

Notice of Meeting



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Eastern Area Planning Committee Wednesday 28 November 2018 at 6.30pm in the 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, 20 November 2018

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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



Agenda - Eastern Area Planning Committee to be held on Wednesday, 28 November 2018
(continued)

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, 28 November 2018
(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 Rob Denton-Powell, Lee Dillon, Sheila Ellison, Tony Linden, Mollie Lock and Quentin Webb

Agenda

Part I

Page No.

- | | | |
|--|---|---------------|
| <p>(1) Application No. & Parish:</p> <p>Proposal:</p> <p>Location:</p> <p>Applicant:</p> <p>Recommendation:</p> | <p>Section 73: Removal of Condition 31 - Age Restriction of planning appeal APP/W0340/W/16/3159722 (15/02842/OUTMAJ)</p> <p>Lakeside, The Green, Theale</p> <p>Central Corporation Securities Ltd; Alliance Security</p> <p>To DELEGATE to the Head of Development & Planning to GRANT PLANNING PERMISSION subject to the conditions set out in section 8.1 of this report.</p> | <p>5 - 18</p> |
|--|---|---------------|

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

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EASTERN AREA PLANNING COMMITTEE ON 28 NOVEMBER 2018

UPDATE REPORT

Item No: (1) **Application No:** 18/02121/OUTMAJ **Page No.** 37-115

Site: Lakeside, The Green, Theale, Berkshire

Planning Officer Presenting: Mr Simon Till

Member Presenting: N/A

Parish Council Representative speaking: N/A

Adjoining Parish Englefield: N/A

Adjoining Parish Sulhamstead: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mrs Liz Alexander

Ward Member(s): Councillor Alan Macro

1. Corrections to housing numbers

1.1 Your officer notes that the incorrect housing numbers have been given at several points in the Committee report. The following are the correct housing numbers proposed under the current application and previously approved under the appeal permission:

-The existing permission granted at appeal (ref. APP/W0340/W/16/3163215) is for up to 325 dwellings including 70 extra care units.

-The proposal under the current application is to remove the extra care element from the scheme and replace this with an additional 50 flats.

-The total number of dwellings proposed under the current application is up to 305.

-With 25% affordable housing this would equate to up to 76 affordable dwellings on the site.

-The affordable housing requirement under the approved scheme (ref. APP/W0340/W/16/3163215) with 12.5% affordable is up to 41 affordable dwellings plus any overage.

2. Adult Social Care response to variation to remove extra-care from the approval:

2.1 Following concerns raised by Councillor Macro that adult social care had not commented on the application, the acting head of adult social care commented (attached) that there is a lack of extra-care within the eastern part of the District. He was unable to provide robust figures on the level of demand, but felt that 70 units would be in line with his team's sense of the demand.

2.2 The policy officer has provided her comments on the adult social care response (attached). She states that there is a recognised level of need across the Housing Market Area for the period up to 2036 and that meeting this need is being looked at via the current Local Plan and within the Local Plan review. She further notes that the extra-care units were proposed by the applicant rather than being put forward by the Council, and were not something that the Council had identified a specific need to meet on this site. She would expect such need to be demonstrated by robust evidence before making a decision to seek extra-care provision on a site, in accordance with Policy CS4 of the Core Strategy.

2.3 Taking note of the fact that the comments from adult social care indicate that the approved 70 units of extra-care accommodation may meet a need for provision of such units in the eastern area of the District, nevertheless the NPPF states that the development plan is the starting point for decision making, and supports a plan led approach where development needs, including housing needs, are met through the policies of the development plan, based on a robust assessment of the evidence of need.

2.4 While it is accepted by your officer in principle that there is likely to be a quantifiable need for extra-care provision in this part of the District, there is also an identified need for both market housing and affordable housing. The proposed alteration to the scheme would result in a significant uplift to affordable housing provision. It is also the contention of the agent that provision of the extra-care element of the site has proved problematic in negotiations for sale of the site to a developer, thereby delaying the development of the site and the resultant benefits to housing provision in the east of the District.

2.5 In light of these considerations, while the need for extra-care provision is noted, your officer does not consider this to outweigh the substantial benefits of the proposed alterations to the scheme in terms of significantly increasing the provision of affordable housing on the site and providing greater certainty in terms of the amount and delivery of housing on the site.

3. Traffic impacts

3.1 The highways officer has provided supplementary comments (attached) regarding the increase in levels of traffic due to the proposed alteration from 70 extra care units to 50 flats, which he notes would generate a higher level of associated traffic. However, the officer also notes that the traffic impact would be less than that of the extant consent for 350 units on the site, or the previously approved B1 office development referred to in the site history, and would not generate sufficient movements during peak travel periods to be considered such as to have a severe impact on the local highway network. Therefore highways raise no objections to the proposed alterations.

