

Notice of Meeting

Eastern Area Planning Committee

Wednesday, 18th January 2017 at 6.30pm

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, 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 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 / Jess Bailiss on (01635) 519462 / 503124 Email: stephen.chard@westberks.gov.uk / jessica.bailiss@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 18 January 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, Tony Linden, Mollie Lock and Quentin Webb

Agenda

Part I

Page No.

1. **Apologies**
To receive apologies for inability to attend the meeting.
 2. **Minutes** 5 - 18
To approve as a correct record the Minutes of the meeting of this Committee held on 7 December 2016.
 3. **Declarations of Interest**
To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' [Code of Conduct](#).
 4. **Schedule of Planning Applications**
(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications.)
- (1) **Application No. & Parish: 16/02724/MINMAJ - Veolia Environmental Services, Padworth IWMF, Padworth Lane, Lower Padworth** 19 - 40
- Proposal:** Change of use to amend approved details to enable receipt of non-recyclable waste at the Household Waste Recycling Facility.
- Location:** Veolia Environmental Services, Padworth IWMF, Padworth Lane, Lower Padworth
- Applicant:** Veolia ES (West Berkshire) Ltd.
- Recommendation:** To **DELEGATE** to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** for the reasons set out in Section 7.1-7.4.



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- (2) **Application No. & Parish: 16/02725/MINMAJ - Veolia Environmental Services, Padworth IWMF, Padworth Lane, Lower Padworth** 41 - 70
Proposal: Application for variation of condition (7) Hours of operation of planning permission 14/01111/MINMAJ
Location: Veolia Environmental Services, Padworth IWMF, Padworth Lane, Lower Padworth.
Applicant: Veolia ES (West Berkshire) Ltd.
Recommendation: To **DELEGATE** to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** for the reasons set out in Section 7.1-7.4.
- (3) **Application No. & Parish: 15/02842/OUTMAJ - Lakeside, The Green, Theale** 71 - 90
Proposal: Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.
Location: Lakeside, The Green, Theale
Applicant: Central Corporation Securities Ltd; Alliance Security(The Green) Ltd, Central Corporation Estates Ltd and Insistmetal2 Ltd
Recommendation: **DELEGATE** to the Head of Planning & Countryside to make representations at appeal that planning **permission should be granted** subject to conditions and planning obligations.
- (4) **Application No. & Parish: 16/01846/OUTMAJ - North Lakeside, The Green, Theale** 91 - 106
Proposal: Residential development comprising the erection of 25 dwellings with associated access, parking and landscaping works. Matters to be considered Access.
Location: North Lakeside, The Green, Theale
Applicant: Central Corporation Securities Ltd; Alliance Security(The Green) Ltd, Central Corporation Estates Ltd and Insistmetal2 Ltd
Recommendation: **DELEGATE** to the Head of Planning & Countryside to make representations at appeal that planning **permission should be granted** subject to conditions and planning obligations.



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Items for Information

5. **Appeal Decisions relating to Eastern Area Planning** 107 - 108
Purpose: To inform Members of the results of recent appeal decisions relating to the Eastern Area Planning Committee.

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.



Agenda Item 2.

DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON WEDNESDAY, 7 DECEMBER 2016

Councillors Present: Peter Argyle, Pamela Bale, Graham Bridgman, Keith Chopping (Vice-Chair, in the Chair), Richard Crumly, Sheila Ellison (Substitute) (In place of Graham Pask), Marigold Jaques, Alan Law, Alan Macro, Tim Metcalfe, Richard Somner and Emma Webster

Also Present: Stephen Chard (Principal Policy Officer), Gareth Dowding (Senior Engineer), Andrew Heron (Planning Officer), David Pearson (Development Control Team Leader) and Shiraz Sheikh (Principal Solicitor)

Apologies for inability to attend the meeting: Councillor Mollie Lock (Ward Member) and Councillor Graham Pask

(Councillor Keith Chopping in the Chair)

PART I

64. Minutes

The Minutes of the meeting held on 16 November 2016 were approved as a true and correct record and signed by the Chairman, subject to the following amendment:

Item 61 (1): 16/02313/HOUSE – 8 Oregon Avenue, Tilehurst – first bullet point, second sentence:

The guidance did not define a secondary window, but officers worked on the principle that these were additional windows to a room over and above the principal window.

65. Declarations of Interest

During the course of the debate, Councillor Keith Chopping declared an interest in Agenda Item 4(1), but reported that, as his interest was a personal or other registrable interest, but not a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.

Councillors Graham Bridgman and Keith Chopping declared an interest in Agenda Item 4(2), but reported that, as their interest was a personal or other registrable interest, but not a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.

Councillor Emma Webster commented that in relation to Agenda Item 4(2), she would be considering the matter with a fair and open mind, regardless of the debate held and decision taken on this item at the Eastern Area Planning Committee held on 24 August 2016.

66. Schedule of Planning Applications

(1) Application No. & Parish: 16/02273/FULD - Green Gables, Tidmarsh Lane, Tidmarsh

(During the course of the debate, Councillor Keith Chopping declared a personal interest in Agenda Item 4(1) by virtue of the fact that he knew the Parish Council representative in

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a private capacity. As his interest was a personal or other registrable interest, and not a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 16/02273/FULD in respect of an application seeking to erect a replacement dwelling and five no. dwellings and associated works; demolition of Class B buildings and extinguishment of lawful plant storage and distribution operations; removal of hardstanding.

As part of the Planning Officer, David Pearson's introduction to the item he made reference to the emerging Housing Site Allocations Development Plan Document (HSA DPD) Policy C1: Location of New Housing in the Countryside. This contained a presumption that development and redevelopment outside of established settlement boundaries be opposed unless it was demonstrated that the proposal complied with the limited exceptions identified in the policy. The entire application site was located outside of the defined settlement boundary. Exceptions were limited to rural exception housing schemes, conversion of redundant buildings, housing to accommodate rural workers and extensions to or replacement of existing residential units.

Councillor Alan Law referred the Committee to paragraph 4.6 of the report where reference was made to the emerging HSA DPD and the fact that significant weight should be afforded to the document and its policies. Since the writing of the application report, the Planning Inspector's report on the HSA DPD, following Public Examination, had been received. This detailed no substantial changes to the document and this included Policy C1: Location of New Housing in the Countryside. Councillor Law queried therefore whether Committee Members could give greater weight to the HSA DPD. The Planning Officer confirmed this point.

Councillor Law then turned to section 6.9 of the report which covered sustainable development as identified in the National Planning Policy Framework (NPPF). This noted that the application would only achieve short term economic benefits during the construction phase and Councillor Law added that due to the proposal to remove industrial buildings, the economic capability of the site would be reduced. The application, if approved, would also have a negative environmental impact due to increased car usage. Based on these points, Councillor Law queried whether a lack of sustainability should have been included as a proposed reason for refusing the planning application. The Planning Officer acknowledged this point and agreed that this should have been included as a proposed reason for refusal for Members' consideration.

Councillor Graham Bridgman sought clarity on the point made in paragraph 7.1 of the report where reference was made to two areas which were currently immune from enforcement for their current uses. The Planning Officer confirmed that enforcement action could be taken for any non permitted use.

Councillor Bridgman queried the parking allocation detailed in the update report if permission was granted. Plot 1 would incorporate three car parking spaces, whereas a car port was proposed for plots 2 to 6 and Councillor Bridgman queried whether this would be conditioned. The Planning Officer confirmed that should permission be granted, the parking allocation would be a condition of approval.

Continuing with the update report, Councillor Alan Macro sought clarity on what was proposed to improve highways access and visibility. The road in question was narrow and there was insufficient room for cars to pass one another. Councillor Macro was also concerned for pedestrian safety, particularly at peak times. In response to these points, Gareth Dowding commented that the existing use of the site was underused. If it was

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used to its full permitted potential then there would be a greater level of traffic movement than with solely residential use and it would therefore be difficult to substantiate an objection to the application on these grounds. He added that some improvements were proposed to the visibility splay if permission was granted and this would be beneficial, and while more could be done to what was a national speed limit road, traffic speeds recorded were in general below the national speed limit.

Councillor Emma Webster noted that no comments had been received on the application from the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and queried whether any weight could be given to their non response. The Planning Officer felt that very little weight could be given in this circumstance.

In accordance with the Council's Constitution, Mr Colin Pawson, Parish Council representative, Mrs Deidre Cuthbert/Ms Franny Hornblow, supporters, and Mr Mark Leedale, applicant's agent, addressed the Committee on this application.

Mr Pawson in addressing the Committee raised the following points:

- The Parish Council was supportive of the planning application.
- The recommendation for refusal on Planning Policy grounds was acknowledged, but the Parish Council was of the view that refusal could lead to adverse consequences on site from increased industrial use that would be avoided by granting permission.
- The site was within the AONB. Mr Pawson commented that the Parish was protective of the AONB and would object to developments if they did nothing to enhance the area. This part of the AONB was not purely open countryside, it already consisted of eight residential dwellings and an industrial building. As such the site could be considered brownfield and an infill development, and the dwellings could be comparable to existing local dwellings, i.e. dwellings in Maidenhatch.
- The applicant had engaged fully with the Parish Council and local residents, and there was local support for a residential development.
- There had been local opposition to the industrial use on the site. The Parish Council had continued to object to the Certificates of Lawful Use issued for the site, as these were not compatible with the AONB.
- A decision to refuse this planning application was of concern. This could result in the industrial use of the site increasing as per the Certificates causing much negative impact, including increased HGV traffic. Increased traffic of this type would impact on road safety due to the narrow access road and absence of any footways.

Councillor Law noted from the committee report that Tidmarsh Parish Council objected to the mass and height of plot 1 and sought confirmation of that point following Mr Pawson's comments. Mr Pawson confirmed the view that the proposed dwelling height was a concern, but this was the only objection. However, he added that the principle of development was supported and matters in relation to design could be conditioned.

Councillor Law clarified that Committee Members could only consider the plans submitted with the application. Mr Pawson accepted this point.

Councillor Alan Macro queried the comment made in the report that construction traffic should access the site via Dark Lane rather than Tidmarsh Lane. Mr Pawson clarified that Dark Lane was a wider road with space for cars to pass one other.

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Councillor Pamela Bale referred to the approved Certificates of Lawfulness and queried whether the Parish Council had sought refusal of these. Mr Pawson stated that the Parish Council had consistently lodged objections to these applications.

The Planning Officer confirmed that Certificates of Lawfulness were not considered in the same way as planning applications and a decision to refuse a Certificate had to be evidence based. The Planning Officer added that he was very familiar with this site and explained that there had been insufficient evidence to refuse the Certificates of Lawfulness.

Mrs Cuthbert in addressing the Committee raised the following points:

- She explained that she was speaking on behalf of Maidenhatch residents.
- Mrs Cuthbert referred to the planning history of the site. A change to industrial use had been permitted from the previous agricultural use on the site some years ago, despite objections raised at the time. This had led to heavy and dangerous HGV traffic on local, narrow roads, which had to be endured by local residents. Another factor of this lawful use had been unpleasant odours.
- The proposed move from industrial to residential use was very pleasing and this development would be similar to that in existence in Maidenhatch.
- There were minor concerns in relation to design, i.e. the height of plot 1 could be reduced and the proposed facade on some dwellings could be altered. A condition was also being sought that the height of the boundary of the development would be maintained at a certain level. However, this development would be a major improvement on what was in place currently and Mrs Cuthbert felt that the minor issues could be resolved by planning conditions.
- Mrs Cuthbert was also pleased to note that the application proposed to remove the hardstanding and that approval of the application would greatly reduce the current HGV traffic.
- If this application was refused, Mrs Cuthbert was concerned that industrial use could increase, which would have a negative impact on the AONB.

Ms Hornblow in addressing the Committee raised the following points:

- Mrs Hornblow was the owner of Tow Acres and she was supportive of the application for the following reasons:
 - The proposed residential development and demolition of industrial buildings would dramatically enhance the look of the site and remove the unpleasant odours coming from the site.
 - The proposed design was in keeping with the surrounding area.
 - If the current usage were to continue and potentially be increased, then this would have a far greater negative impact when compared to the proposed application. There would also be a greater chance of road traffic accidents.

Councillor Bridgman repeated the point made by Councillor Law that the Committee were required to consider the plans before them and not a preferred variation. The height and scale of plot 1 had been highlighted as a concern by both the Parish Council and supporters, and Councillor Bridgman queried whether there was a view that the application should be refused for this reason. Mrs Cuthbert responded by saying that discussions had been held with the planning consultant who had expressed a willingness to make changes.

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Councillor Bridgman then referred to the comment made in relation to the boundary height and pointed out that unless trees in the vicinity were subject to Tree Preservation Orders, this was a matter for the property owners to do as they wished. Mrs Cuthbert accepted this point.

Mr Leedale in addressing the Committee raised the following points:

- If no improvement was to be made to the site then refusal of the application would be justified. However, it was critical to give regard to the current lawful use and its negative impact in this rural area. This was missing from the Officer appraisal of the site.
- The impact of the lawful use should be a material consideration. This use contained limited controls, i.e. no restrictions to hours of operation, level of noise impact, or on HGV traffic. While some of the industrial buildings on the site were currently dormant this could increase and increase the negative impact.
- Concerns in relation to plot 1 had been noted and Mr Leedale confirmed that the applicant was willing to redesign this property in conjunction with Planning Officers.
- Local residents were supportive of the proposals and weight needed to be given to the harm caused by the current use of the site. He therefore urged approval of the application.

