

Notice of Meeting



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Eastern Area Planning Committee

Wednesday 25 August 2021 at 6.30pm

Update Report



Agenda - Eastern Area Planning Committee to be held on Wednesday, 25 August 2021
(continued)

To: Councillors Alan Law (Chairman), Tony Linden, Royce Longton, Ross Mackinnon, Alan Macro (Vice-Chairman), Geoff Mayes, Graham Pask, Richard Somner and Keith Woodhams

Substitutes: Councillors Peter Argyle, Jeremy Cottam, Graham Bridgman, Nassar Hunt, Owen Jeffery and Joanne Stewart

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 21/01645/FULD - Redwood Burnt Hill** 3 - 4
Yattendon Thatcham West Berkshire
- Proposal:** Demolition of existing house, garage and outbuildings, erection of one new house and detached open carport. Section 73 application to vary condition 2 (approved plans) of approved planning permission 20/02001/FULD.
- Location:** Redwood Burnt Hill Yattendon Thatcham West Berkshire RG18 0XD
- Applicant:** Mr Justin Knott
- Recommendation:** Grant planning permission subject to conditions

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.

Sarah Clarke
Service Director (Strategy and Governance)

If you require this information in a different format or translation, please contact Stephen Chard on telephone (01635) 519462.

EASTERN AREA PLANNING COMMITTEE ON 25TH AUGUST 2021

UPDATE REPORT

Item No: (1) **Application No:** 2101645FULD **Page No.** 35-52

Site: Redwood, Burnt Hill, Yattendon, Thatcham

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Parish Representative speaking: Ashampstead Parish - Cllr. Alex Dick via Zoom

Adj Parish Representative speaking: Yattendon Parish - Cllr. Anne Harris - In Person

Objector(s) speaking: David Soanes - Behalf of Burnt Hill Objectors - In Person

Supporter(s) speaking: N/A

Applicant/Agent speaking: Tony Thorpe - Tony Thorpe Associates - In person

Ward Member(s): Cllr. Alan Law

Update Information:

Ashampstead Parish Council

We have had complaints regarding the application of planning conditions on application 20/02001 which leads to concerns regarding the current application to vary a condition on number 21/01645.

A summary of the complaints is as follows:

Significant engineering/earthworks across and beyond the 'site' for which there is not planning permission and which could potentially destabilise adjoining road and land. Purpose seems to be to bury the old house to save having to pay to dispose of it - Have risk assessments been produced for 'potentially damaging construction activities' in line with the builder's own CEMP/any relevant Highways requirements?

What will happen to significant volumes of soil – brought to site a while ago from another site and from the digging of the huge hole created to bury the old house? - Decision notice related to condition clearance dated 5th January specifically notes that ‘spoil will only be generated by the digging of foundation trenches and service ducts. All spoil will be backfilled with any surplus used to build up and level the frontage parking area.’ The builder appears to be spreading and compacting spoil which has not arisen from the digging of foundations/ducts across the rear garden which will significantly change the levels and he does not have planning permission to do this. Indeed there is a condition which specifically prevents this. This is a key area of concern for us.

Significant movement and storage of materials beyond planning red line and tree protection fencing could cause damage to existing trees and hedges including those on adjoining properties – direct contradiction of CEMP (biodiversity), CMS and approved plans.

Working before 8am with noisy activities.

The builder is paying no regard to their own CMS, which is a planning document, including, but limited to, no hoardings, parking of vehicles and loading/unloading of materials not in accordance with proposals, and no attempt to liaise with neighbours, inform them of start of works or minimise impact of development.

CONDITIONS

Correction of typo in proposed condition 17 relating to hard landscaping –insert “not” after the word shall in the first line.

Also if the application is permitted the precise wording of condition 2 will need to be revised as the existing dwelling has already been demolished. Propose the following revised wording.

“All the land shall be cleared of spoil and debris before the slab level of the dwelling hereby permitted is completed, to the satisfaction of the Council.

Reason. To ensure no extraneous material is deposited on the site to the detriment of the AONB having regard to policy ADPP5 in the WBCS of 2006 to 2026.