4. Revision to condition 6

- 4.1 The following alteration to the wording of condition 6 is proposed in the interests of clarity over the drawing referred to (amendment underlined below):

“6. The details of scale and layout to be submitted under Condition 2 shall accord with the parameters shown in the following submitted plans:

-Building Heights and layout Parameter Plan 30716 A-02-01 Revision P-00 dated November 2018, and;
-Indicative Site Layout – Substitution of 50 x flats for 70 x Extra Care units; Drawing number 30716 A-02-111 P-00 dated November.

Reason: These parameter plans fix the maximum extent and height of the development. Full compliance is necessary to ensure that the development would not have an unacceptable landscape and/or visual impact on the surrounding area, and to ensure that the development would safeguard the living conditions of neighbouring properties. This condition is recommended in accordance with the NPPF, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.”

5. Amendment to condition 16

- 5.1 Condition 16 at section 8.1 of the report omits some of the text of the condition. It is recommended that the condition is updated to read:

“Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before any work on the relevant phase of the development is resumed.”

6. Amendment to reason for condition 27

- 6.1 In the reason for condition 27 objections from nearby industry are noted. These refer to the previous appeal. It is recommended that the reason for condition 27 is updated to accurately reflect this:

“Reason: In order to protect the amenity of future occupants of the development from externally generated noise in the surrounding area. The noise assessment highlights high existing noise levels from traffic associated with the A4 and other road infrastructure, and the need for noise mitigation measures to protect residential amenity (internal and external areas) and communal open spaces. Nearby industry objected to the previous appeal (reference APP/W0340/W/16/3159722) unless noise mitigation is provided, and these objections are considered equally applicable to the permission hereby granted. It is suggested that relevant standards could be achieved by considering the orientation/location of buildings, as well as the installation of acoustic glazing and ventilation, and noise barriers (fences) where appropriate. Standards to be met and mitigation measures will need to be agreed with the LPA prior to commencement of the development. A ‘good’ standard for bedrooms and living areas (BS8233) is to be encouraged. This condition is recommended in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), and Policy OVS6 of the West Berkshire District Local Plan 1991 to 2006 (Saved Policies 2007).”

7. Amendment to condition 28

7.1 The reason for condition 28 erroneously refers to “extra-care units” and it is therefore recommended that this reason is amended as follows:

“Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area. It is necessary to make sure that residents do not suffer excessive noise from, for example, ventilation systems associated with the apartments. This condition is recommended in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), and Policy OVS6 of the West Berkshire District Local Plan 1991 to 2006 (Saved Policies 2007).”

Simon Till

From: Paul Coe
Sent: 20 November 2018 13:28
To: Simon Till
Subject: RE: Application 18/02121/OUTMAJ

Simon,

Thanks. As you say, it doesn't change my position. The manager here feels there would be demand.

Yours,

Paul

Paul Coe

Acting Head of Adult Social Care

Adult Social Care West Berkshire Council West Street House West Street Newbury RG14 1BZ
(01635) 503386 | Ext 3386 | Fax (01635) 503388 paul.coe@westberks.gov.uk
www.westberks.gov.uk

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 Please consider the environment before printing this e-mail

From: Simon Till
Sent: 20 November 2018 13:23
To: Paul Coe <Paul.Coe@westberks.gov.uk>
Subject: RE: Application 18/02121/OUTMAJ
Importance: High

Paul

Thank you very much for your comments. I appreciate your position. One thing I need to correct my advice to you on is that the currently approved scheme is an outline planning permission that provides for up to 70 extra care units (which it is proposed to replace with up to 50 residential flats). I don't anticipate that this will significantly alter your position, but please let me know if you would like to update your comments.

Also the query was raised last night by Cllr Macro, not Cllr Metcalf.

Kind regards

Simon Till

Principal Planning Officer

E-mail: simon.till@westberks.gov.uk

✉ Development & Planning, West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD

☎ Contact Centre: (01635) 519111



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From: Paul Coe

Sent: 20 November 2018 12:32

To: Simon Till <Simon.Till@westberks.gov.uk>

Cc: Karen Felgate <Karen.Felgate@westberks.gov.uk>; Robert Bradfield <Robert.Bradfield@westberks.gov.uk>; Thomas Bailey <Thomas.Bailey@westberks.gov.uk>; Tandra Forster <Tandra.Forster@westberks.gov.uk>

Subject: RE: Application 18/02121/OUTMAJ

Simon,

The current situation is that WBC has three available extra-care housing schemes and they are in Hungerford, Newbury and Thatcham. The lack of extra-care provision within the eastern half of West Berkshire has been raised as a concern by the responsible Care Management teams. There are sheltered schemes, but the level of support falls short of what we would expect in Extra Care.