Councillor Bridgman asked Officers whether the offer to redesign plot 1 could be considered by the Committee. The Planning Officer confirmed that this was a full application and Committee Members needed to determine the application put before them.

Councillor Webster queried whether, if this application was approved, the applicant could submit a Section 73 application to alter the design. The Planning Officer stated that no requirement could be placed on the applicant to do so, they would be able to implement the scheme in line with current plans if it was approved.

Councillor Tim Metcalfe, speaking as Ward Member, made the following points:

- This was a full planning application. If this was at the outline stage then the Committee could consider the application on an in principle basis, but this was not the case and concerns had been raised in relation to the design of plot 1.
- The view of the surrounding area from the site was very pleasing. The majority of buildings on the site could not be viewed from the road, from the AONB or by Maidenhatch residents, although he acknowledged that noise and odours were issues for those residents.
- The majority of the site was brownfield and Councillor Metcalfe supported the principle of development on the brownfield part of the site.
- Councillor Metcalfe's concern related to the proposal at the front of the site to demolish the existing bungalow and replace it with two dwellings on what was a property in the countryside. This would be out of keeping with West Berkshire Council's Policy for development in the countryside which only allowed for a like for like replacement of a demolished dwelling.
- He did not feel that the application should be refused as recommended, rather he felt the application should be deferred to give time to the applicant to take on board the comments made in relation to plot 1/the bungalow. The applicant's agent had given agreement to consider these points and Councillor Metcalfe felt

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that deferral would provide the time needed to resolve/improve the development planned on this part of the site.

Councillor Webster made the point that the HSA DPD - Eastern Urban Area (EUA) had a shortfall of 200 dwellings and approval of this application would contribute to that. Councillor Metcalfe explained that the Tidmarsh Parish fell outside of the EUA.

In considering the above application, Members considered the detail of the Certificates of Lawfulness. The Planning Officer clarified that the activities permitted by the Certificates were restricted, i.e. haulage use was restricted and a maximum of two HGVs and two trailers were allowed to be based at the site at any one time. A proposal for additional industrial activities on site would require planning permission.

Councillor Bridgman referred to the 2009 Certificate granted for the storage of plant equipment and queried whether the arrival/departure of associated HGVs etc was restricted. The Planning Officer confirmed there were no such restrictions.

Turning back to the 2001 Certificate, Councillor Bridgman queried whether this contained any restrictions to the number of vehicles parked on the site and accessing/egressing the site. The Planning Officer clarified that while there were no such restrictions, the nature of the site layout was self limiting.

Councillor Macro noted that this was a tempting proposal and, if approved, the development would be similar to the adjacent Maidenhatch development, however there could be a large number of similar sites in many areas of the District and Councillor Macro was concerned that approval of this application could set a poor precedent for other sites.

Councillor Law then made a number of points. The AONB consisted of more than just open countryside, it included settlements as well as commercial/industrial buildings and activities. It had already been noted that the current use of the site had a limited visual impact and the proposed housing would have a lesser impact. He agreed with the point made that approval of this application could set a precedent for similar sites elsewhere in West Berkshire.

Councillor Law continued by making the point that Officers had been clear that approval of this proposal would be contrary to the Council's planning policies (including development in the countryside) and while exceptions to policy could be agreed, exceptional reasons were needed for doing so. Councillor Law stated that he had not heard any exceptional reasons and therefore did not feel that the Committee should go against the Officer recommendation to refuse planning permission.

Councillor Law made reference to the time and effort taken in producing the Council's Core Strategy and HSA DPD. This included extensive consultation and the views expressed were taken into account when setting policy. He reminded Members that they had voted in favour of the new HSA DPD Policy for Housing in the Countryside and the requirements of this should be adhered to unless in exceptional circumstances.

Finally, Councillor Law referred to an appeal decision of the Planning Inspector for a similar site, issued on 7 December 2016. Comments were made as part of this that while the buildings on the site in question were not necessarily attractive, they formed part of the rural scene. The same could be said of the existing buildings on this site.

Councillor Law proposed acceptance of Officers' recommendation to refuse planning permission. This was seconded by Councillor Macro.

Councillor Richard Crumly commented that Officers had given a clear steer in terms of determining the planning application. This expert advice should be followed and permission refused.

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Councillor Webster felt this was not a straight forward decision. The proposal had gained strong support from local residents and the level of harm being caused by the current usage had been outlined by residents. Approval of the application would also contribute to housing numbers in the area. However, the Council's policies had to be given the necessary weight. She also reflected again on the absence of any comment from the AONB on this development. Based on the experience of development in the AONB in her own Ward, Councillor Webster had noted much commentary from the AONB.

Councillor Pamela Bale understood the concerns highlighted by the Parish Council and local residents. However, she also noted that there were very few dwellings located in this area and the issue of precedent was a factor should permission be granted.

Returning to the proposed acceptance of Officers' recommendation to refuse planning permission, it was agreed that an additional reason for refusal should be added to the proposal, i.e. that the development would not be sustainable due to the reduced economic capability of the site and would have a negative environmental impact with the absence of public transport and therefore increased car usage. It would not therefore confirm with the requirements of the NPPF.

The proposal was then put to the vote.

RESOLVED that the Head of Planning and Countryside be authorised to refuse planning permission for the following reasons:

1. The application site consists of an existing dwelling and garden and an extended area to the south containing buildings and open land for commercial purposes covered by two certificates of lawful use. The site lies amongst open fields to the south of Tidmarsh Lane and lies within the North Wessex Downs Area of Outstanding Natural Beauty.

The proposed works to demolish the dwelling and buildings on site and erect a total of six substantial dwellings would almost double the size of the existing bungalow on the site and would significantly increase the visual bulk and massing of development in surrounding views. This would lead to the imposition of a large and highly conspicuous complex of built forms of suburban appearance within the open, rural landscape. The proposed scheme would therefore be contrary to the Core Planning Principles set out at Paragraph 17 of the National Planning Policy Framework (2012) which states that development must always seek to secure a high quality of design and recognise the intrinsic character and beauty of the countryside. It would further be contrary to Policy ENV23 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007 in that it is not sympathetic in scale or design to the character of the surrounding landscape, and to the requirements of emerging Policies C3 and C7 of the West Berkshire Council Site Allocations Development Plan Document (2015) due to its adverse impact on the setting of the existing dwelling within the wider rural landscape. It would also be contrary to the requirements of Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012, which require that new development must demonstrate a high quality of sustainable design that respects and enhances the character and appearance of the area, and that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character. Furthermore due to their significantly increased visual impact the proposed replacement dwelling and the new dwellings would fail to either conserve or enhance the special landscape qualities of the North Wessex Downs Area of Outstanding Natural Beauty and therefore the proposed development is contrary to the requirements of Policy ADPP5 of the

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West Berkshire Local Plan Core Strategy (2006-2026) 2012 and of paragraphs 109 and 115 of the National Planning Policy Framework (2012).

2. The application site consists of an existing dwelling and garden and an extended area to the south containing buildings and open land for commercial purposes covered by two certificates of lawful use. The site lies amongst open fields to the south of Tidmarsh Lane and lies within the North Wessex Downs Area of Outstanding Natural Beauty.

The proposed works are to demolish the dwelling and buildings on site and erect a total of six substantial dwellings. The application is considered to fail to comply with the three dimensions to sustainable development as set out in paragraph 7 of the NPPF. Whilst the proposal might generate a short term economic benefit during the construction period, its overall economic impact would be negative due to the displacement of the businesses currently operating from the site. The proposal supports the social role by providing housing but it is negated by its location being remote from accessible local services and the failure of the scheme to provide a high quality built environment.

As set out in reason for refusal no. 1, the proposal is considered to have a significantly negative impact on the character and appearance of the local area and to fail to conserve and enhance the special landscape qualities of the NWDAONB. Accordingly it fails to comply with the environmental role of sustainable development by damaging rather than protecting or enhancing the natural environment.

(2) Application No. & Parish: 16/02600/FULEXT - Fairwinds, The Street, Mortimer Common

(Councillor Graham Bridgman declared a personal interest in Agenda Item 4(2) by virtue of the fact that he had held discussions with objectors to the application. As his interest was a personal or other registrable interest, and not a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)

(Councillor Keith Chopping declared a personal interest in Agenda Item 4(2) by virtue of the fact that he knew the applicant's agent in a professional capacity. As his interest was a personal or other registrable interest, and not a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)

(Councillor Emma Webster commented that in relation to Agenda Item 4(2), she would be considering the matter with a fair and open mind, regardless of the debate held and decision taken on this item at the Eastern Area Planning Committee held on 24 August 2016.)

The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 16/02600/FULEXT in respect of a Section 73 application to remove condition 17 of approved application 15/02667/FULEXT – erection of 17 dwellings following demolition of existing dwelling and clearance of the site, alteration of the existing means of access off the street and associated landscape work.

The Planning Officer, Andy Heron, introduced the report and made reference to an appeal decision of the Planning Inspector on a site comparable with this application at Crookham House, Crookham Common. This appeal was allowed based on evidence that the development would be unviable if affordable housing was required. The Planning Officer felt that refusing this application to remove the affordable housing requirement would be difficult to defend at a potential appeal.

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Councillor Bridgman sought to clarify that the only changes to the planning application report/paperwork approved on 24 August 2016, other than the inclusion of the reasoning for the applicant wanting to remove the affordable housing requirement, was the removal of Condition 17, the inclusion of the appeal decision referred to by the Planning Officer and an updated Highways comment. The Planning Officer confirmed this to be correct.

In terms of the appeal decision referred to, Councillor Bridgman pointed out that the Planning Committee, when it considered this application, had accepted the Officer view that affordable housing could not be insisted upon. However, this acceptance was subject to the inclusion of a suitable overage clause should 'windfall' profits materialise. Therefore the appeal decision related to the overage clause and not affordable housing.

David Pearson explained that the appeal decision made reference to the general principle of viability of affordable housing as well as specifically mentioning the overage clause.

Mr Pearson added that the Committee could overturn the Officer recommendation to allow the removal of the affordable housing condition, but robust reasons were required for doing so. If these were not provided then the Council might need to pay costs at an appeal.

Councillor Webster questioned the relevance of including the appeal decision as the removal of affordable housing had been accepted by the Committee subject to the overage clause. She did not feel it enabled an equal comparison to this application.

In response, Mr Pearson repeated that the appeal decision made reference to the general principle of viability of affordable housing. Paragraph four of the appeal decision stated that 'if the (affordable housing) requirement means that the development is not economically viable, the application must be dealt with so that it becomes viable. In any other case, the affordable housing requirement must continue to have effect without modification or replacement.' This need to be economically viable could be applied to this application.

Councillor Pamela Bale made the point that West Berkshire Council and other local authorities had been criticised for not providing sufficient housing, including affordable housing. Therefore affordable housing needed to be sought wherever possible. Councillor Bale added the view that overage needed to be considered as part of the Council's planning policies, however she questioned at what level it would be appropriate to consider overage without affecting viability.

Councillor Bridgman made reference to an affordable housing presentation given by Officers to Planning Members in September 2016 wherein Members were advised that viability paperwork and debates would be public. He therefore queried the inclusion of Part II (exempt) paperwork in the agenda. Mr Pearson noted this point, but advised that there had been no change to date to practice in this respect with sensitive/financial information. In addition, the paperwork in question had been considered as Part II when the application was determined on 24 August 2016.

In accordance with the Council's Constitution, Mr Tony Butcher, Parish Council representative, Mr Andrew Clark, objector, and Mr Steve Smith, applicant's agent, addressed the Committee on this application.

Mr Butcher in addressing the Committee raised the following points:

- Stratfield Mortimer Parish Council's Planning Committee had discussed this application and were of the view that there should be affordable housing on this site. However, the Parish Council felt that a compromised position could be

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achieved with the affordable housing requirement reduced to a minimum of three affordable units rather than five.

- Mr Butcher accepted that the Eastern Area Planning Committee had to consider what was before them, but felt that the number of affordable housing units could be altered by the applicant and not completely removed.
- A difficulty with considering this application was the fact that information in relation to viability was exempt and a number of factors could impact upon viability.
- Mr Butcher pointed out that planning permission had already been granted for eight dwellings on this site and this was considered viable. He therefore did not understand why a development for 17 dwellings could not make provision for some affordable units.

Councillor Webster referred to the points made by the District Valuer that were outlined in the report. These stated that the inclusion of affordable housing would result in the development being unviable and she asked Mr Butcher if he felt this should be taken into account. In response, Mr Butcher accepted this but added that the level of profit that could be achieved by the developer took into account a number of factors and the detail to support this was exempt.

Councillor Bridgman asked Mr Butcher for his view on the housing market in Mortimer. Mr Butcher advised that the housing market was in a healthy position.

Mr Clark in addressing the Committee raised the following points:

- Permission was in place for eight dwellings on this site and this was considered to be viable. This application was for 17 dwellings and it was expected that a larger number would follow as part of a wider development in the area. Mr Clark was of the view that the access road to the wider development would make that unviable.
- Affordable housing was the matter for debate for this application, but Mr Clark felt that other issues remained of concern, most particularly access and the ability to make waste collections. He felt that the scheme was flawed.
- The Council's policy for affordable housing was in place for a reason. Primarily, it helped young people to access housing in the area.
- Mr Clark felt that the requirement for five affordable homes should remain and this should be insisted upon. He added that he would be disappointed should this requirement be removed as he felt that the decision made in August 2016 by the Planning Committee, which included the affordable housing requirement, was the right one.

