

Notice of Meeting

Eastern Area Planning Committee

Wednesday, 8th February, 2017 at 6.30 pm

in Calcot Centre, Highview (off Royal Avenue), Calcot

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, 31 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 Calcot Centre 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 Stephen Chard / Charlene Hurd / Rob Alexander on (01635) 519462 / 519695 / 5196 Email: stephen.chard@westberks.gov.uk / charlene.hurd@westberks.gov.uk / robert.alexander@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 8 February 2017
(continued)

To: Councillors Peter Argyle, Pamela Bale, Graham Bridgman, Keith Chopping (Vice-Chairman), Richard Crumly, Marigold Jaques, Alan Law, Alan Macro, Tim Metcalfe, Graham Pask (Chairman), Richard Somner and Emma Webster

Substitutes: Councillors Lee Dillon, Sheila Ellison, Manohar Gopal and Tony Linden

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 16/01947/OUTMAJ - Stonehams Farm, Long Lane, Tilehurst, Berkshire, RG31 5UG** 5 - 10

Proposal:	Residential development of up to 15 dwellings, and the creation of a new woodland belt on the northern boundary.
Location:	Stonehams Farm, Long Lane, Tilehurst, Berkshire, RG31 5UG
Applicant:	Andrew Sears and family members
Recommendation :	To DELEGATE to the Head of Planning & Countryside to GRANT PLANNING PERMISSION subject to the schedule of conditions (Section 9.1 of the report) and the completion of a Section 106 agreement. OR If the legal agreement is not completed by the 7 th April 2017, to DELEGATE to the Head of Planning & Countryside to REFUSE PLANNING PERMISSION , for the reason set out in Section 9.2 of the report or to extend the period for completion if it is considered expedient to do so.

- (2) **Application No. & Parish: 16/03070/FUL - The Coach House, Turners Drive, Thatcham, Berkshire.** 11 - 14



Agenda - Eastern Area Planning Committee to be held on Wednesday, 8 February 2017
(continued)

Proposal:	Change of use from B1 office to 64 place children's' day nursery falling within use Class D1.
Location:	The Coach House, Turners Drive, Thatcham, Berkshire.
Applicant:	Khaira.
Recommendation:	To DELEGATE to the Head of Planning & Countryside to GRANT PLANNING PERMISSION subject to the schedule of conditions (Section 8.1).

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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EASTERN AREA PLANNING COMMITTEE ON 8TH FEBRUARY 2017

UPDATE REPORT

Item No: (1) **Application No:** 16/01947/OUTMAJ **Page No.** 19-52
Site: Stonehams Farm, Long Lane, Tilehurst, Berkshire, RG31 5UG

Planning Officer Presenting: Andy Heron

Member Presenting: N/A

Parish Representative speaking: Mrs Jean Gardner

Objector(s) speaking: Mr Richard Churchill

Support(s) speaking: N/A

Applicant/Agent speaking: Mr Tim North

Ward Member(s): Cllr Webster
Cllr Linden
Cllr Chadley

Update Information:

1. Additional SuDs condition requested on 30th January 2017.

6. 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 via a condition discharge application.

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;

- c) 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;
- d) Include attenuation measures to retain rainfall run-off within the site, off site discharge will not be permitted;
- e) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- f) 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;
- g) Include flood water exceedance routes, both on and off site; and include flow routes such as low flow, overflow and exceedance routes;
- h) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- i) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines.
- j) Ensure any permeable areas are constructed on a permeable sub-base material such as type 3 or reduced fines type 1 material as appropriate;
- k) 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;
- l) 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;
- m) Include measures with reference to environmental issues which protect or enhance the ground water quality and provide new habitats where possible.
- n) Attenuation storage measures which must have a 300mm freeboard above maximum design water level. Surface conveyance features must have a 150mm freeboard above maximum design water level;
- o) Design calculations that take into account an allowance of an additional 10% increase of paved areas over the lifetime of the development;
- p) Adoptable site access road(s) designed to incorporate suitable SuDS measures as part of a SuDS treatment train. The use of permeable / porous paving is not acceptable and the site layout shall be designed to accommodate alternative method(s) of highway drainage.

The above sustainable drainage measures shall be implemented in accordance with the approved details before the dwellings are occupied in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.