The effect of this is that some people will end up in residential care earlier than necessary, creating a cost for WBC.

I cannot give a robust answer on the level of demand but the Team Leader in our east Locality felt that 55 units would be in line with her sense of the demand.

Yours,

Paul

Paul Coe

Acting Head of Adult Social Care

Adult Social Care West Berkshire Council West Street House West Street Newbury RG14 1BZ

(01635) 503386 | Ext 3386 | Fax (01635) 503388 paul.coe@westberks.gov.uk

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From: Simon Till
Sent: 20 November 2018 09:11
To: Paul Coe <Paul.Coe@westberks.gov.uk>
Subject: FW: Application 18/02121/OUTMAJ

Hello Paul

I understand that Karen has copied you in on this for response. Please note below and attached. Many thanks.

Kind regards

Simon Till
Principal Planning Officer
E-mail: simon.till@westberks.gov.uk
 Development & Planning, West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD
 Contact Centre: (01635) 519111

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From: Simon Till
Sent: 20 November 2018 09:09
To: Karen Felgate <Karen.Felgate@westberks.gov.uk>; Robert Bradfield <Robert.Bradfield@westberks.gov.uk>; Thomas Bailey <Thomas.Bailey@westberks.gov.uk>
Subject: FW: Application 18/02121/OUTMAJ

Hello Karen

Thanks for coming back to me so quickly. They are up on the website, and I've attached a copy to this email, together with the covering letter.

This is a section 73 variation of conditions app to remove the requirement for over 55s "extra care" units. The situation is that the "extra-care" units were proposed by the applicant rather than being suggested in discussions with the Council, and having spoken to the case officer, Bob Dray, there was no particular appetite for them to be included in the scheme amongst officers at the time the original application was considered. However, Cllr Metcalf has expressed concern. The item is going to Committee, presently with an officer's recommendation of approval, next week.

Kind regards

Simon Till

Principal Planning Officer

E-mail: simon.till@westberks.gov.uk

✉ Development & Planning, West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD

☎ Contact Centre: (01635) 519111



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From: Karen Felgate

Sent: 20 November 2018 08:58

To: Simon Till <Simon.Till@westberks.gov.uk>; Robert Bradfield <Robert.Bradfield@westberks.gov.uk>; Thomas Bailey <Thomas.Bailey@westberks.gov.uk>

Cc: Paul Coe <Paul.Coe@westberks.gov.uk>

Subject: RE: Application 18/02121/OUTMAJ

Hi Simon

I am copying in Robert Bradfield and Thomas Bailey who work on ASC contracts – however ASC themselves will probably want to comment too so I have also cc'd in Paul Coe Head of ASC so that he is aware.

Are all the plans still available on line so that colleagues can comment on them?

Thanks

Karen

Karen Felgate

Service Manager Commissioning

West Berkshire Council, Market Street, Newbury, RG14 5LD

01635 519586 (Ext 2586) karen.felgate@westberks.gov.uk

www.westberks.gov.uk

From: Simon Till

Sent: 19 November 2018 18:10

To: Karen Felgate <Karen.Felgate@westberks.gov.uk>

Subject: FW: Application 18/02121/OUTMAJ

Hello Karen

Are you in ASC and are you able to help me with this at all? Happy to have a quick chat to discuss it on Tuesday if you're about.

Kind regards

Simon Till

Principal Planning Officer

E-mail: simon.till@westberks.gov.uk

✉ Development & Planning, West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD

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From: Alan Macro [<mailto:alan@macro.org.uk>]

Sent: 19 November 2018 17:51

To: Simon Till <Simon.Till@westberks.gov.uk>

Subject: Application 18/02121/OUTMAJ

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Simon,

Without Prejudice

I would have expected the council's Adult Services to have a comment on the potential loss of 70 extra-care sheltered housing units. They don't appear to have commented to date.

The Housing Service has calculated that 81 affordable units should be provided, i.e 25% of 325 units. Since the total number of units will be reduced to 305 if permission is granted, shouldn't this be 76, i.e. 25% of 305?