Councillor Marigold Jaques sought clarity that this application was the first phase of a much larger development. Mr Clark confirmed this was his understanding. Councillor Jaques commented that the larger development could include provision for affordable housing.

Councillor Alan Law queried whether the phased development was a consideration with this application. Mr Pearson confirmed this item needed to be considered as a stand alone application.

Mr Smith in addressing the Committee raised the following points:

- The viability viewpoint in terms of affordable housing had been made clear and this had been endorsed by Planning Officers, i.e. an affordable housing provision was not viable for this application.

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- He sympathised with the concerns in relation to affordable housing and recognised there was a significant need for affordable housing. However, in some circumstances affordable housing was not viable, as was the case with this application.

Members then questioned Mr Smith on the issue of viability of affordable housing in general and in relation to this site/application. Councillor Law asked Mr Smith for his view on the level of profit that a developer would need to achieve from a scheme for it to be viable. Specifically he asked if a profit in the region of 18-20% was reasonable or excessive. Mr Smith explained that the profit margin to be achieved would depend upon the size of the development in question. Mr Smith did however add his view that an 18-20% profit was reasonable, but this level would be determined by the housing market.

Councillor Bridgman asked Mr Smith what had changed since the application for 17 dwellings with 5 affordable housing units was approved in August 2016. Mr Smith advised that principally nothing had changed, but the view on viability of schemes had worsened, property values had flat lined and costs had increased.

Councillor Bale queried whether the figures considered in terms of viability were based on today's prices or the value in three years time. Mr Smith confirmed that considerations were based on current valuations. He then made a comparison between the alternative development of eight dwellings, already approved without affordable housing, and this application for 17 dwellings. The proposed 17 homes would be smaller in size to the 8 and could be built at a lower cost, thereby making it a more affordable proposal proportionally in terms of build costs. Overall build costs of the two schemes would be very similar as would the level of financial return (exclusive of affordable housing).

Councillor Bale queried whether the applicant would be prepared to accept an overage agreement. Councillor Chopping commented that the potential for this did not form part of the application and could not be a consideration. Mr Smith commented however that an overage agreement could be considered for the fuller Mortimer development that was proposed at a later stage.

Councillor Richard Crumly noted that the applicant had a three year period in which to commence development from the date of the permission granted in August 2016. He therefore queried why the developer did not proceed based on approved plans, assess any changes in house prices over time and potentially return with this request if necessary at a later stage. Mr Smith responded by explaining that there was the option of implementing either of the two schemes approved for this site, but reiterated that the scheme for 17 homes would not generate a higher financial return than the scheme for 8 and was not viable with affordable housing.

Councillor Bridgman queried whether the scheme for eight dwellings would be taken forward as access would likely be an issue. Mr Smith stated that this scheme could be implemented by the applicant.

Councillor Bridgman, speaking as Ward Member, made the following points:

- The eight dwelling scheme approved for the site did not include any affordable housing and was purely to generate profit, and the developer was seeking to remove the affordable housing agreed for this application for 17 homes. Councillor Bridgman stated that affordable housing should remain a requirement for this planning application.
- In terms of the phased development point, the Stratfield Mortimer Neighbourhood Development Plan identified potential development of 110 homes on a Greenfield

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site adjacent to the plot for the application site. The same developer as for this application had given an assurance of 40% affordable housing.

- The access road for the application site was with a mind to the further, larger development.
- In terms of whether affordable housing was viable, Councillor Bridgman stated his disappointment that viability paperwork was not publicly available as this would have greatly aided debate.

Councillor Bridgman then made reference to the exempt information contained in Members' agendas and specifically referred Members to the developer's anticipated profit margins both with and without affordable housing. This information was confirmed in the Planning Officer's exempt report and had been provided by the developer in response to questions raised when the Planning Committee deferred this application in June 2016.

Councillor Bridgman stated his view that the level of profit anticipated, with the agreed affordable housing contribution included, was acceptable and therefore affordable housing was viable for this scheme and should not be removed. Councillor Bridgman proposed to refuse planning permission, contrary to Officers' recommendation, as he felt the scheme was viable with affordable housing included (based on the information provided by the applicant) and Condition 17 of the approved application (requirement for affordable housing) should not be removed.

Councillor Webster seconded Councillor Bridgman's proposal. She agreed that the information provided by the applicant in the exempt paperwork showed that affordable housing was viable for this application. Councillor Webster added that she felt there was a requirement for the Council's Governance and Ethics Committee to review the Constitution to enable access to viability information in the public domain in order to achieve greater transparency.

Councillor Law raised concerns with the viability argument put forward, which was an issue nationally. He also questioned the inclusion of the planning appeal document as this related to overage and not affordable housing, this did not therefore directly relate to this planning application.

Councillor Law felt that the information referred to in the exempt documentation showed that five affordable housing units would be viable and was a reasonable expectation of the developer for a development of this size. He was supportive of the proposal to refuse permission.

Councillor Alan Macro agreed with the views expressed and felt that increased costs to the developer which had materialised since August 2016 would not be excessive and would not impact on viability. He was however concerned at whether a decision to refuse could be successfully defended at an appeal.

Councillor Macro then queried why the appraisal contained in the exempt paperwork to help assess CIL requirements was not publically available. He noted that CIL payments were not payable on affordable housing and therefore an affordable housing contribution should still be sought.

Councillor Bridgman reiterated that his proposal to refuse planning permission was based on the information provided by the applicant on the level of profit they anticipated if affordable housing remained a requirement. It was Councillor Bridgman's view, which had been supported by other Members of the Planning Committee, that the developer's prospective level of profit (with the five affordable units included) was reasonable and made the scheme viable.

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Councillor Chopping voiced the concern that should the application be refused then the Council might incur costs at an appeal.

Mr Pearson explained to Members that the Council had engaged the District Valuer to assess the viability of this development with affordable housing included. The District Valuer had concluded that the scheme was unlikely to be able to provide any affordable housing on this site and remain viable.

Mr Pearson then reiterated the point he made earlier on this item that robust reasons would be needed on which to refuse this application. There would be a need at an appeal to defend these and provide evidence on how these reasons outweighed the views of the District Valuer who had been commissioned by the Council.

Councillor Jaques was concerned at the potential cost to the Council of an appeal and did not support the proposal for refusal.

Councillor Webster then proposed to suspend standing orders and move the debate into Part II with a view to clarifying points made by the District Valuer. The proposal was seconded by Councillor Bridgman.

Members voted in favour of suspending standing orders and moving the debate into Part II.

(The Part I meeting was adjourned at 8.40pm and Members entered into a Part II discussion).

Following the Part II discussion, Members formally agreed to return to Part I.

(The Part I meeting reconvened at 8.50pm and standing orders were reinstated).

The proposal of Councillor Bridgman to refuse planning permission contrary to Officers' recommendation (seconded by Councillor Webster) was returned to. The reason for refusal was due to the developer's prospective level of profit (with the five affordable units included) being at a reasonable level, making the scheme viable. Condition 17 of the approved application (requirement for affordable housing) should not be removed.

The proposal was put to the vote.

RESOLVED that the Head of Planning and Countryside be authorised to refuse planning permission for the following reason:

1. Based on the viability evidence provided by the applicant the Local Planning Authority believes that the prospective profit level is within a range where 5 affordable houses can be provided whilst providing a reasonable level of profit for the developer. Accordingly the proposal to remove condition 12 of planning permission 15/02667/FULEXT is unacceptable as it is contrary to the provisions of Policy CS6 of the West Berkshire Core Strategy 2006 - 2026 and Part 6 of the NPPF (March 2012).

67. Appeal Decisions relating to Eastern Area Planning

Members noted the outcome of appeal decisions relating to the Eastern Area.

68. Site Visits

A date of 11 January 2017 at 9.30am was agreed for site visits if necessary. This was in advance of the next Eastern Area Planning Committee scheduled for 18 January 2017.

(The meeting commenced at 6.30pm and closed at 9.00pm)

CHAIRMAN

Date of Signature

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Agenda Item 4.(1)

Item No	Application No. and Parish	Proposal, Location and Applicant
(1)	16/02724/MINMAJ	Change of use to amend approved details to enable receipt of non-recyclable waste at the Household Waste Recycling Facility Veolia Environmental Services, Padworth IWMF, Padworth Lane, Lower Padworth Veolia ES (West Berkshire) Ltd.

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/02724/MINMAJ>

Recommendation Summary: To **DELEGATE** to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** for the reasons given below (Section 7.1-7.4).

Ward Members: Councillor Graham Bridgman
Councillor Mollie Lock

Reason for Committee Determination: The application is 'Major' in terms of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the application site is Council owned land. Therefore, in line with the Council Constitution, the application must be referred to Committee for determination.

Committee Site Visit: 11 January 2017

Contact Officer Details

Name: Andrew Morrow
Job Title: Senior Minerals and Waste Officer
Tel No: (01635) 519117
E-mail Address: Andrew.morrow@westberks.gov.uk

1. Relevant Site History

08/01166/MINMAJ	APPROV	06.03.2009	Change of use of land and erection of buildings to form new Integrated Waste Management Facility (IWMF) to comprise; Waste Transfer Station (WTS), Material Recovery Facility (MRF), Household Waste Recycling Centre (HWRC), In-Vessel Composting Facility (IVC), municipal depot with workshop, fuelling and washing facilities, administration and visitor centre, weighbridge. Formation of associated parking, roadways and vehicular access. Landscape works, including tree removals and additional planting, formation of earth bunding and surface water drainage swales. Erection of new fencing.
09/02521/MINMAJ	APPROV	05/03/2010	Section 73 - Application for removal or variation of condition 2 of planning permission 08/01166/MINMAJ - Alterations to approved drawings.
11/00923/MINMAJ	APPROV	25/08/2011	Section 73 - Application for variation of Condition 2 - (Approved Plans), Condition 3 - (Building Details), Condition 9 - (Materials), Condition 38 - (Parking and Turning Details) and Condition 51 - (New scheme of planting) on Application No. 09/02521/MINMAJ.
13/01546/MINMAJ	APPROV	27/09/2013	Section 73A - Variation of Conditions 17: Travel Plans, 48: Ecological management, 49: BREEAM of planning permission 11/00923/MINMAJ: Section 73 - Application for variation of Condition 2 - (Approved Plans), Condition 3 - (Building Details), Condition 9 - (Materials), Condition 38 - (Parking and Turning Details) and Condition 51 - (New scheme of planting) on Application No. 09/02521/MINMAJ.
14/01111/MINMAJ	APPROV	29/04/2014	Section 73A: Variation of Condition 16 - Travel Plan, of planning permission reference 13/01546/MINMAJ.

2. Publicity of Application

Site Notice Expired: 08 December 2016
Neighbour Notification Expired: 1 December 2016
Newbury Weekly News Press Advert: 17 November 2016

3. Consultations and Representations

3.1 Consultations

Beenham Parish Council: No objections

Aldermaston Parish Council: No objections to this application, subject to satisfactory resolution of any associated traffic issues.

Padworth Parish Council: Support the application subject to the following conditions:

1. No waste to be left outside overnight. All bins to be emptied and waste taken inside the Transfer Building.
2. During hot weather, bins to be emptied at least once during the day, not left until last thing at night.
3. An emergency system be put in place, eg curtains, which could close the building, should main doors breakdown.
4. Lorries to be internally cleaned more frequently than once a week, during hot weather.

These 4 are to prevent the very bad smells which residents have had to endure on several occasions since the site was opened.

5. Veolia to liaise with WBC Highways and Padworth Parish Council, to find ways to limit the expected traffic problems in Padworth Lane and Rectory Road. Surveys suggest up to 80% more vehicle movements per day. There could be as many as 1000 vehicles (Veolia's own survey) going into the site and the same going out at weekends. At least half of these could use Rectory Road, i.e. those from Mortimer, Burghfield, Wokefield, Beech Hill, Ufton and Sulhampstead. There is a 6'6" width restriction, with single lane passing places, 3 schools, a college, church, 3 farms, 6 stables, village hall, hotel, the very large Fuel Storage Depot as well as Veolia. We would like to see traffic islands put in place at the Veolia entrance to direct all traffic on leaving to the left, otherwise the two way traffic could be far too much for this road to handle.

6. Veolia to have plans to deal with traffic build up. As well as the traffic lights on the railway bridge, the canal bridge is only 50 metres away from the site entrance and is frequently closed to allow canal traffic to pass. Heavy traffic build up is seen as a distinct possibility. We are concerned that drivers will try and use the village hall car park as a turning circle. The village hall is in use almost every day of the year, often with 50 or more cars using the car park.

7. The original application to build the site stated that screening with trees must be done. This was suspended due to the presence of spiders. It is our understanding that these spiders are no longer present. Screening must be undertaken with tree planting this spring.

8. The Parish Council be allowed to inspect the site on a regular basis.

9. The conditions should be written into granting of this application, not just given lip service.

10. The WBC Traffic Survey in 2009 makes no mention of Rectory Road, so this new application must take notice of our concerns.

