

Notice of Meeting

Eastern Area Planning Committee

Wednesday, 24th May, 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, 16 May 2017

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Note: The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded.

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 on (01635) 519462
Email: stephen.chard@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 24 May 2017
(continued)

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

Substitutes: Councillors Lee Dillon and Nick Goodes

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 16/02407/FULD - Knappswood Farm, Pangbourne Road, Upper Basildon, Berkshire** 5 - 6
- Proposal:** Demolition of existing house containing 3 units and erection of 3 houses with garages.
- Location:** Knappswood Farm, Pangbourne Road, Upper Basildon, Berkshire RG8 8LN
- Applicant:** Mr John Wakefield
- Recommendation:** Subject to no adverse comments being received from highways, to **DELEGATE** to the Development & Planning to **GRANT PLANNING PERMISSION** subject to the conditions recommended below (section 8.1) and no adverse comments from the highways and tree officers.
-
- (2) **Application No. & Parish: 17/00649/FULD - Kiln Cottage, Crookham Common Road, Brimpton, Reading, Berkshire** 7 - 8
- Proposal:** Demolition of existing outbuilding and construction of a new self build dwelling utilising an existing access with associated parking and landscaping
- Location:** Kiln Cottage, Crookham Common Road Brimpton, Reading Berkshire RG7 4TD
- Applicant:** Mr and Mrs Hunt
- Recommendation:** To **DELEGATE** to the Head of Planning and Countryside to **REFUSE PLANNING PERMISSION.**



Agenda - Eastern Area Planning Committee to be held on Wednesday, 24 May 2017
(continued)

- (3) **Application No. & Parish: 15/03468/FULEXT - Pound Lane Depot, Pound Lane, Thatcham, Berkshire.** 9 - 12
- Proposal:** Demolition of existing facilities, and the erection of 47 new dwellings, including internal access road.
- Location:** Pound Lane Depot, Pound Lane, Thatcham, Berkshire.
- Applicant:** Persimmon Homes North London.
- Recommendation:** To **DELEGATE** to the Head of Planning and Countryside to **GRANT PLANNING PERMISSION** subject to the completion of a Section 106 agreement by the 13th September 2016.
Or if an agreement is not completed by the 13th September 2016 to **REFUSE PLANNING PERMISSION.**

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.



This page is intentionally left blank

EASTERN AREA PLANNING COMMITTEE ON 24TH MAY 2017

UPDATE REPORT

Item No: (1) **Application No:** 16/02407/FULD **Page No.** 19-36

Site: Knappswood Farm, Pangbourne Road, Upper Basildon

Planning Officer Presenting: NA

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Support(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Cllr Alan Law

Update Information:

1. **Application withdrawn**

This application was withdrawn by the applicant by email dated 23 May 2017.

This page is intentionally left blank

EASTERN AREA PLANNING COMMITTEE ON 24TH MAY 2017

UPDATE REPORT

Item No: (2) **Application No:** 17/00649/FULD **Page No.** 37-50
Site: Kiln Cottage, Crookham Common Road, Brimpton

Planning Officer Presenting: Dave Pearson

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Support(s) speaking: N/A

Applicant/Agent speaking: Sara Dutfield (Agent)
Mr Richard Hunt

Ward Member(s): Cllr Dominic Boeck

Update Information:

1. **Amended drawings received:**

Drawing numbers 101 A and 102 A were replaced with drawing numbers 101 B and 102 B - this amendment is to the southern boundary treatment and access into proposed domestic curtilage.

The amendments to boundary treatment: new 1.5 metre high mesh stock fence with hedging replacing 1.8 metre high close board fence.

The amendment to access:

1. Movement of granite setts approximately 1 metre east from the red line boundary
2. Removal of one gate to the west of the garage, and the change of the position, of the gate to the east of the garage, to be diagonal rather than in line with the garage as originally shown.

This page is intentionally left blank

EASTERN AREA PLANNING COMMITTEE ON 24TH MAY 2017

UPDATE REPORT

Item No: (3) **Application No:** 15/03468/FULEXT **Page No.** 51-132

Site: Pound Lane Depot, Pound Lane, Thatcham, Berkshire

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: N/A

Ward Member(s): Cllr Ardagh-Walter
Cllr Goodes

Update Information:

1. Drainage reconsultation.

No objection subject to condition.

2. Waste reconsultation.

I am satisfied that the revised plans include the agreed upon bin collection points and layouts that provide adequate access for the waste collection vehicles.

3. Transport policy reconsultation.

Thank you for consulting the Transport Policy team on the amended plans for the above application. This response is separate from any response which may be received from the Highways Development Control team and comments only in relation to the provision of cycle and car parking for the site.

