location:</b>	Land at Market Street, Newbury
<b>Applicant:</b>	Grainger Newbury Ltd
<b>Recommendation:</b>	To <b>DELEGATE</b> to the Head of Planning and Countryside to <b>GRANT PLANNING PERMISSION</b> subject to the schedule of conditions (Section 9.1) and subject to the completion of a Section 106 Legal Agreement (Heads of Terms set out at 7.21.4) by 31 <sup>st</sup> December 2016; Or If the Section 106 Legal Agreement is not completed by 31 <sup>st</sup> December 2016, to <b>DELEGATE</b> to the Head of Planning and Countryside to <b>REFUSE PLANNING PERMISSION</b> for the reason set out in Section 9.2, or to extend the period for completion if it is considered expedient to do so.

8. **Application No. and Parish: 16/01489/OUTMAJ Land at Coley Farm, Stoney Lane, Cold Ash** 13 - 16

<b>Proposal:</b>	Erection of 75 dwellings with associated access and landscaping with open space improvements.
<b>Location:</b>	Land at Coley Farm, Stoney Lane, Cold Ash.
<b>Applicant:</b>	Donnington New Homes.
<b>Recommendation:</b>	<b>The Head of Planning and Countryside be authorised to GRANT conditional planning permission, subject to the first completion of a legal obligation.</b>

**Agenda - Western Area Planning Committee to be held on Wednesday, 23 November 2016 (continued)**

**Background Papers**

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Andy Day  
Head of Strategic Support

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.



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# Agenda Item 7.

## WESTERN AREA PLANNING COMMITTEE ON 23 NOVEMBER 2016

### UPDATE REPORT

**Item No:** (1)      **Application No:** 16/00547/FULEXT      **Page No.** 197 - 274

**Site:** Market Street, Newbury

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**Planning Officer Presenting:** Debra Inston

**Member Presenting:**

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**Parish Representative speaking:** Councillor Elizabeth O’Keeffe

**Objector(s) speaking:** Mr Tony Vickers

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Mr David Walters (Grainger)  
Mr Dominic Chapman (JTP Architects)

Available for questions:  
Ms Rebecca Crow (Grainger)  
Mr Gavin Hall (Savills Planning)  
Mr Richard Harrison (Odyssey Markides Transport Consultant)

**Ward Member(s):** Cllr. D. Benneyworth  
Cllr. J. Fredrickson

**Update Information:**

#### 1. Clarifications

The agent for the application has provided clarification regarding the resident’s hub. The resident’s hub will be a flexible space which all residents of Market Street will have access to. The hub will be designed to include space for residents to hire out for meetings/children’s parties etc, and will also be a space that residents can come to socialise and relax and will include seating areas with televisions, games and tea and coffee making facilities. The space will be managed by Grainger in consultation with future residents.

## **2. Highways**

The Highways and Transport Officer has reviewed the main agenda report and provided the following correction in respect of parking numbers.

Within the south eastern part of the site, a multi-storey car park (MSCP) is proposed. Plans reveal a car park providing 497 car parking spaces.

Network Rail have 142 car parking spaces existing north of the railway station. An additional circa 205 car parking spaces will be added to Network Rail car parking providing 347 spaces within the MSCP.

The remaining 150 car parking spaces will be provided for West Berkshire Council staff. West Berkshire Council currently have circa 165 car parking spaces with a potential for more with double parking.

In addition, the Market Street public car park has 71 car parking spaces which appear to be frequently near or at capacity. This car park will be lost by the proposed development. However the Traffic Services Manager advises that up to 200 car parking spaces are used within Newbury town centre by Vodafone. This car parking will be freed with this parking being relocated to new additional car parking being provided at the Vodafone headquarters. There should therefore be sufficient car parking within the town centre to absorb the loss of the Market Street public car park and the displaced West Berkshire Council staff car parking. It also needs to be stated that the additional circa 205 parking spaces for Network Rail will have the potential to free up public car parking.

The additional circa 205 spaces being provided for Network Rail has been accounted for within the traffic modeling.