West Berkshire Highways and Traffic:

I note from the covering letter that the impact of the predicted tonnage increase will still be below the consented total of 7,200 tonnes pa. No further objections; Conditions as before.

Environment Agency:

We believe that as the site is operating at a capacity below which it was designed for and that additional operations will take place on an area of hard standing we are not concerned that the proposed development may pose any significant impact on groundwater quality. Therefore no objections raised

Thames Water:

No response

West Berkshire Public Rights of Way:

No response

CLH Pipeline System:

Standing advice indicating that development and most intrusive activities are prohibited within 3 metres of the pipeline without specific consent.

Natural England:

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

West Berkshire Environmental Health:

It is likely that the acceptance of non-recyclable waste with the extension of opening times will increase the amount of private vehicles, in addition to anticipated increase in use following restrictions on the use of the Smallmead facility in Reading.

However the use of the site is currently well below original predictions and it is estimated that the amount of waste deposited will still be below original predicted levels if proposed changes are implemented. A noise impact assessment was carried out for the original application based on predicted levels of use which resulted in acoustic screening being installed to protect off-site sensitive locations.

There is already a significant amount of HGV vehicle movement in and out of the site well before the proposed new opening times and the operating times at weekends and bank holidays will be slightly reduced.

Following my site visit I am satisfied that noise emanating from the site will not have a significant impact on amenity if the new proposals are implemented.

I had concerns that non-recyclable waste would be more likely to emit odours if not properly managed with an increased risk that there would be an impact on amenity. However, following my site visit I am satisfied with the steps that will be taken to minimise this risk. The proposal is for one additional compactor container to be installed next to existing containers. This container will be emptied on a daily basis and contents processed elsewhere on the site in an existing enclosed facility that is currently used to process similar waste. I am therefore satisfied that odour will not be an issue

West Berkshire Archaeology:

I have reviewed the application using the approach set down in the National Planning Policy Framework and have checked the proposed development against the information we currently hold regarding the heritage assets and historic land uses in this area. This evidence suggests that there will be no major impact on any features of archaeological significance.

I do not, therefore, believe that any archaeological assessment or programme of investigation and recording will be necessary in relation to the current proposal.

West Berkshire Drainage:

No response

West Berkshire Trees:

No response

MOD:

This application relates to a site outside of Ministry of Defence safeguarding areas. I can therefore confirm that the Ministry of Defence has no safeguarding objections to this proposal.

Canal and River Trust:

No comments

Network Rail:

Network Rail has concerns whether the facility would hold Gas Cylinders (Propane/Butane or

Acetylene) part of the uncontrolled waste recycling process as mixed waste, can self-ignite and has automatic suppressions systems been considered for the non-recyclable waste area.

Should the above be stored on site, Network Rail would object, pending receipt of further details from the applicant.

Notwithstanding the above, the following comments and requirements are made:

If not already in place, the developer must provide a suitable trespass proof fence adjacent to Network Rail's boundary and make provision for maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed.

Additional or increased flows of surface water should not be discharged onto Network Rail land or into Network Rail's culvert or drains. It is recommended that soakaways should not be constructed within 20 metres of Network Rail's boundary.

No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land.

It should be noted that because of the nature of the proposals we would not want to see materials piled against our boundary. Items to be heaped on site should be kept away from the boundary an equal distance as the pile is high to avoid the risk of toppling and damaging or breaching our boundary. We also have concerns over the potential for dust clouds and rubbish created from the processing at the site affecting the railway signal sighting. Therefore, adequate measures for preventing dust and rubbish blowing onto Network Rail property are to be in operation.

The materials contained within the site subject to the applicants control should be stored and processed in a way which prevents over spilling onto Network Rail land and should not pose excessive risk to fire. If hazardous materials are

likely to be sited on the land then Network Rail must be further contacted by the applicant.

Ramblers Association: No response

3.2 Representations

Total: 6 Object: 5 Support: 1

The material planning considerations that were raised as part of these representations were:

- Concern over impact of resultant traffic on local road network
- Concern over impact on amenity of local residents in regard to noise, dust, odour, air quality and visual impact including light pollution
- Support the sustainability benefits of the proposal

3.3 Environmental Impact Assessment

3.3.1 The application has been considered under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended). In accordance with Regulation 7 of the Regulations, the local planning authority (LPA) is required to adopt a screening opinion as to whether the proposal constitutes EIA development, and therefore whether Environmental Impact Assessment (EIA) is required as part of the application.

3.3.2 A screening opinion has been adopted because the proposed development is considered to fall within Schedule 2 of the EIA Regulations as it relates to "Installations for the disposal of waste" and as such falls within section 11(b) of Schedule 2 of the EIA Regulations. The Council does not consider the proposed development likely to have significant effects on the environment by virtue of factors such as its nature, size or location. It is therefore concluded by the Council that the proposal is not EIA development, and therefore an Environmental Statement is not required to be submitted with this application

4 Planning Policy

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan comprises the West Berkshire Core Strategy 2006-2026 and those saved policies within the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP), the Waste Local Plan for Berkshire (saved policies) and the Replacement Minerals Local Plan (saved policies) and The South East Plan (May 2009), only insofar as Policy NRM6 applies.

4.2 Other material considerations include government legislation and guidance, in particular:

- The National Planning Policy Framework (March 2012) (NPPF);
- By Design: urban design in the planning system: towards better practice (DETR/CABE);

- The National Planning Practice Guidance Suite (March 2014)
 - The National Planning Policy for Waste (October 2014)
- 4.3 The policies within the West Berkshire Core Strategy (2006-2026) attract full weight. The following policies are relevant to this application:
- ADPP1: Spatial Strategy;
 - CS5: Infrastructure Requirements and Delivery
 - CS13: Transport;
- 4.4 The policies of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007 attract due weight in accordance with their degree of consistency with the policies of the National Planning Policy Framework. The following saved policies are relevant to this application:
- TRANS1: Meeting the Transport Needs of New Development;
 - OVS5: Environmental Nuisance and Pollution Control
 - OVS6: Noise Pollution
- 4.5 The Waste Local Plan for Berkshire (Waste Local Plan) is a key planning policy document relevant to this proposal. It is accepted that the Waste Local Plan is now dated, but it remains the adopted plan relating to waste proposals in Berkshire and provides a key local planning policy context. In accordance with the Planning and Compulsory Purchase Act (2004) the Waste Local Plan was reviewed in 2007 and a number of policies were saved following this review process.
- 4.6 Despite the fact that the Waste Local Plan was adopted in 1998 it is clear from the NPPF that policies in existing adopted plans shall be still afforded due weight and more weight given to policies that are consistent with the NPPF. The NPPF does not contain any specific policies on Waste, referring to the NPPW but confirms that decision makers should have regard to policies in the NPPF and therefore it is considered that, where the policies in the Waste Local Plan are in conformity with the policies in the NPPF and NPPW then they should still be afforded due weight in the consideration of planning applications. The relevant saved policies for the determination of this application are:
- WLP1: Sustainable Development
 - WLP11: Preferred Areas for waste management uses
 - WLP27: Is development needed
 - WLP30: Assessing the impact of development proposals
 - WLP31: Information to be provided with application
- 4.7 The South East Plan was adopted on 6 May 2009 and carries due weight according to its degree of conformity with the Framework. Although this plan has been revoked, Policy NRM6 (Thames Basin Heaths Special Protection Area) remains in force. As such, the South East Plan is only relevant insofar as this policy applies. For the avoidance of doubt, for the purposes of this application the policy is not relevant as the site is not within nor does it influence the Thames Basin Heath SPA.

5. Description of Development

- 5.1 The application site is the Household Waste Recycling Centre (HWRC) component of the wider Padworth Integrated Waste Management Facility (IWWMF) which is located to the east of the main residential area of Aldermaston Wharf. The wider site (IWWMF) is bounded by the Great Western Main Line to the northwest, beyond which are a number of residential properties that are accessed via The Crescent and Oakend Way, and beyond these properties is the A4. On the northern side of the A4 are a number of industrial and commercial premises. To the south and south east of the IWWMF site are the Kennet and Avon Canal and towpath, while beyond the canal is an active gravel extraction site. To the immediate northeast of the IWWMF site is the Oil Pipeline Depot that is adjacent to Padworth lane, while to the east of Padworth Lane is Padworth Village Hall, the residential property known as Lothlorian, and open fields. To the west and south west of the IWWMF are residential properties that form the outskirts of the residential area of Aldermaston Wharf.
- 5.2 The HWRC, to which this application relates, is located in the southern part of the wider IWWMF site. The vehicular access to the IWWMF and HWRC is via the south east corner of the site and directly onto Padworth lane. In close proximity to the access is Padworth Bridge, which is a swing bridge that traverses the Kennet and Avon Canal. The former sidings, that branch from the main line to the north, enters the north western corner of the IWWMF site and follows the northern boundary before sweeping southwards along the eastern boundary.
- 5.3 There are residential properties in close proximity to the IWWMF, the closest of which, Venture Fair (to the west), abuts the IWWMF site boundary, however this property is some 250m from the HWRC. Other dwellings to the west, Orchard Bungalow and June Rose Bungalow are approximately 150m from the HWRC site. To the north east, and approximately 65m from the site entrance, is the property known as Lothlorian, while to the west of that property and also on Padworth Lane is the Padworth Village Hall, which also incorporates a residential dwelling for the resident caretaker for the hall. More residential properties are located to the northwest of the facility, beyond the railway line (approximately 300m from the HWRC site). There are 25 properties in this area (made up of the Crescent, 12 properties, Oakend Way, 8 properties, and 5 properties that are accessed via the Bath Road (A4)). Also in this locality, to the north east of Padworth Lane is the Holiday Inn Hotel, which is understood to have 50 rooms.
- 5.4 The application seeks to extend the range of wastes that can be brought to the HWRC to include non-recyclable/mixed waste. This application has been made in conjunction with another application (16/02725/MINMAJ) to amend the opening hours of the HWRC in order that it would be permitted for the public to take and deposit waste at the HWRC on weekday mornings. This application is also before this committee for determination.

6. Consideration of the Proposal

The main issues for consideration in the determination of this application are:

- 6.1. Principle of the development
- 6.2. Highways
- 6.3. Impact on amenity

- 6.4. Need for the development
- 6.5. Safety protocol
- 6.6. Conditions proposed

6.1 The principle of the development

- 6.1.1. Policy WLP11 of the WLPB confirms the allocation of the application site as a “preferred area” for waste management development. This policy has been saved and is thus relevant to this application. Policy WLP11 of the WLPB sets out a presumption that applications for waste management development on preferred areas will normally be permitted, provided that other policies in the WLPB are satisfied.
- 6.1.2. In addition to being within a ‘preferred area’ for waste management under WLP11, the permanent, existing Household Waste Recycling Centre (HWRC) forms part of the wider permanent Integrated Waste Management Facility (IWMF). In essence waste would continue to be brought to the facility by the public although the nature of the waste would change slightly. For this reason the principle of the development is already established and is therefore considered acceptable.

6.2 Highways

- 6.2.1. When the original application (ref 08/01166/MINMAJ) was determined for the IWMF it had been anticipated that approximately 7,200 tonnes of waste would be delivered by the public to the HWRC annually. This would have equated to an average of 441 visits per day on weekdays and 1093 visits per day on Saturdays and Sundays. This was assessed as being acceptable in planning and highways terms.
- 6.2.2 The operator has indicated that tonnages have increased each year; however in 2015/16 an annual input of only 1,300 tonnes was achieved.
- 6.2.3 Until recently residents living at the eastern end of the district (such as Tilehust, Theale, Burghfield Common) would likely have chosen to use Smallmead HWRC operated by re3 (waste partnership between Reading Borough Council, Bracknell Forest Borough Council and Wokingham District Council) to dispose of waste. The applicant has stated that in September 2014 a survey indicated that approximately 4,800 tonnes of waste per year was deposited at the Smallmead HWRC by West Berkshire residents, however this reciprocal agreement has now been terminated. Residents in the east are currently required to travel to the Newtown Road site at Newbury to dispose of general waste, so it is anticipated that should the Padworth HWRC be permitted to take general waste, there would be an increase in the use of the site as it is more easily accessible from the east of the district.
- 6.2.4 A similar reciprocal agreement existed for Hampshire residents from the Tadley area who (based on survey information from September 2015) were responsible for depositing approximately 41% of the waste at the Padworth HWRC, equating to approximately 500 tonnes in 2015/16.
- 6.2.5 Based on this information it is likely that there would be a net increase of between 4000 and 4500 tonnes per annum to the Padworth HWRC, bringing the tonnage managed up to between 5000 and 6000 tonnes per annum.

6.2.6 It therefore seems unlikely that the throughput would increase beyond that which was assessed as being acceptable as part of the original application (7200 tonnes per annum). The application (16/02725/MINMAJ) that has been submitted in conjunction with this application seeks to open the HWRC on weekday mornings which would also potentially spread the traffic movements throughout the day. The Council Highways Department have no objections and therefore from a highways perspective this development is considered to align with CS13 and TRANS1.

6.3 Impact on amenity

6.3.1 Saved Local Plan policies OVS.5 and OVS.6 are concerned with 'Environmental Nuisance and Pollution Control' and 'Noise Pollution' from development respectively. WLP30 specifies that traffic and traffic related impacts should be taken into account when assessing waste proposals. WLP27 states, inter alia that waste management development will only be permitted if the development would not give rise to any unacceptable environmental impacts.