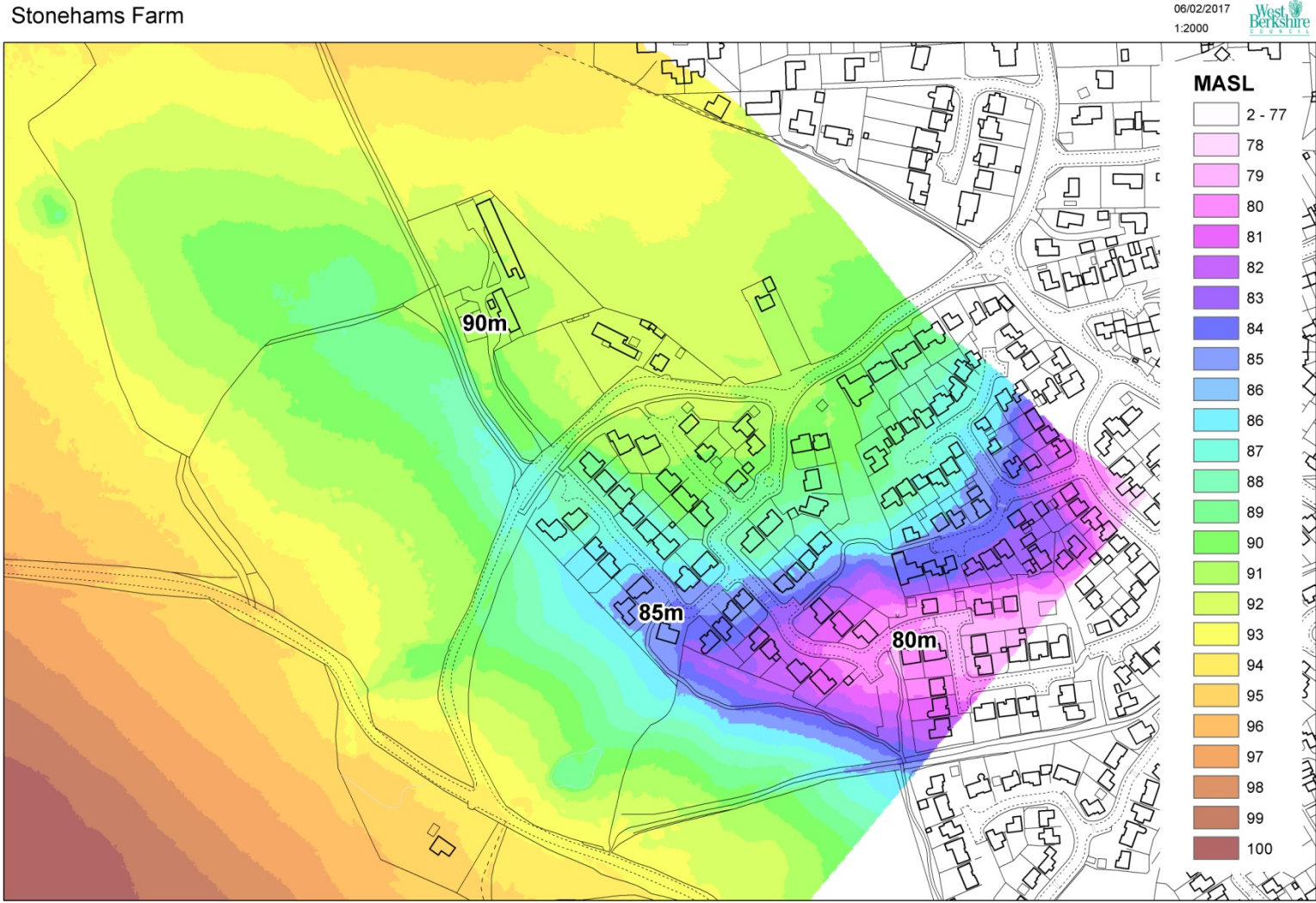
Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient 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.

2. Additional levels condition recommended.

7. No development shall take place until details of the finished floor levels of the dwellings in relation to existing and proposed ground levels have been submitted to and permitted in writing by the Local Planning Authority via a discharge of condition application. The development shall be carried out in accordance with the approved levels.

Reason: To ensure a satisfactory relationship between the proposed buildings and the adjacent land. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and Supplementary Planning Document Quality Design (June 2006).