Furthermore, the Highways and Transport Officer has confirmed that a Section 278 Agreement under the Highways Act 1980 will be required to procure the following highway works mentioned in the report as follows:

Westbound bus lay-by with two bus stops,  
Eastbound bus lay-by with one bus stop,  
Bus shelters on both sides,  
Associated road markings,  
Removal of redundant turn right lane within Market Street,  
Kerb build out and alterations to road markings to change priority to the access road fronting the West Berkshire Council offices.

The Highways and Transport Officer also requests an additional condition relating to vehicle waiting restrictions on the access roads within the development.

It is important to clarify that no objections are raised to this scheme from either Highways or Transport Policy.

## **3. Waste Collection**

The requirement for a private waste collection from Blocks G and H is no longer required within the S106 and has been removed. Instead, a planning condition requesting details of refuse/recycling collection points for Blocks G and H has been recommended. This is to ensure that the Council's waste contractors are able to safely collect private refuse and recycling from these blocks. This condition will not prevent the applicants from using a private contractor to collect residential waste, as per their proposal, but will ensure that if the refuse

and recycling is not placed in the designated collections points, the Council will not be obliged to collect it.

The Waste Officer has now removed their objection.

#### **4. Amendments to Heads of Terms to the S106**

The proposed Heads of Terms remain as set out at 7.21.4 of the main agenda report with the exception of the clause regarding the requirement to ensure appropriate waste collection from Blocks G and H which is to be deleted.

#### **5. Conditions**

The following conditions should be amended to read as follows:

Condition 2 Approved Plans (*nb. amended plan numbers highlighted in bold*)

The development hereby permitted shall be carried out in accordance with the approved drawings and other documents listed below:

Elevations and Floorplans

B\_A\_E01 Rev P01 received 16 March 2016  
B\_A\_E02 Rev P01 received 16 March 2016  
B\_A\_01 Rev P01 received 16 March 2016  
B\_A\_02 Rev P01 received 16 March 2016  
B\_A\_03 Rev P01 received 16 March 2016  
B\_A\_X01 Rev P01 received 16 March 2016

B\_B\_E01 Rev P01 received 16 March 2016  
B\_B\_E02 Rev P01 received 16 March 2016  
B\_B\_01 Rev P01 received 16 March 2016  
B\_B\_02 Rev P01 received 16 March 2016  
B\_B\_03 Rev P01 received 16 March 2016  
B\_B\_X01 Rev P01 received 16 March 2016

B\_C\_E01 Rev P01 received 16 March 2016  
B\_C\_E02 Rev P01 received 16 March 2016  
B\_C\_01 Rev P01 received 16 March 2016  
B\_C\_02 Rev P01 received 16 March 2016  
B\_C\_03 Rev P01 received 16 March 2016  
B\_C\_X01 Rev P01 received 16 March 2016  
B\_D\_E01 Rev P01 received 16 March 2016  
B\_D\_E02 Rev P01 received 16 March 2016  
B\_D\_01 Rev P01 received 16 March 2016  
B\_D\_02 Rev P01 received 16 March 2016  
B\_D\_03 Rev P01 received 16 March 2016  
B\_D\_X01 Rev P01 received 16 March 2016

B\_E\_E01 Rev P01 received 16 March 2016  
B\_E\_E02 Rev P01 received 16 March 2016  
B\_E\_01 Rev P01 received 16 March 2016  
B\_E\_02 Rev P01 received 16 March 2016  
B\_E\_03 Rev P01 received 16 March 2016  
B\_E\_X01 Rev P01 received 16 March 2016

SE03 Rev P01 received 16 March 2016

B\_F\_E01 Rev P01 received 16 March 2016  
B\_F\_E02 Rev P01 received 16 March 2016  
B\_F\_01 Rev P01 received 16 March 2016  
B\_F\_02 Rev P01 received 16 March 2016  
B\_F\_03 Rev P01 received 16 March 2016  
B\_F\_04 Rev P01 received 16 March 2016  
B\_F\_X01 Rev P01 received 16 March 2016

B\_G\_E01 Rev P01 received 16 March 2016  
B\_G\_E02 Rev P01 received 16 March 2016  
**B\_G\_01 Rev P02 received 22 August 2016**  
B\_G\_02 Rev P01 received 16 March 2016  
B\_G\_03 Rev P01 received 16 March 2016  
B\_G\_04 Rev P01 received 16 March 2016  
B\_G\_X01 Rev P01 received 16 March 2016