6.3.2 Waste development of this nature, and the associated traffic movements have the potential to result in noise and odour impacts. It is acknowledged that there would likely be an increase in traffic movements from the current situation, however it is likely that the tonnages and traffic movements would still be below the threshold which was originally assessed as being acceptable in amenity terms when the HWRC was initially consented. As a result of the development, there would be very little physical change on the site itself. Essentially one container within the HWRC would be used for the receipt of general waste. It would be emptied daily and the waste would be transferred to the enclosed Waste Transfer Station where general/non-recyclable waste is already managed. A noise impact assessment was carried out for the original application based on predicted levels of use which resulted in acoustic screening being installed to protect off-site sensitive locations.

6.3.3 Conditions which have previously been imposed relating to noise, odour, dust, lighting, and litter would be re-imposed in order to control the impacts of the development. The Councils Environmental Health Officers have no objections to the proposals and for these reasons it is considered that there will not be a significant impact on amenity as a result of this development.

6.4 Need for the development

6.4.1 WLP27 states inter alia, that planning applications for waste management development will only be permitted if the Local Planning Authorities are satisfied that: there is a need for the development; and there is a wider environmental benefit resulting from the development which outweighs any adverse environmental and other effects resulting from it.

6.4.2 As described above a reciprocal agreement did exist whereby residents in the east of the district were able to use the Smallmead HWRC in Reading, however this agreement is not in place anymore. Currently therefore, residents in the east of the district can take recyclable waste to the Padworth HWRC, however general waste must be taken to the Newtown Road HWRC at Newbury. This is a significant round-trip for residents living in the east of the district wishing to dispose of general waste.

From the point of view of providing a waste management service that is fit for purpose, and sustainable for the residents of West Berkshire, the Padworth HWRC is required to accept general waste.

- 6.4.3 It is acknowledged that local levels of traffic may increase from their current levels, albeit still staying within the tonnages/vehicle numbers that were assessed as being acceptable as part of the original application in 2009. However, there is considered to be a substantial sustainability benefit in terms of the travel distances involved for residents in the east of the district in disposing of general waste to HWRCs. Rather than travelling to Newbury eastern residents would choose to use the Padworth HWRC and the journey would be shortened.
- 6.4.4 It is acknowledged that some residents who live in south east of the district may use the minor roads to access the Padworth HWRC rather than the A4 and Padworth Lane from the north. However as stated, currently they are required to travel to the Newtown Road HWRC in order to deposit general waste. It is considered possible that some of these residents may utilise these same minor roads already in order to gain access to the A4 to travel to the Newtown Road site at Newbury.

6.5 Site safety protocol

- 6.5.1 Network Rail has raised the issue of whether the facility would hold gas cylinders (Propane/Butane or Acetylene) as part of the waste management process at the HWRC, and enquired about the automatic suppression systems.
- 6.5.2 The operator has indicated that gas cylinders would not currently be received/stored at the HWRC as part of the receipt of general waste. If they were to be, they would be stored in a separate location within a cage or similar area. It is very unlikely that gas cylinders would be in the residual waste in the HWRC, however, if one was found, it would be dealt with in the same way as ammunition, explosives or fireworks. Should a cylinder remain undiscovered and enter the Waste Transfer Station, there are automatic suppression systems in this building.
- 6.5.3 These comments have been referred to Network Rail and no response has been received, however it is considered from an officer perspective that there would be no overriding safety concerns in respect to this issue.

6.6 Conditions specified by Padworth Parish Council

- 6.6.1 Padworth Parish Council has indicated that it supports the application subject to certain conditions being applied. It seemed easiest to take each condition in turn and discuss it.

1. *No waste to be left outside overnight. All bins to be emptied and waste taken inside the Transfer Building.*

Discussion: It has been recommended that the general waste container be emptied daily (please see Condition 3 *Daily emptying of general waste container* in Section 8 below)

2. *During hot weather, bins to be emptied at least once during the day, not left until last thing at night.*

Discussion: The emptying of the general waste container once a day is considered adequate in terms of controlling impact on amenity by the Councils Environmental Health Officers. This condition is arguably therefore not necessary, and would also not be sufficiently precise. These are two of the tests for planning conditions meaning that this condition could not be imposed.

3. *An emergency system be put in place, eg curtains, which could close the building, should main doors breakdown.*

Discussion: This condition appears to relate to the operation of the Waste Transfer Station and is outside the scope of the planning application which relates to the acceptance of residual waste at the Household Waste Recycling Centre.

4. *Lorries to be internally cleaned more frequently than once a week, during hot weather.*

Discussion: This condition appears to be outside of the scope of the application which relates to the receipt of residual waste at the Household Waste Recycling Centre.

5. *Veolia to liaise with WBC Highways and Padworth Parish Council, to find ways to limit the expected traffic problems in Padworth Lane and Rectory Road. Surveys suggest up to 80% more vehicle movements per day. There could be as many as 1000 vehicles (Veolia's own survey) going into the site and the same going out at weekends. At least half of these could use Rectory Road, i.e. those from Mortimer, Burghfield, Wokefield, Beech Hill, Ufton and Sulhampstead. There is a 6'6" width restriction, with single lane passing places, 3 schools, a college, church, 3 farms, 6 stables, village hall, hotel, the very large Fuel Storage Depot as well as Veolia. We would like to see traffic islands put in place at the Veolia entrance to direct ALL traffic on leaving to the left, otherwise the two way traffic could be far too much for this road to handle.*

Discussion: There is already signage erected at the site entrance indicating that all traffic turn left out of the site entrance and proceed to the A4 (this is required by the planning conditions on the site and this requirement is re-iterated in proposed condition 6). It is unclear whether there would be space in the highway to accommodate traffic islands, and such a requirement is not deemed to be necessary by the Councils Highways Officers. In addition the installation of traffic islands, forcing vehicles to turn left is considered likely to result in an increase in vehicles performing a turning manoeuvre within the village hall car park (a further issue raised as a concern by the Parish Council).

6. *Veolia to have plans to deal with traffic build up. As well as the traffic lights on the railway bridge, the canal bridge is only 50 metres away from the site entrance and is frequently closed to allow canal traffic to pass. Heavy traffic build up is seen as a distinct possibility. We are concerned that drivers will try and use the village hall car park as a turning circle. The village hall is in use almost every day of the year, often with 50 or more cars using the car park.*

Discussion: There is over 400m between the public highway and the first location within the HWRC where waste can be deposited. On the basis that the 'average' car is 5.5m in length this would mean that there is currently capacity within the site to accommodate a 72 vehicle long queue before any vehicles are 'backed up' onto the public highway. The original transport assessment for the whole IWMF site predicted a worst case peak level of 144 vehicles visiting the HWRC facility in one hour. Therefore the likelihood of any vehicles backing up onto the public highway as a consequence of this proposal is considered highly unlikely. Such a requirement is not deemed to be necessary by the Councils Highways Officers.

7. *The original application to build the site stated that screening with trees must be done. This was suspended due to the presence of spiders. It is our understanding that these spiders are no longer present. Screening must be undertaken with tree planting this spring.*

Discussion: This condition appears to be outside of the scope of the application which relates to the acceptance of residual waste at the Household Waste Recycling Centre.

8. *The Parish Council be allowed to inspect the site on a regular basis.*

Discussion: Planning conditions can only be used in order to make a development acceptable which would otherwise be unacceptable. In this respect it is considered that this condition is unnecessary. It may be that the Liaison meetings which previously took place could be reintroduced, however a planning condition would not be required for these purposes.

9. *The conditions should be written into granting of this application, not just given lip service.*

Discussion: This is acknowledged, however this would not be imposed as a planning condition.

10. *The WBC Traffic Survey in 2009 makes no mention of Rectory Road, so this new application must take notice of our concerns.*

Discussion: This is acknowledged, however this would not be imposed as a planning condition.

7. Conclusion

7.1 The site is a permanent waste management facility in a 'preferred area' for waste management uses. The original application for the wider Integrated Waste Management Facility was assessed on the basis that there would be 7,200 tonnes of waste received in the Household Waste Recycling Centre per annum. The proposal to accept general waste would increase the volume of waste managed at the facility above the current levels, however it would remain within the 7,200 tonnes limit. Therefore this has been assessed as being acceptable in highways terms.

- 7.2 Screening was erected to mitigate noise impact as part of the original application, and the general waste container would be emptied daily and taken to the enclosed Waste Transfer Station. For these reasons the development would be acceptable in terms of noise impacts and odour impacts. Conditions would adequately control impacts on amenity.
- 7.3 The current situation whereby a resident of the east of the district must travel to Newbury to deposit some general waste in a Household Waste Recycling Centre is less than desirable in sustainability terms, and in the context of providing a waste management service that is fit for purpose.
- 7.4 Having taken account of the relevant policy considerations, and the other material considerations referred to above, it is considered that, having regard to the clear reasons to support the proposal the development proposed is acceptable and a conditional approval is justifiable.

8. Recommendation

To **DELEGATE** to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** subject to the conditions set out below.

Conditions

1. Approved plans

The development hereby permitted shall be carried out in complete accordance with the following submitted documents and plans:

- the application form dated 3 October 2016 submitted as part of 16/02724/MINMAJ
- HWRC Proposed layout plan A4623 204 M dated 30/03/09 as approved under planning permission 09/02521 (submitted as part of 16/02724/MINMAJ)
- the Covering letter submitted in association with 16/02724/MINMAJ and 16/02725/MINMAJ

The details of which are approved except as amended by the following conditions.

Reason: To enable the Local Planning Authority to adequately control the development, to minimise its impact on the amenities of the local area in accordance with policy WLP31 of Waste Local Plan for Berkshire 1998-2006.

2. Hours of operation

The Household Waste Recycling Centre shall not be open for the receipt of waste except between the following hours:

0800 – 1800 Monday to Sundays and bank and public holidays

No operations shall take place on Christmas Day, Boxing Day or New Years Day.

Reason: In the interests of the local amenity in accordance with policy WLP30 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 in the West Berkshire District Local Plan 1991-2006.

3. Daily emptying of general waste container

Any container utilised for the storage of general or non-recyclable waste hereby permitted in the HWRC shall be emptied on a daily basis and taken to the Waste Transfer Station (as shown on the Site Layout Plan A4069 AL100P Rev P4 dated 27/06/11, approved under 11/00923/MINMAJ), in order that no general or non-recyclable waste is left out overnight.

Reason: To enable the Local Planning Authority to adequately control the development, to minimise its impact on the amenities of the local area in accordance with policy WLP31 of Waste Local Plan for Berkshire 1998-2006.

4. Deposit Limits

The throughput of waste at this site shall not exceed 7,200 tonnes per annum without prior agreement in writing from the Local Planning Authority.

Reason: In the interests of local amenity and in accordance with policies WLP30 and WLP31 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

5. Records of waste

From the date on this decision notice the operators shall maintain records of the monthly receipt of waste at the HWRC and shall make them available to the Local Planning Authority at any time upon request. All records shall be kept for at least 24 months following their creation or such longer period as the Local Planning Authority may specify in writing.

Reason: In order that the Local Planning Authority can monitor the receipt of waste to the site in accordance with policy WLP31 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

6. Traffic management scheme

The development hereby permitted shall be carried out in complete accordance with the following Traffic Management Scheme (approved in accordance with condition 16 of planning permission 09/02521 under planning reference 11/00842) as applicable to the HWRC. The approved details are:

- Drawing 100604_001a dated 05/04/11
- Drawing 100604_001b dated 05/04/11
- Drawing 100604_001c dated 05/04/11

The scheme hereby approved shall be implemented in full and the approved signage shall thereafter be maintained at all times.

Reason: In the interests of highway safety and to accord with the WBC freight strategy in accordance with Policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

7. Odour

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following odour mitigation scheme (approved in accordance with condition 21 of planning permission 09/02521 under planning reference 10/00786) as applicable to the HWRC. The approved details are:

- Odour Management Plan dated February 2010

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

8. Artificial Lighting

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following lighting scheme (approved in accordance with condition 22 of planning permission 09/02521 under planning reference 11/00986) as applicable to the HWRC. The approved details are:

- External Lighting Statement.
- Schedule of lights, mountings and images.
- 3D images showing external lighting.
- Site Plan showing external lighting, Drawing 4069 A1119 Rev C1 dated 05/04/11.
- Lighting time plan (Monday to Friday).
- Lighting time plan (Weekend).
- E-mail from Mr O. Dimond dated the 22nd July where that relates to lighting matters.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

9. Operational Dust

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following operational dust scheme (approved in accordance with condition 23 of planning permission 09/02521 under planning reference 11/00480) as applicable to the HWRC. The approved details are:

- Dust and Litter management plan, dated February 2011.
- Mist Air dust and odour suppression system.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

10. Litter

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following litter management scheme (approved in accordance with condition 24 of planning permission 09/02521 under planning reference 11/00480) as applicable to the HWRC. The approved details are:

- The Dust and Litter management plan, dated February 2011.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

11. Reversing Beepers

The development hereby permitted shall be carried out in complete accordance with the following reversing alarm details (approved in accordance with condition 29 of planning permission 09/02521 under planning reference 11/00480) as applicable to the HWRC. The approved details are:

- Reversing Alarms, Plant and Machinery report dated February 2011
- Brigade Alarm Technical Drawing
- Brigade Smart White Sound Reversing Alarm - SA-BBS-97
- Brigade Declaration of Conformity, dated 10 November 2009
- Details of the Michigan L90
- Hitachi Zaxis 160W details

No plant, machinery and operational vehicles shall be used within the site unless fitted with the approved reversing alarms and only those approved alarms shall be used.

Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 and policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

12. Operational Noise

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following noise scheme (approved in accordance with condition 34 of planning permission 09/02521 under planning reference 10/00786, as amended by this permission) as applicable to the HWRC. The approved details are:

- The Noise Mitigation scheme detailed in the Noise Report D126362-NOIS-R1/01 dated February 2010
- Planning Statement dated April 2011 approved under Planning Permission 11/00923

- Environmental Statement Addendum dated April 2011 approved under Planning Permission 11/00923 including appendix 8.1, 8.2, 8.3 and 8.

The existing background noise levels (LA90) measured one metre from the façade and 1.5 metres above ground level, at the noise sensitive locations identified in (a) and carried out in (e) or as requested by the Local Planning Authority, shall not be exceeded, as a consequence of operational noise levels (LAeq) generated at the site.

Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 and policy WLP 30 of the Waste Local Plan for Berkshire 1998-2006.

13. Oil tanks/fuel/chemical storage

Any chemical, oil, fuel, lubricant and other potential pollutants on site shall, at all times, be stored in containers which shall be sited on an impervious surface and surrounded by a suitable liquid tight bunded area. The bunded areas shall be capable of containing 110% of the container's total volume and shall enclose within their curtilage all fill and draw pipes, vents, gauges and sight glasses. The vent pipe should be directed downwards into the bund. There must be no drain through the bund floor or walls.

Reason: To minimise the risk of pollution of the water environment and soils in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

14. Plant

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following plant details (approved in accordance with condition 36 of planning permission 09/02521 under planning reference 11/00480) as applicable to the HWRC. The approved details are:

- Reversing Alarms, Plant and Machinery report dated February 2011
- Brigade Alarm Technical Drawing
- Brigade Smart White Sound Reversing Alarm - SA-BBS-97
- Brigade Declaration of Conformity, dated 10 November 2009
- Details of the Michigan L90
- Crambo Turned container drawing
- Crambo Installation layout drawing, dated 03.02.11
- Hitachi Zaxis 160W details
- Komptech Crambo 5000 details
- Baler location drawing Z-049050-0 Rev D
- Planning Statement dated April 2011 approved under Planning Permission 11/00923
- Environmental Statement Addendum dated April 2011 approved under Planning Permission 11/00923 including appendix 8.1, 8.2, 8.3 and 8.4 are hereby approved as the formal Plant and Machinery details as required by condition 36 of planning permission 09/02521/MINMAJ.

The plant and machinery shall be operated and maintained in accordance with the approved details and the approved acoustic attenuation measures retained.

Reason: In the interest of local amenity of the area as the full details of the plant and machinery were not provided with the application and to ensure that the proposed plant and machinery is in accordance with policies WLP30 and WLP31 of the Waste Local Plan for Berkshire 1998-2006 and policies OVS.5 and OVS.6 of the West Berkshire District Local Plan 1991-2006.

15. Parking/turning in accord with plans

The development hereby permitted shall be carried out in complete accordance with the following parking and turning details (approved in accordance with condition 38 of planning permission 09/02521 under planning reference 10/00786 as amended by this permission) as applicable to the HWRC. The approved details are:

- Car Parking Management Plan Dated January 2010
- Planning Site Layout Plan A4069 AL100P Rev P4
- Traffic Management Schematic plan A4623 205 E dated 30/03/09

The parking and turning space shall be provided in accordance approved plans before the development becomes operational and shall be kept available for parking (of private motor cars and/or light goods vehicles) at all times and not used for any other purposes).

Reason: The full details of the parking facilities were not provided with the application and are required in accordance with Policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

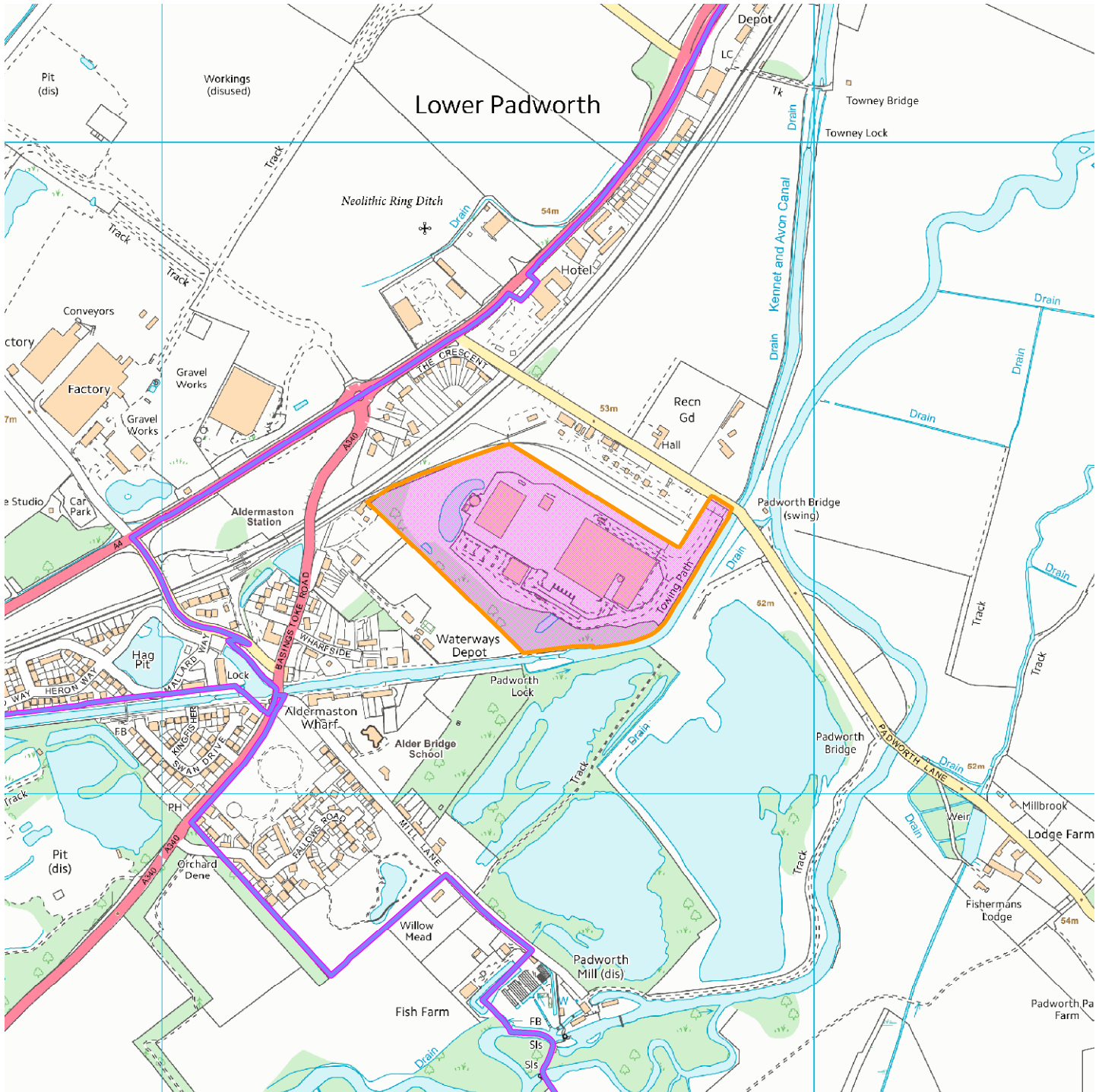
16. Visibility Splays

The development hereby permitted shall be carried out in complete accordance with the following visibility splay details (approved in accordance with condition 39 of planning permission 09/02521 under planning reference 11/00480). The approved details are:

- The overview of proposed improvements visibility splays drawing PS-ENB-08-5 Rev D dated June 2008.

These visibility splays shall be provided prior to the occupation of the buildings and shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Reason: In the interests of road safety in accordance with WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.



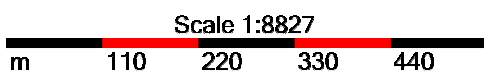
Map Centre Coordinates :

Scale : 1:8826

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Organisation	West Berkshire Council
Department	
Comments	
Date	04 January 2017
SLA Number	0100024151



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Agenda Item 4.(2)

Item No	Application No. and Parish	Proposal, Location and Applicant
(2)	16/02725/MINMAJ	Application for variation of condition (7) Hours of operation of planning permission 14/01111/MINMAJ Veolia Environmental Services, Padworth IWMF, Padworth Lane, Lower Padworth Veolia ES (West Berkshire) Ltd.

To view the plans and drawings relating to this application click the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/02725/MINMAJ>

Recommendation Summary: To **DELEGATE** to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** for the reasons given below (Section 7.1-7.4).

Ward Members: Councillor Graham Bridgman
Councillor Mollie Lock

Reason for Committee Determination: The application is 'Major' in terms of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the application site is Council owned land. Therefore in line with the Council Constitution the application must be referred to Committee.

Committee Site Visit: 11 January 2017

Contact Officer Details

Name: Andrew Morrow
Job Title: Senior Minerals and Waste Officer
Tel No: (01635) 519117
E-mail Address: Andrew.morrow@westberks.gov.uk

1. Relevant Site History

08/01166/MINMAJ	APPROV	06.03.2009	Change of use of land and erection of buildings to form new Integrated Waste Management Facility (IWMF) to comprise; Waste Transfer Station (WTS), Material Recovery Facility (MRF), Household Waste Recycling Centre (HWRC), In-Vessel Composting Facility (IVC), municipal depot with workshop, fuelling and washing facilities, administration and visitor centre, weighbridge. Formation of associated parking, roadways and vehicular access. Landscape works, including tree removals and additional planting, formation of earth bunding and surface water drainage swales. Erection of new fencing.
09/02521/MINMAJ	APPROV	05/03/2010	Section 73 - Application for removal or variation of condition 2 of planning permission 08/01166/MINMAJ - Alterations to approved drawings.
11/00923/MINMAJ	APPROV	25/08/2011	Section 73 - Application for variation of Condition 2 - (Approved Plans), Condition 3 - (Building Details), Condition 9 - (Materials), Condition 38 - (Parking and Turning Details) and Condition 51 - (New scheme of planting) on Application No. 09/02521/MINMAJ.
13/01546/MINMAJ	APPROV	27/09/2013	Section 73A - Variation of Conditions 17: Travel Plans, 48: Ecological management, 49: BREEAM of planning permission 11/00923/MINMAJ: Section 73 - Application for variation of Condition 2 - (Approved Plans), Condition 3 - (Building Details), Condition 9 - (Materials), Condition 38 - (Parking and Turning Details) and Condition 51 - (New scheme of planting) on Application No. 09/02521/MINMAJ.
14/01111/MINMAJ	APPROV	29/04/2014	Section 73A: Variation of Condition 16 - Travel Plan, of planning permission reference 13/01546/MINMAJ.

2. Publicity of Application

Site Notice Expired: 08 December 2016
Neighbour Notification Expired: 2 December 2016
Newbury Weekly News Press Advert: 17 November 2016

3. Consultations and Representations

3.1 Consultations

Beenham Parish Council: No objections

Aldermaston Parish Council: No objections to this application, subject to satisfactory resolution of any associated traffic issues

Padworth Parish Council: No objections

West Berkshire Highways:

No objections. Other Conditions as applied at 14/0111 are recommended for the current application

Environment Agency:

No response

West Berkshire Environmental Health:

It is likely that the acceptance of non-recyclable waste with the extension of opening times will increase amount of private vehicles, in addition to anticipated increase in use following restrictions on the use of the Smallmead facility in Reading.

However the use of the site is currently well below original predictions and it is estimated that the amount of waste deposited will still be below original predicted levels if proposed changes are implemented. A noise impact assessment was carried out for the original application based on predicted levels of use which resulted in acoustic screening being installed to protect off-site sensitive locations.

There is already a significant amount of HGV vehicle movement in and out of the site well before the proposed new opening times and the operating times at weekends and bank holidays will be slightly reduced.

Following my site visit I am satisfied that noise emanating from the site will not have a significant impact on amenity if the new proposals are implemented.

I had concerns that non-recyclable waste would be more likely to emit odours if not properly managed with an increased risk that there would be an impact on amenity. However, following my site visit I am satisfied with the steps that will be taken to minimise this risk. The proposal is for one additional compactor container to be installed next to existing containers. This container will be emptied on a daily basis and contents processed elsewhere on the site in an existing enclosed facility that is currently used to process similar waste. I am therefore satisfied that odour will not be an issue

Transport Policy:

No comments

Planning Policy:

No response

3.2 Representations

Total: 4 Object: 3 Support: 1

The material planning considerations for this application that were raised as part of these representations were:

- Concern over impact of resultant traffic on local road network and amenity of local residents
- Support the sustainability benefits of the proposal

3.3 Environmental Impact Assessment

3.3.1 The application has been considered under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended). In accordance with Regulation 7 of the Regulations, the local planning authority (LPA) is required to adopt a screening opinion as to whether the proposal constitutes EIA development, and therefore whether Environmental Impact Assessment (EIA) is required as part of the application.