3. Existing land contour map.



4. North Wessex Downs AONB (hatched in green).



5. Illustrative layout plan.



EASTERN AREA PLANNING COMMITTEE ON 8TH FEBRUARY 2017

UPDATE REPORT

Item No: (2) **Application No:** 16/03070/FUL **Page No.** 53-68
Site: Coach House, Turners Drive, Thatcham, Berkshire, RG19 4QE

Planning Officer Presenting: Andy Heron

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Support(s) speaking: N/A

Applicant/Agent speaking: Mr Matt Brooks

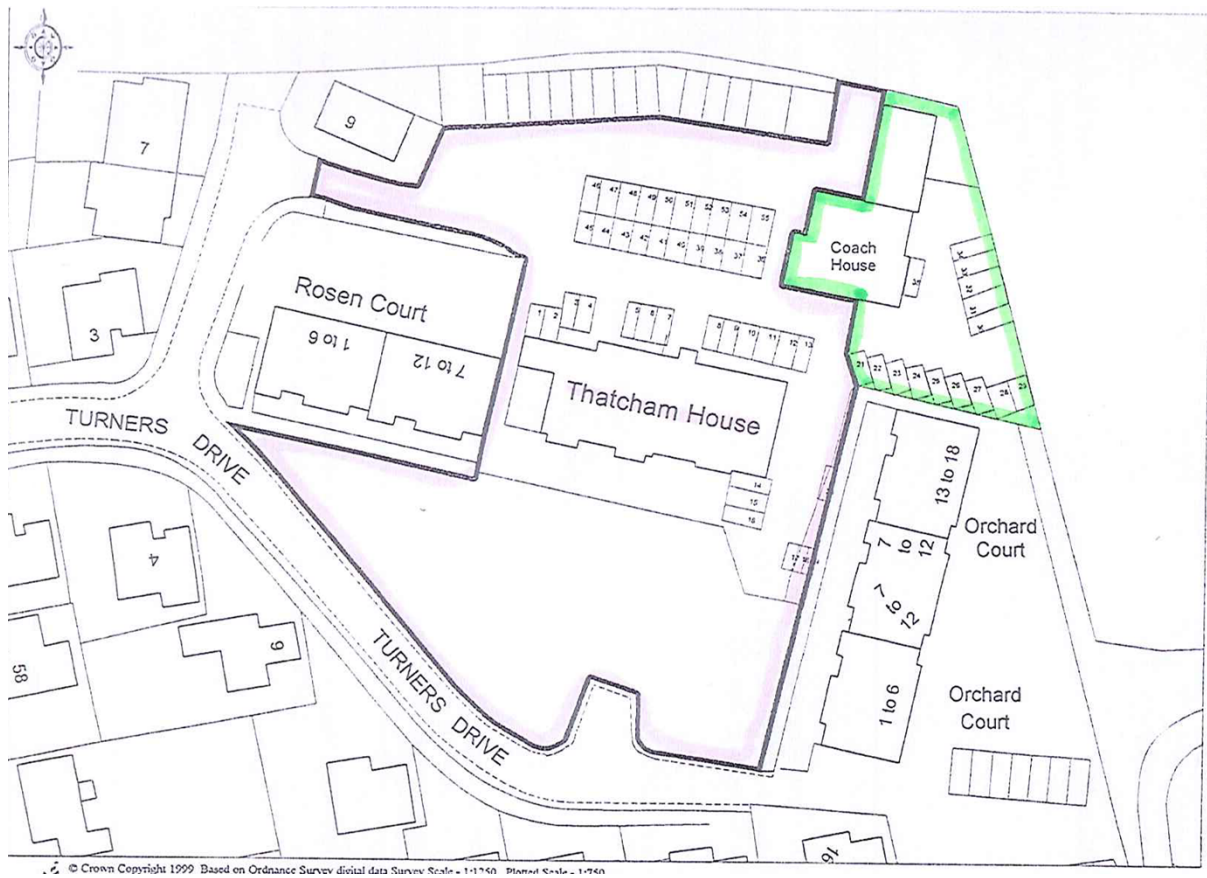
Ward Member(s): Cllr Croft
Cllr Denton-Powell

Update Information:

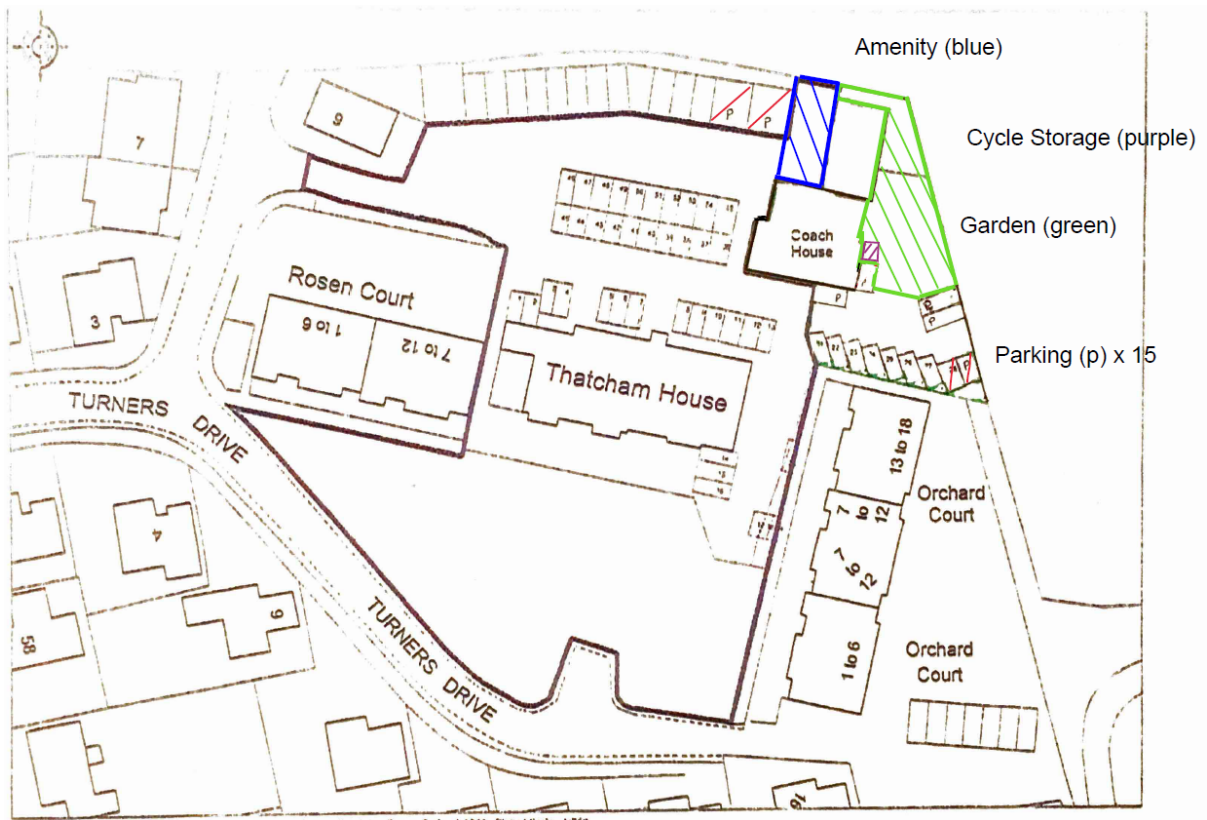
1. Existing car parking numbers and layout.

The applicant has confirmed that the existing car parking accommodates 15 vehicles. The proposed development will also accommodate 15 vehicles. There is therefore no net loss in vehicle car parking spaces at the site. An existing car parking plan is shown below. It is important to note that there has been no agreement to use the Thatcham House communal car parking to the west, nor will there be as part of the proposed change of use.

2. Existing car parking plan.



3. Proposed car parking and amenity plan.



4. Proposed car parking.

4 car parking spaces are proposed for staff car parking (these are the red hatched areas), with 11 car parking spaces for drop-off and collection. Car parking will be managed by staff.

5. Transport Policy consultation.

I note that on balance the highways officer has recommended conditional approval. There are additional local concerns about the impact that car movements might have. To assist with this and to help the nursery manage these it would be appropriate to ask for a travel plan to be developed for the nursery. This would help to encourage sustainable travel to the nursery (including staff) and be a tool for managing the car travel as much as possible in terms of drop off arrangements etc. I raise no objections subject to condition.

6. Additional condition.

10. The children's nursery shall not commence operating until a travel plan for the site and its associated activities has been submitted to and approved by the local planning authority via a condition discharge application. The occupier shall implement the approved travel plan on commencement of operating and shall take all reasonable practicable steps to achieve and maintain the agreed targets within the timescales set out in the plan thereafter. The occupier shall monitor and update the plan annually for a minimum of 5 years from first occupation

Reason: To ensure the development reduces reliance on private motor vehicles. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy 2006-2026, Policy TRANS1 of the West Berkshire District Local Plan Saved Policies 2007, Supplementary Planning Document Quality Design (June 2006), and Policy LTP SC1 of the Local Transport Plan for West Berkshire 2011-2026.

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