B\_H\_E01 Rev P01 received 16 March 2016  
B\_H\_E02 Rev P01 received 16 March 2016  
B\_H\_01 Rev P01 received 16 March 2016  
**B\_H\_02 Rev P02 received 22 August 2016**  
B\_H\_03 Rev P01 received 16 March 2016  
B\_H\_04 Rev P01 received 16 March 2016  
B\_H\_05 Rev P01 received 16 March 2016  
B\_H\_06 Rev P01 received 16 March 2016  
B\_H\_07 Rev P01 received 16 March 2016  
B\_H\_X01 Rev P01 received 16 March 2016

B\_J\_E01 Rev P01 received 16 March 2016  
B\_J\_E02 Rev P01 received 16 March 2016  
B\_J\_01 Rev P01 received 16 March 2016  
B\_J\_02 Rev P01 received 16 March 2016  
B\_J\_X01 Rev P01 received 16 March 2016

B\_M\_01 Rev P01 received 16 March 2016  
B\_M\_02 Rev P01 received 16 March 2016  
B\_M\_03 Rev P01 received 16 March 2016  
B\_M\_04 Rev P01 received 16 March 2016  
B\_M\_05 Rev P01 received 16 March 2016  
B\_M\_06 Rev P01 received 16 March 2016

#### Trees, Landscaping and Access Ramp

D0212\_003\_F Ramp Layout and Station Square - received 12 October 2016  
D0212\_002\_S Landscape Masterplan Hardworks - received 12 October 2016  
D0212\_007\_J Landscape Masterplan Softworks - received 12 October 2016  
D0212\_08 Tree Protection Plan. Existing Site Survey with CP Spaces Added and Typical Hardworks Details within RPA - received 22 August 2016  
D0212\_05 B Tree Protection Plan - received 22 August 2016  
D00212\_004\_F Detail Sections 1 of 2 - received 12 October 2016  
D00212\_005 A Detail Sections 2 of 2 received 16 March 2016  
D00212\_01 A Tree Survey and Site Constraints Plan - received 16 March 2016

Email from Savills sent on 22 August 2016 containing details of planting methods.



## Refuse

MP\_06 Rev P01 Proposed Services and Refuse Strategy - received 18 May 2016  
13-066-104 B Refuse Strategy - received 9 June 2016  
SK\_226 Residential and Commercial Refuse Collection Strategy - received 18 May 2016

## Shell Plans

MP\_16 Rev P02 received 9 June 2016  
MP\_17 Rev P02 received 9 June 2016  
MP\_18 Rev P02 received 9 June 2016  
MP\_19 Rev P02 received 9 June 2016  
MP\_20 Rev P02 received 9 June 2016  
MP\_21 Rev P02 received 9 June 2016

## Other

SK\_221 Pedestrian, Cycle and Vehicular Movement through site - received 12 October 2016  
MP\_14 RevP01 Site Levels – received 18 May 2016  
SK\_224 Indicative Public Art Strategy – received 9 June 2016  
13-066/103 Rev A Coach Parking and Turning received 9 June 2016  
MP\_29 Network Rail Access – received on 16 March 2016

## Documents

Reptile Survey February 2016  
Preliminary Ecological Appraisal February 2016  
Energy Strategy February 2016  
Sustainability Statement February 2016

Reason: For the avoidance of doubt and in the interest of proper planning.

### Condition 24 – Energy/Sustainability Measures

To be replaced with:

**No development shall take place (excluding demolition and site clearance) until full details of how the energy reduction measures outlined in the submitted Energy Strategy dated February 2016 are to be implemented have been submitted to and approved in writing by the Local Planning Authority. The details shall include, inter alia, the number, type and location of the solar photovoltaic panels.**

**The energy reduction measures shall thereafter be implemented, maintained and managed in accordance with the approved details and manufacturers specifications.**

**Reason: To ensure that the low carbon energy generation measures outlined in the Energy Strategy are provided in full and to ensure that the photovoltaic panels do not cause any harm to the character and appearance of the Conservation Area. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14, CS15 and CS19 of the West Berkshire Core Strategy (2006-2026).**

#### Condition 34 Parking Management Strategy

**No part of the development shall be taken into use** until a Parking Management Strategy for the multi storey car park has been submitted to and approved in writing by the Local Planning Authority. The Parking Management Strategy shall include the following:

- a) Details of the number and location of car parking spaces within the multi storey car park for all the users of the car park.
- b) Details of the time period between which residents of the scheme can use the car park spaces allocated under (a).
- c) Details of the entry/exit arrangements for all users of the car park.

