

Notice of Meeting

Western Area Planning Committee

Wednesday 18 January 2017 at 6.30pm
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, 10 January 2017

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

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk

Any queries relating to the Committee should be directed to Jenny Legge on (01635) 503043 Email: jenny.legge@westberks.gov.uk



Agenda - Western Area Planning Committee to be held on Wednesday, 18 January 2017
(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 Cole, James Fredrickson and Mike Johnston

Agenda

Part I

Page No.

- (1) **Application No. and Parish: 16/00669/OUTMAJ, Land to the north of Pinchington Lane, Newbury** 3 - 4
- Proposal:** New public open space and wildlife area.
157 dwellings with new road accesses.
- Location:** Land to the north of Pinchington Lane, Newbury
- Applicant:** Rivar Limited.
- Recommendation:** The Head of Planning and Countryside be authorised to **GRANT** conditional planning permission, subject to the first completion of a s106 planning obligation.

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.



West Berkshire
C O U N C I L

WESTERN AREA PLANNING COMMITTEE ON THE 18TH JANUARY 2017

UPDATE REPORT

Item No: (1) **Application No:** 16/00669/OUTMAJ **Page No.** 43 - 60
Site: Land off Pinchington Lane and Greenham Road.

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Ms Lucy Crofts

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Steven Smallman - Pro Vision
Mr Allan Bell - Hydrock
Mr John Birch - Glanville

Ward Member(s): Councillor Billy Drummond
Councillor Jeremy Bartlett

Update Information:

For clarity / correction, the overall proposed mix of dwellings on the site will be as follows:-

Twenty 1 bed flats [13%], Forty two 2 bed flats [27%], Forty Seven 2 bed houses [30%], Thirty Three 3 bed houses, and Fifteen 4 bed houses [9%]. Delete sentence starting with hence on 10th line of para 5.1.

In addition, in the 4th line of para 6.1.1 the word "density" should read "number".

Again for clarity, [see highways consultation response] the proposed access junction onto Greenham Road will be a cross roads with priority to traffic on Greenham Road, not the initially proposed mini roundabout.

The Education Service have formally responded on the CIL / s106 issue. It has been confirmed that no additional funding via the s106 regime will be required to mitigate the impact of the new occupants of the housing upon the District's schools - CIL payments will be sufficient.

It is anticipated that Condition 16 on the agenda will be sufficient to ensure the cross-over of the cycle route on the Greenham Road will be properly treated in terms of local road safety audit, across the proposed new access.

Following an enquiry about the proposed site levels, the applicant has furnished draft levels across the site to incorporate site drainage and the need to cap the site safely from contamination. It appears that for both sites an increase of circa 1 metre may be needed. This can be controlled by a suitable condition.

The following additional condition is proposed to ensure the visual impact of the scheme via the reserved matters application [should the application be approved] to ensure building heights are constrained:-

All the proposed dwellings shall be of two storey height only [with NO rooms in the roof] apart from the proposed 3 storey building facing Pinchington Lane [Plots 116 to 157].

Reason: To ensure that the overall visual impact of the scheme is restrained given the plateau nature of the site having regard to the advice in policy CS14 in the West Berkshire Core Strategy of 2006 to 2026.

It has also been confirmed that all of the application site in the red line has been the subject of historic landfill to varying degrees.

It is noted that a group of local residents submitted a summary of objections within 5 working days of the Committee date. As this contained some new information, on legal advice, this is not replicated in detail on the update sheet, but it understood the objectors will be noting these points of objection in their verbal presentation.

For information a very recent planning appeal decision for a non allocated site at Mans Hill in Burghfield for 64 dwellings [which was dismissed] the Inspector noted that “very significant weight “ may now be afforded to the Councils HSADPD policies in determining applications for housing. Accordingly it is anticipated that this equally corresponds to this allocated site, in terms of it’s acceptability in terms of principle.

DC