Highways doesn't seem to have taken into account that occupiers of conventional flats are very likely to own motor vehicles whereas occupiers of extra-care sheltered housing are not. The 50 conventional flats are therefore likely to generate significant amounts of more traffic, particularly in the peaks, than the extra-care units.

--

Kind Regards,

Alan Macro

Councillor for Theale

West Berkshire Council

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Simon Till

From: Paula Amorelli
Sent: 21 November 2018 10:18
To: Simon Till
Subject: Application 18/02121/OUTMAJ: Lakeside - Section 73 to remove "extra care" element including condition 31 (over 55s accommodation)

Hi Simon

I have the following comments –

The SHMA indicates a level of need across the Housing Market Area (HMA) over the period up to 2036. As part of the current Local Plan and through the Local Plan Review we will be looking to meet this need over that period.

The SHMA sets out in para 49 that “In applying policies on housing mix to individual development sites regard should be had to the nature of the development site and character of the area, and to up-to-date evidence of need as well as the existing mix and turnover of properties at the local level.”

Policy CS4 of the Core Strategy also sets out that the mix on individual sites should have regard to the character of the surrounding area, the accessibility of the location and availability of existing and proposed local services, facilities and infrastructure and finally the evidence of housing need and demand from the HMA and other relevant evidence sources.

I note that the extra care units were proposed by the applicant rather than originally being put forward by the Council and so therefore were not something that the Council had identified a specific need for from development on this site. In accordance with policy C4 we would expect there to be clear evidence to support a decision but it is not clear from the information I have seen that there is robust evidence from ASC for the level of demand in this area.

I hope these are of use.

Kind regards

Paula

Paula Amorelli

Principal Planning Officer

Development and Planning West Berkshire Council Market Street Newbury RG14 5LD

(01635) 519233 | Ext 2233 | paula.amorelli@westberks.gov.uk

www.westberks.gov.uk

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Simon Till

From: Paul Goddard
Sent: 23 November 2018 20:37
To: Simon Till; alan@macro.org.uk
Cc: Gareth Dowding; David Pearson; HTAdmin
Subject: <v9_SmartSaved/> Re: Application 18/02121/OUTMAJ Lakeside, Theale

Categories: SmartSaved
SmartSaved: wbcopentlappsrv_U35_D8_N1563661

Hi all, just to clarify, there is a 'not' missing within the last sentence of the third paragraph, kind regards, Paul

Sent from my BlackBerry 10 smartphone.

From: Paul Goddard
Sent: Friday, 23 November 2018 18:28
To: Simon Till; alan@macro.org.uk
Cc: Gareth Dowding; David Pearson; HTAdmin
Subject: Application 18/02121/OUTMAJ Lakeside, Theale

Dear Alan, thank you for your email that has been passed to me by Simon Till.

I concur with your view that 50 conventional flats will generate more traffic than the sheltered housing. However the current proposal is still smaller than the original 350 dwelling scheme that was approved, and prior to that, the extensive B1 office development. On this basis, highways did not object.

I would advise that even if the 50 conventional flats were additional, we would expect some 20 additional vehicle movements during peak travel periods. I would then advise that this would be a sufficiently high enough level to cause a severe impact on the nearby highway network.

I hope that this provides you with some assurance.

Please contact me should you have any further concerns

Kind Regards

Paul Goddard | Highways Development Control Team Leader
West Berkshire District Council

Transport & Countryside | Environment Directorate | Council Offices | Market Street | Newbury | Berkshire | RG14 5LD
Tel : 01635 519207 | Fax : 01635 519865



Please consider the environment before printing this e-mail

From: Simon Till
Sent: 19 November 2018 18:15
To: Paul Goddard <Paul.Goddard@westberks.gov.uk>
Cc: Gareth Dowding <Gareth.Dowding@westberks.gov.uk>; David Pearson <David.Pearson@westberks.gov.uk>
Subject: FW: Application 18/02121/OUTMAJ
Importance: High

Dear Councillor Macro

Thank you for your email raising these concerns. I acknowledge your comments in respect of Adult Social Care.

I have asked for highways to provide supplementary comments regarding the traffic impact of the proposed alteration to the scheme, and a highways officer will be present at the Committee meeting.

Kind regards

Simon Till

Principal Planning Officer

E-mail: simon.till@westberks.gov.uk

✉ Development & Planning, West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire, RG14

5LD

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From: Alan Macro [<mailto:alan@macro.org.uk>]

Sent: 19 November 2018 17:51

To: Simon Till <Simon.Till@westberks.gov.uk>

Subject: Application 18/02121/OUTMAJ

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--

Kind Regards,

Alan Macro

Councillor for Theale

West Berkshire Council