Thereafter the development shall incorporate and be undertaken in accordance with the approved strategy.

Reason: To ensure the development is provided with adequate parking facilities for all users within the scheme, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026) and Policy P1 of the West Berkshire Council Housing Site Allocations DPD.

#### Condition 40 Refuse collection – Block G and H

Condition 40 has been replaced with the following wording:

**No development, excluding site clearance and demolition, shall take place until details of refuse and recycling collection points for Blocks G and H have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling collection points shall be no more than 10 metres from the point at which a collection vehicle can safely stop.**

Thereafter the development shall incorporate and be undertaken in accordance with the approved details.

Reason: To ensure that the Council's waste contractors are able to safely collect private refuse and recycling from Blocks G and H. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

#### Condition 43 - Market Street Highway works

No development, **excluding site clearance and demolition**, shall take place until details within Market Street of a westbound bus lay-by with two bus stops, an eastbound bus lay-by with one bus stop, **associated bus shelters** and road markings, removal of redundant turn right lane; works to the access road fronting the West Berkshire Council offices have been submitted to and approved in writing by the Local Planning Authority. **The works shall be constructed in accordance with a timetable / programme of works to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. Any statutory undertaker's equipment or street furniture located in the position of the footway/cycleway shall be relocated to provide unobstructed footway/cycleway.**

Reason: In the interest of providing bus stops serving the proposal and accommodating access. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

Condition 44 - Parking/turning in accord with plans

No part of the development shall be taken into use until the **associated** vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Condition 45 - Cycle parking

No part of the development shall be taken into use until the **associated** cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Condition 47 – Access construction (plans required)

No development, **excluding site clearance and demolition**, shall take place until details of all access roads into and within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be taken into use until the access roads have been constructed in accordance with the approved details.

Reason: In the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

Condition 48 – Details of door openings

**No dwelling or commercial unit hereby approved shall be occupied until details of ground floor external door openings** have been submitted to and approved in writing by the Local Planning Authority, and no doors shall open outwards onto pedestrian areas. All buildings shall be provided in accordance with the approved drawings.

Reason: In the interest of pedestrian safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

## **6. Additional Conditions**

### BREEAM

No commercial unit shall be occupied until a final Certificate has been issued, and a copy submitted to the Local Planning Authority, certifying that BREEAM Very Good has been achieved for the development.

Reason: To ensure the development contributes to sustainable construction. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS15 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD (Part 4).

### Waiting Restrictions

No dwelling or commercial unit hereby approved shall be occupied until a scheme for vehicle waiting restrictions on the access roads within the development has been submitted to and approved in writing by the Local Planning Authority. Prior to adoption of the access roads within the development, the developer shall implement the scheme and provide all appropriate signage and line markings.

Reason: In order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

## WESTERN AREA PLANNING COMMITTEE ON 23 NOVEMBER 2016

### UPDATE REPORT

**Item No:** (2)                      **Application No:** 16/01489/OUTMAJ                      **Page No.** 275 - 292  
**Site:** Coley Farm, Stoney Lane, Ashmore Green

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**Planning Officer Presenting:** Michael Butler

**Member Presenting:** N/A.

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**Parish Representative speaking:** Mr Mike Munro

**Objector(s) speaking:** Mrs Veronica Koroleva  
Mr Keith Benjamin

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Ms Rebecca Humble – WYG  
Mr Mark Norgate – Donnington New Homes  
Mr Ben Thomas – iTransport  
Mr Glenn Charles – C&A Consulting Engineers

**Ward Member(s):** Councillor Garth Simpson

#### Update Information:

For clarification, should the application be resolved to be refused by Committee, the Development Control Manager, under his delegated powers, has determined that the application should be referred up to District Planning Committee because the application now conforms to the emerging Development Plan and to reject it would accordingly be contrary to that Adopted Plan.