The cycle parking proposed is:

- cycle stores in the rear gardens of dwellings without a garage
- a communal cycle store for the 6 flats
- space within the garage for those dwellings that have a garage

The cycle stores in the rear gardens are shown on Dwg No: 13.055.104 Rev DD and are considered to be acceptable. It is also acceptable for garages to be counted as suitable space for storing cycles. Two cycle parking spaces for a 2 bed flat are required and the communal cycle store for the flats indicates that it provides the recommended 12 cycle spaces covering the 6 flats (Dwg No: 13.055.FL01 Rev B). The plan does not state what will be provided within the cycle store. Our 'Cycle and Motorcycle Advice and Standards for New Development' sets out the details of how Sheffield Stands should be arranged in order to facilitate cycle parking that is easy to use and adequately spaced. This should be followed.

I am aware that the applicant wishes to amend the cycle parking condition slightly which I have no problem with but I would like to add to the condition so that there is no doubt on the type of facility required to serve the flats.

4. Ecology reconsultation.

The application is accompanied by a Preliminary Ecological Appraisal (RPS, July 2015) and a Bat Survey report (RPS, November 2015). The latter report concludes that the buildings on site support no roosting bats. The situation with trees is a little unclear as the initial survey report omits to mention bats and trees. However, from my review of the arboricultural report it would seem that all trees are either immature or are cloaked in an invasive creeping plant and thus highly likely to be unsuitable for roosting bats.

The bat report also includes a number of recommendations for ecological enhancement, namely the installation of bat boxes, but does not include any further details about the number of or placement of any such boxes. Similarly, recommendations are made for addressing any reptiles within the site.

If you are minded to grant permission, can I suggest that all ecological mitigation and enhancement measures are secured through a suitably-worded condition.

5. Amended conditions

4. Cycle parking

A dwelling hereby permitted shall not be occupied until the cycle storage has been provided for that dwelling in accordance with the approved drawings. For the avoidance of doubt the communal cycle store serving the 6 flats shall include Sheffield Stands laid out in accordance with the Council's 'Cycle and Motorcycle Advice and Standards for New Development'.

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), Policies CS13 and CS 14 of the West

6. Ecological mitigation

No development shall commence until an Ecological Mitigation and Enhancement Strategy (to include but not necessarily be restricted to: site plan showing location, extent and composition of mitigation/compensation/enhancement habitat; details and timings of management and monitoring of mitigation/compensation/enhancement features; measures to protect ecological features) has been submitted to and approved by the Local Planning Authority via a condition discharge application. This strategy shall be informed by the outline measures detailed within the Preliminary Ecological Appraisal (RPS, July 2015) and Bat Survey report (RPS, November 2015) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with the approved strategy, with all mitigation features permanently retained and maintained.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 17 of the West Berkshire Core Strategy 2006 – 2026.

6. Additional conditions

28. Affordable housing

No development hereby approved shall commence until a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) has been entered into and completed to provide fourteen affordable dwellings in total (affordable rented dwellings unit mix: six 2 bedroom flats, and two 2 bedroom houses, and shared ownership dwellings unit mix: three 2 bedroom houses and three 3 bedroom houses) distributed across the development in accordance with affordable housing plan 13.055.100TPDD received on 4th April 2017.

Reason: To ensure provision of affordable housing to required standards in accordance with policy CS6 of the West Berkshire Core Strategy 2006 – 2026.

29. Occupation restriction

None of the open market dwellings hereby approved as shown on plan 13.055.100TPDD received on 4th April 2017, shall be occupied until the land ownership interest, appropriate to the respective type of the affordable housing units (pursuant to condition 28 above), has been transferred to a registered provider with the benefit of full rights of vehicular and pedestrian access (connection to public highway) and passage of all services (including water, electricity, and gas).

Reason: To ensure provision of affordable housing to required standards in accordance with policy CS6 of the West Berkshire Core Strategy 2006 – 2026.

30. Lifetime Homes

No more than 80% (26) of the Open Market Dwellings hereby approved shall be occupied in any way until all of the affordable dwellings shown on plan 13.055.100TPDD received on 4th April 2017 have been constructed and completed and are capable of being occupied in full compliance with the standards set out in the Homes and Communities Agency's Affordable Homes Programme 2015 to 2018: prospectus as well as the Technical Housing Standards; Nationally Described Space Standard (CLG March 2015) and the Lifetime Homes Standards

and Housing Quality Indicator HQI standards or such other version for the time being in force or such other standards as shall be issued by the Housing & Communities Agency by way of replacement standards

Reason: To ensure provision of affordable housing to required standards in accordance with policy CS6 of the West Berkshire Core Strategy 2006 – 2026 and West Berkshire Council's Planning Obligations SPD (2014).

7. Deleted conditions.

Following receipt of the above consultations several of the previously recommended conditions have been replaced by the conditions listed in section 5 of this update report. Please be aware that the deleted conditions consist of;

- Condition 4 – Cycle storage.
- Condition 6 – Bat/bird boxes.
- Condition 7 – Reptiles.
- Condition 12 – Management plan.