3.3.2 A screening opinion has been adopted because the proposed development is considered to fall within Schedule 2 of the EIA Regulations as it relates to "Installations for the disposal of waste" and as such falls within section 11(b) of Schedule 2 of the EIA Regulations. The Council does not consider the proposed development likely to have significant effects on the environment by virtue of factors such as its nature, size or location. It is therefore concluded by the Council that the proposal is not EIA development, and therefore an Environmental Statement is not required to be submitted with this application

4 Planning Policy

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan comprises the West Berkshire Core Strategy 2006-2026 and those saved policies within the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP), the Waste Local Plan for Berkshire (saved policies) and the Replacement Minerals Local Plan (saved policies) and The South East Plan (May 2009), only insofar as Policy NRM6 applies.

4.2 Other material considerations include government legislation and guidance, in particular:

- The National Planning Policy Framework (March 2012) (NPPF);
- By Design: urban design in the planning system: towards better practice (DETR/CABE);

4.3 The policies within the West Berkshire Core Strategy (2006-2026) attract full weight. The following policies are relevant to this application:

- ADPP1: Spatial Strategy;
- CS5: Infrastructure Requirements and Delivery

- CS13: Transport;

4.4 The policies of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007 attract due weight in accordance with their degree of consistency with the policies of the National Planning Policy Framework. The following saved policies are relevant to this application:

- TRANS1: Meeting the Transport Needs of New Development;
- OVS5: Environmental Nuisance and Pollution Control
- OVS6: Noise Pollution

4.5 The Waste Local Plan for Berkshire (Waste Local Plan) is a key planning policy document relevant to this proposal. It is accepted that the Waste Local Plan is now dated, but it remains the adopted plan relating to waste proposals in Berkshire and provides a key local planning policy context. In accordance with the Planning and Compulsory Purchase Act (2004) the Waste Local Plan was reviewed in 2007 and a number of policies were saved following this review process.

4.6 Despite the fact that the Waste Local Plan was adopted in 1998 it is clear from the NPPF that policies in existing adopted plans shall be still afforded due weight and more weight given to policies that are consistent with the NPPF. The NPPF does not contain any specific policies on Waste, referring to the NPPW but confirms that decision makers should have regard to policies in the NPPF and therefore it is considered that, where the policies in the Waste Local Plan are in conformity with the policies in the NPPF and NPPW then they should still be afforded due weight in the consideration of planning applications. The relevant saved policies for the determination of this application are:

- WLP1: Sustainable Development
- WLP11: Preferred Areas for waste management uses
- WLP27: Is development needed
- WLP30: Assessing the impact of development proposals
- WLP31: Information to be provided with application

4.7 The South East Plan was adopted on 6 May 2009 and carries due weight according to its degree of conformity with the Framework. Although this plan has been revoked, Policy NRM6 (Thames Basin Heaths Special Protection Area) remains in force. As such, the South East Plan is only relevant insofar as this policy applies. For the avoidance of doubt, for the purposes of this application the policy is not relevant as the site is not within nor does it influence the Thames Basin Heath SPA.

5. Description of Development

5.1 The application seeks to amend the opening hours of the Household Waste Recycling Centre (HWRC) which is situated within the wider Padworth Integrated Waste Management Facility (IWMF). Condition 7 of 14/01111/MINMAJ (the substantive permission) currently states:

Hours of operation (HWRC)

*The Household Waste Recycling Centre shall not be open for the receipt of waste except between the following hours:
1230 - 1830 Monday to Fridays*

0730 - 1830 Saturdays, Sundays and bank and public holidays

No operations shall take place on Christmas Day, Boxing Day or New Years Day.

Reason: In the interests of the local amenity in accordance with policy WLP30 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 in the West Berkshire District Local Plan 1991-2006.

It is proposed to allow the facility to open on weekday mornings and the amended condition would read:

Hours of operation

The Household Waste Recycling Centre shall not be open for the receipt of waste except between the following hours:

0800 – 1800 Monday to Sundays and bank and public holidays

No operations shall take place on Christmas Day, Boxing Day or New Years Day.

Reason: In the interests of the local amenity in accordance with policy WLP30 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 in the West Berkshire District Local Plan 1991-2006.

- 5.2 The wider site (IWMF) is located to the east of the main residential area of Aldermaston Wharf, and is bounded by the Great Western Main Line to the northwest, beyond which are a number of residential properties that are accessed via The Crescent and Oakend Way, and beyond these properties is the A4. On the northern side of the A4 are a number of industrial and commercial premises. To the south and south east of the IWMF are the Kennet and Avon Canal and towpath, while beyond the canal is an active gravel extraction site. To the immediate northeast of the IWMF is the Oil Pipeline Depot that is adjacent to Padworth lane, while to the east of Padworth Lane is Padworth Village Hall, the residential property known as Lothlorian, and open fields. To the west and south west of the IWMF are residential properties that form the outskirts of the residential area of Aldermaston Wharf.
- 5.3 The vehicular access to the IWMF and HWRC is via the south east corner of the site and directly onto Padworth lane. In close proximity to the access is Padworth Bridge, which is a swing bridge that traverses the Kennet and Avon Canal. The former sidings, that branch from the main line to the north, enters the north western corner of the IWMF site and follows the northern boundary before sweeping southwards along the eastern boundary.
- 5.4 There are residential properties in close proximity to the IWMF, the closest of which, Venture Fair (to the west), abuts the IWMF site boundary, however this property is some 250m from the HWRC. Other dwellings to the west, Orchard Bungalow and June Rose Bungalow are approximately 150m from the HWRC site. To the north east, and approximately 65m from the site entrance, is the property known as Lothlorian, while to the west of that property and also on Padworth Lane is the

Padworth Village Hall, which also incorporates a residential dwelling for the resident caretaker for the hall. More residential properties are located to the northwest of the facility, beyond the railway line (approximately 300m from the HWRC site). There are 25 properties in this area (made up of the Crescent, 12 properties, Oakend Way, 8 properties, and 5 properties that are accessed via the Bath Road (A4)). Also in this locality, to the north east of Padworth Lane is the Holiday Inn Hotel, which is understood to have 50 rooms.

- 5.5 Made in conjunction with this application is another application that is before this committee for determination (ref 16/02724/MINMAJ) seeking to extend the range of wastes that can be brought to the HWRC to include non-recyclable/mixed waste.

6. Consideration of the Proposal

The main issues for consideration in the determination of this application are:

- 6.1. The principle of the development
- 6.2. Highways
- 6.3. Impact on amenity
- 6.4. Need for the development

6.1. The principle of the development

- 6.1.1 Policy WLP11 of the WLPB confirms the allocation of the application site as a “preferred area” for waste management development. This policy has been saved and is thus relevant to this application. Policy WLP11 of the WLPB sets out a presumption that applications for waste management development on preferred areas will normally be permitted, provided that other policies in the WLPB are satisfied.
- 6.1.2 In addition to being within a ‘preferred area’ for waste management under WLP11, the permanent, existing Household Waste Recycling Centre (HWRC) forms part of the wider permanent Integrated Waste Management Facility (IWMF). In essence waste would continue to be brought to the facility by the public and the facility would be open on weekday mornings rather than just in the afternoons. For this reason the principle of the development is already established and is therefore considered acceptable.

6.2. Highways

- 6.2.1 When the original application (ref 08/01166/MINMAJ) was determined for the IWMF it had been anticipated that approximately 7,200 tonnes of waste would be delivered by the public to the HWRC annually. This would have equated to an average of 441 visits per day on weekdays and 1093 visits per day on Saturdays and Sundays. This was assessed as being acceptable in planning and highways terms.
- 6.2.2 As stated above this application is made in conjunction with another application which seeks to allow the public to bring non-recyclable/general waste to the HWRC. Based on the information provided by the applicant, as a result of accepting the general waste it is likely that there would be a net increase of between 4,000 and 4,500 tonnes per annum to the Padworth HWRC, bringing the tonnage managed up

to between 5000 and 6000 tonnes per annum. It therefore seems unlikely that the throughput would increase beyond that which was assessed as being acceptable as part of the original application (7,200 tonnes per annum). Subject to its approval, there would be a planning condition on the associated planning permission specifying a maximum annual throughput of 7,200 tonnes.

6.2.3 This application which seeks to open the HWRC on weekday mornings would potentially assist in spreading the traffic movements throughout the day. The Council Highways Department have no objections and for the reasons outlined above from a highways perspective, this development is considered to align with CS13 and TRANS1.

6.3. Impact on amenity

6.3.1 Saved Local Plan policies OVS.5 and OVS.6 are concerned with 'Environmental Nuisance and Pollution Control' and 'Noise Pollution' from development respectively. WLP30 specifies that traffic and traffic related impacts should be taken into account when assessing waste proposals. WLP27 states, inter alia that waste management development will only be permitted if the development would not give rise to any unacceptable environmental impacts.

6.3.2 Waste facilities of this nature, and the associated traffic movements have the potential to result in amenity impacts. As a result of the associated proposal to accept general waste at the HWRC, it is acknowledged that there would likely be an increase in traffic movements from the current situation, however it is likely that the tonnages and traffic movements would still be below the threshold which was originally assessed as being acceptable in amenity terms, and this would be controlled via condition on maximum throughput at the HWRC. There is already a significant amount of HGV vehicle movement in and out of the site well before the proposed new opening times and the operating times at weekends and bank holidays will be slightly reduced. Opening in the morning also has the potential to spread the vehicle movements over the day rather than concentrating the impact in the afternoons.

6.3.3 Conditions which have previously been imposed relating to noise, odour, dust, lighting, and litter would be re-imposed in order to control the impacts of the development. For these reasons it is considered that there will not be a significant impact on amenity as a result of this development.

6.4. Need for the development

6.4.1 WLP27 states inter alia, that planning applications for waste management development will only be permitted if the Local Planning Authorities are satisfied that: there is a need for the development; and there is a wider environmental benefit resulting from the development which outweighs any adverse environmental and other effects resulting from it.

6.4.2 As described above this application is made in association with 16/02724/MINMAJ which seeks to allow general waste to be accepted within the HWRC. Currently residents in the east of the district can take recyclable waste to the Padworth HWRC, however general waste must be taken to the Newtown Road HWRC at

Newbury. This is a significant round-trip for residents living in the east of the district wishing to dispose of general waste. From the point of view of providing a waste management service that is fit for purpose, the Padworth HWRC is required to accept general waste. Specifically with regard to this application, the ability to dispose of general waste on weekday mornings at the HWRC would also be positive in terms of providing an adequate service for residents.

- 6.4.3 It is acknowledged that as a result of accepting general waste at the Padworth HWRC (as proposed under application 16/02724/MINMAJ), local levels of traffic may increase from their current levels, albeit still staying within the tonnages/vehicle numbers that were assessed as being acceptable as part of the original application in 2009. However, there is considered to be a substantial sustainability benefit in terms of the travel distances involved for residents in the east of the district in disposing of general waste to HWRCs. Rather than travelling to Newbury eastern residents would choose to use the Padworth HWRC and the journey would be shortened significantly in many cases. As described, the opening of the HWRC on weekday mornings will assist in spreading the vehicle movements over the day.
- 6.4.4 It is acknowledged that some residents who live in south east of the district may use the minor roads to access the Padworth HWRC rather than the A4 and Padworth Lane from the north. It is considered possible that some of these residents may utilise these same minor roads already in order to gain access to the A4 to travel to the Newtown Road site at Newbury, the increased opening hours would spread this traffic over a longer period.

7. Conclusion

- 7.1 The site is a permanent waste management facility in a 'preferred area' for waste management uses. Waste would continue to be brought to the facility by the public and the facility would be open on weekday mornings rather than just in the afternoons.
- 7.2 As a result of the associated proposal to allow the acceptance of general waste at the HWRC, it is likely that there would be an increase in vehicle movements to the site from the current situation. However, opening in the morning should assist in spreading the vehicle movements over the day. There is also already a significant amount of HGV movements in and out of the site before the proposed new opening times, and the operating times at weekends and bank holidays will be slightly reduced. This proposal is therefore considered to be acceptable in highway and amenity terms.
- 7.3 In the context of providing a waste management service that is fit for purpose, the ability to dispose of general waste (as per the associated application) at this facility is necessary, and the ability to deposit general waste at the facility on weekday mornings would also be positive in this respect.
- 7.4 Having taken account of the relevant policy considerations, and the other material considerations referred to above, it is considered that, having regard to the clear reasons to support the proposal the development proposed is acceptable and a conditional approval is justifiable.

8. Recommendation

To **DELEGATE** to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** subject to the conditions set out below.