Additional SUDS condition recommended :-

No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.

These details shall:

- a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-

Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards;

- b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels;
- d) Include a drainage strategy for surface water run-off from the site since no discharge of surface water from the site will be accepted into the public system by the Lead Local Flood Authority;
- e) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse at no greater than Greenfield run-off rates;
- f) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- g) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change; *[see note opposite regarding possible variations to C/C rate]*
- i) Include flood water exceedance routes, both on and off site; Include flow routes such as low flow, overflow and exceedance routes;
- j) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- k) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines.
- l) Ensure any permeable areas are constructed on a permeable sub-base material such as Type 3 or reduced fines Type 1 material as appropriate;
- m) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises;
- n) Include a management and maintenance plan for the lifetime of the development. This plan shall incorporate arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a residents' management company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime;
- o) Include a Flood Risk Assessment (FRA) for developments located in areas at risk of flooding ( Flood Zone 2 and 3) or developments larger than 1 hectare;
- q) Include measures with reference to Environmental issues which protect or enhance the ground water quality and provide new habitats where possible.
- r) Apply for an Ordinary Watercourse Consent in case of surface water discharge into a watercourse (i.e stream, ditch etc)
- v) Assess the volume of run-off from Stoney Lane uphill of the site entrance and accommodate this flow within the site drainage scheme.

The above sustainable drainage measures shall be implemented in accordance with the approved details before the dwellings hereby permitted are occupied . The sustainable drainage measures shall be maintained and managed in accordance with the condition thereafter.

**Reason:** To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

Condition 12 on the agenda can be deleted accordingly.

Additional consultation responses.

Waste Management are now content with the amended plans.

Newbury Town Council - No objection on the amended plans.

Tree Officer - Has examined the concerns of local objectors in regard to the loss of hedgerow along the east boundary of Stoney Lane, and the potential impact on local trees on the west boundary due to the widening of the highway proposed. He concludes that the development, whilst having an impact on green infrastructure as identified in policy CS18 in the Core Strategy is capable of approval, subject to conditions. These correspond to a landscaping scheme, arboricultural method statement, tree protection scheme, and management plan. These can be applied at the reserved matters stage [if planning permission is granted] and will still be pre-conditions as no development can commence until a reserved matters application has been approved and all relevant pre conditions discharged. It is not necessary to apply these conditions at this outline stage.

Three additional letters of objection received on the amended plans since the report was written. Concerns as noted before on the agenda report, i.e. access, drainage, impact on hedgerow, lack of infrastructure, visual impact. One letter of objection noting that if the applicant had been required to provide suitable on site public open space [rather than the existing off site provision] the number of dwellings would have been required to fall. Final letter of objection welcomes the new footway section, and the widening of Stoney Lane although there will still be an impact from increased traffic flows. Does not consider the new access via Laud Close to be a good idea since this would exacerbate local drainage flows. Still objects overall.

Natural England have now removed their initial objection on the lack of information on SUDS which could have resulted in a detrimental impact on the catchment of the River Kennet and Lambourn SSSIs. With the addition of the SUDS condition above the additional detail provided, with additional conditions recommended by NE, this will be sufficient to allay fears regarding the SSSI catchment.

A video has been received from a member of the public indicating the current drainage problems on site, in his opinion.

The Council landscape consultant has formally responded on the amended plans received. Her conclusions are that the following issues - 2 and 3 would need to be secured at the reserved matters planning stage.

- 1 - Acceptable that the revised layout moves the overall development 2.5m to the east so allowing more of the hedgerow to be retained.
- 2 - A strategy for the treatment of the internal and external boundaries will need to be developed.
- 3 - A strategy for the long term management of the site landscaping will need to be developed.

The case officer is satisfied that given the additional conditions recommended by the Tree Officer [see above] the above issues can be resolved.

Typographical error. Para 6.2.3 Line 3<sup>rd</sup> from last. "distrusted" should read "distributed".

It is understood that there are no personal injury accidents recorded along Stoney Lane on the data base derived from Council highways records.

DC

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