Conditions

1. Approved Plans

The development hereby permitted shall be carried out in complete accordance with the following submitted documents and plans:

- Site Layout Plan A4069 AL100P Rev P4 dated 27/06/11
- In-Vessel Composting Facility GA Sections - Plan 4069 AL113 Rev C4 dated 19/11/10
- In-Vessel Composting Facility Elevations - Plan 4069 AL112 Rev C5 dated 15/03/11
- Bio Filter elevations - Plan 4069 AL122 Rev C4 dated 15/03/11
- WTS-MRF Elevations SW/NW - Plan 4069 AL132 Rev C3 dated 14/03/11
- WTS-MRF Elevations NE/SE - Plan 4069 AL133 Rev C3 dated 17/11/10
- Vehicle Workshop Elevations - Plan 4069 AL181 Rev C2 dated 15/03/11
- HWRC Proposed layout plan A4623 204 M dated 30/03/09 as approved under planning permission 09/02521.
- HWRC Office floor plans and elevations A4623 1007 D dated 06/03/08 as approved under planning permission 08/01166
- Administration and Visitor Centre N&W elevations - Plan 4069 AL164 Rev C5 dated 03/06/11
- Administration and Visitor Centre S&E elevations - Plan 4069 AL165 Rev C6 dated 03/06/11
- Administration and Visitor Centre roof plan - Plan 4069 AL161 Rev C4 dated 03/06/11
- Administration and Visitor Centre floor plan - Plan 4069 AL160 Rev C5 dated 03/06/11
- Weighbridge office floor plans and elevations A4623 1006 D dated 03/06/08 as approved under planning permission 08/01166
- Traffic management schematic (Drawing A4623 205 E dated 30/03/09) as approved under planning permission 09/02521
- Outline landscape management plan 4 dated November 2008 approved under planning permission 08/01166.
- Flood Risk assessment dated 25th April 2008 and addendum dated the 16th January 2009 approved under planning permission 08/01166.
- Site Status before remediation plan CS003563_EWS_001 B dated Apr 2008 as approved under planning permission 08/01166.
- Site Status after remediation plan CS003563_EWS_003 C dated Apr 2008 approved under planning permission 08/01166.
- Site clearance Plan Drawing L02 Revision A dated 11/09/08 approved under planning permission 08/01166.
- Site Remediation Strategy (appendix 13.4 to the Environmental Statement submitted alongside 08/01166 and the addendum submitted alongside 09/02521).
- Invertebrate Mitigation Strategy (appendix 11.4 to the Environmental Statement submitted alongside 08/01166 and the addendum submitted alongside 09/02521).
- Tree Survey (appendix 14.5 to the Environmental Statement submitted alongside 08/01166 and the addendum submitted alongside 09/02521).
- Landscape masterplan Drawing L04/ES FIG 14.18 Revision Q dated 28/04/11.
- Planting Proposals Drawing L05/ES FIG 14.19 Revision P dated 28/04/11.
- Letters from Scott Wilson dated 15th September 2008, 14th October 2008 and 7th November 2008 approved under planning permission 08/01166.
- Planning Statement dated April 2011 approved under Planning Permission 11/00923
- Environmental Statement Addendum dated April 2011 approved under Planning Permission 11/00923 including appendix 8.1, 8.2, 8.3 and 8.

- Covering letter (dated 30 September 2016) submitted in association with 16/02724/MINMAJ and 16/02725/MINMAJ

The details of which are approved except as amended by the following conditions.

Reason: To enable the Local Planning Authority to adequately control the development, to minimise its impact on the amenities of the local area in accordance with policy WLP31 of Waste Local Plan for Berkshire 1998-2006.

2. Details of buildings

The development of the household waste recycling facility, vehicle wash, fuelling area, sprinkler tank and any other structures on the site that are hereby approved shall be constructed in accordance with the following details (approved in accordance with condition 3 of planning permission 09/02521 under planning reference 11/00923, as amended by this permission). The approved details are:

- Plan AD03 Revision P1, dated 30/01/09 - HWRC Plan and Sections
- Sprinkler Tank and Pump House -Plan 4069 AL147 Rev C4 dated 17/11/10
- Plan AD05 Revision P1, dated 29/10/09 - Vehicle Wash Booster Set and Tank Room
- Plan AD06 Revision P1, dated 30/10/08 - LV Housing
- Fuel Island plan - Plan 4069 AL149 Rev C3 dated 20/06/11

The buildings and other structures shall be constructed in accordance with the approved details unless otherwise agreed in writing.

Reason: To ensure that the proposed structures are agreed in accordance with policy WLP30 and WLP31 of the Waste Local Plan for Berkshire 1998-2006.

3. Hours of operations (depot)

No operations or activities authorised by this permission associated with the operation of the depot shall be carried out except between the following hours:

0500 - 2000 Monday to Saturdays
0600 - 2000 Sundays, bank and public holidays

No operations shall take place on Christmas Day, Boxing Day or New Years Day (with the exception of operations associated with waste from street cleansing and litter collection).

Reason: In the interests of the local amenity in accordance with policy WLP30 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 in the West Berkshire District Local Plan 1991-2006.

4. Hours of operation (operational vehicle movements)

No HGV or RCV movements associated with the activities authorised by this permission shall be carried out except between the following hours:

0600 - 2000 Monday to Saturdays
0600 - 2000 Sundays, bank holidays and public holidays

No Street Cleansing Vehicle movements associated with the activities authorised by this permission shall be carried out except between the following hours:

0500 - 2000 Monday to Saturdays

No operations shall take place on Christmas Day, Boxing Day or New Years Day (with the exception of operations associated with waste from street cleansing and litter collection).

Reason: In the interests of the local amenity in accordance with policy WLP30 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 in the West Berkshire District Local Plan 1991-2006.

5. Hours of operations (WTS and IVC)

No operations or activities authorised by this permission and associated with the operation of the waste transfer station and in vessel composting facility, including the vehicle wash associated with the IVC, shall be carried out except between the following hours:

0700 - 1900 Monday to Sunday

No operations shall take place on Christmas Day, Boxing Day or New Years Day (with the exception of operations associated with waste from street cleansing and litter collection).

Reason: In the interests of the local amenity in accordance with policy WLP30 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 in the West Berkshire District Local Plan 1991-2006.

6. Hours of operations (MRF)

No operations or activities authorised by this permission associated with the operations of the materials recycling facility shall be carried out except between the following hours:

0700 - 2200 Monday to Saturdays

0700 - 1900 Sundays, bank and public holidays

No operations shall take place on Christmas Day, Boxing Day or New Years Day.

Reason: In the interests of the local amenity in accordance with policy WLP30 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 in the West Berkshire District Local Plan 1991-2006.

7. Hours of operation (HWRC)

The Household Waste Recycling Centre shall not be open for the receipt of waste except between the following hours:

0800 – 1800 Monday to Sundays and bank and public holidays

No operations shall take place on Christmas Day, Boxing Day or New Years Day.

Reason: In the interests of the local amenity in accordance with policy WLP30 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 in the West Berkshire District Local Plan 1991-2006.

8. Schedule of materials

The development hereby permitted shall be carried out in complete accordance with the schedule of external finishes for the Integrated Waste Management Facility, Padworth dated April 2011.

Reason: In the interests of visual amenity in accordance with policy WLP30 in the Waste Local Plan for Berkshire 1998-2006.

9. Deposit Limits

The throughput of waste at this site shall not exceed 95,000 tonnes per annum without prior agreement in writing from the Local Planning Authority.

Reason: In the interests of local amenity and in accordance with policies WLP30 and WLP31 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

10. Deposit Limits (HWRC)

The throughput of waste at the HWRC shall not exceed 7,200 tonnes per annum without prior agreement in writing from the Local Planning Authority.

Reason: In the interests of local amenity and in accordance with policies WLP30 and WLP31 in the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006

11. Records of waste

From the date the IWWMF, hereby permitted, opens the operators shall maintain records of the monthly receipt of waste and shall make them available to the Local Planning Authority at any time upon request. All records shall be kept for at least 24 months following their creation or such longer period as the Local Planning Authority may specify in writing.

Reason: In order that the Local Planning Authority can monitor the receipt of waste to the site in accordance with policies WLP5 and WLP31 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

12. Security details

The development hereby permitted shall be carried out in complete accordance with the following details of the access control, security for site buildings, intruder alarm coverage, lighting, CCTV coverage of the facility (including the entrance and exit roads both to allow management supervision and monitoring of queue build up and to record any incidents for evidential purposes) and proposals for fire suppression (approved in accordance with condition 12 of planning permission 09/02521 under planning reference 11/00480 as amended by this permission). The approved details are:

- Security, Fencing and CCTV Layout plan AL144 Rev C2 as amended by site plan 4069 AL100p Rev P4 dated 27/06/11, which details the security fencing layout.
- Specification for dome CCTV camera - DM2060
- Specification for fixed CCTV camera - Redwall 4010/3020/404
- Specification for Vehicle Number Plate Recognition system - Visita VPRN Lite
- Fire suppression layout - Drawing CL100 1550/10 Rev \$

- CCTV remote monitoring narrative

The development shall be carried out in complete accordance with the all the details hereby approved which shall be implemented in full prior to the occupation of any buildings.

Reason: To ensure the prevention of crime and disorder in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

13. Archaeological investigation

The development hereby permitted shall be carried out in complete accordance with the following scheme of archaeological investigation (approved in accordance with condition 13 of planning permission 08/01166 under planning reference 09/01564). The approved details are:

- Written Scheme of investigation for trial trench evaluation and watching brief dated July 2009
- Archaeological evaluation report dated April 2009

The development shall be carried out in accordance with the approved scheme of investigation.

Reason: To ensure that any archaeological features or finds identified are adequately investigated and recorded in accordance with policy WLP30 of the Waste Local Plan for Berkshire.

14. Foul water drainage

The development shall be carried out in complete accordance with the following Foul Water Drainage Scheme (approved in accordance with condition 14 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- Integrated Waste Management Scheme, Drainage Design Report H15501 Dated 14/12/09
- Drainage Network simulations 0901211 simulations 1-4
- Overall site drainage layout, drawing No. 124 Rev P2, Dated Nov 2009
- Site Drainage Layout Sheet 1 of 4, drawing Number 120 Rev P1 dated Nov 2009
- Site Drainage Layout Sheet 2 of 4, drawing Number 121 Rev P1 dated Nov 2009
- Site Drainage Layout Sheet 3 of 4, drawing Number 122 Rev P2 dated Nov 2009
- Site Drainage Layout Sheet 4 of 4, drawing Number 123 Rev P2 dated Nov 2009

No discharge of foul or surface water from the development into the public system shall occur until the drainage works referred to in the strategy have been completed and are acceptable to the sewerage undertaker.

Reason: The development may lead to flooding; to ensure the sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

15. Surface water drainage

The development shall be carried out in complete accordance with the following Surface Water Drainage Scheme (approved in accordance with condition 15 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- Integrated Waste Management Scheme, Drainage Design Report H15501 Dated 14/12/09
- Drainage Network simulations 0901211 simulations 1-4
- Overall site drainage layout, drawing No. 124 Rev P2, Dated Nov 2009

- Site Drainage Layout Sheet 1 of 4, drawing Number 120 Rev P1 dated Nov 2009
- Site Drainage Layout Sheet 2 of 4, drawing Number 121 Rev P1 dated Nov 2009
- Site Drainage Layout Sheet 3 of 4, drawing Number 122 Rev P2 dated Nov 2009
- Site Drainage Layout Sheet 4 of 4, drawing Number 123 Rev P2 dated Nov 2009

The development shall be carried out in accordance with the approved details and such drainage shall be completed and available for use prior to first occupation of the development hereby approved.

Reason: To prevent the increased risk of flooding and water pollution in the interests of the water environment and to ensure the integrity of the adjacent railway in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

16. Traffic management scheme

The development hereby permitted shall be carried out in complete accordance with the following Traffic Management Scheme (approved in accordance with condition 16 of planning permission 09/02521 under planning reference 11/00842). The approved details are:

- Drawing 100604_001a dated 05/04/11
- Drawing 100604_001b dated 05/04/11
- Drawing 100604_001c dated 05/04/11

The scheme hereby approved shall be implemented in full and the approved signage shall thereafter be maintained at all times.

Reason: In the interests of highway safety and to accord with the WBC freight strategy in accordance with Policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

17. Travel Plan

The development hereby approved shall be carried out in complete accordance with the Workplace Travel Plan (approved in accordance with 16 of 13/01546/MINMAJ approved under planning reference 14/01111). These approved details are:

- Workplace Travel Plan, Veolia ES, Padworth Lane, Lower Padworth, Reading, RG7 4JF, July 2014 received by the Local Planning Authority on 30 July 2014.

Reason: To ensure the development reduces reliance on private motor vehicles in accordance with Policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

18. Contaminated Land

The development shall be carried out in complete accordance with the following contaminated land assessment (approved in accordance with condition 18 of planning permission 08/01166 under planning reference 09/01564). The approved details are:

- Enabling works remediation strategy dated December 2008.
- Interpretive ground investigation report dated March 2005.
- Supplementary site investigation interpretive report dated April 2009.
- Environmental site investigation interpretive report dated February 2008.
- Land quality documentation (ES Volume 4) dated June 2008.
- Desk Study Report dated September 2004

The development shall be carried out in accordance with the approved contaminated land assessment.

Reason: In order to protect the amenities of existing or proposed occupant/users of the application site or adjacent land in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

19. Remediation Works

The development hereby permitted shall be carried out in complete accordance with the following remediation schemes (approved in accordance with condition 19 of planning permission 09/02521 under planning references 10/01965 and 10/02125). The approved details are:

- The disposal of Asbestos Contaminated Material Method Statement received by West Berkshire Council on the 20/08/10 as amended by the e-mail from Mr J.Hunt dated the 30/09/10
- The Remediation Strategy for the Re-Use of site won material at Padworth Sidings by Norwest Holst dated the 14/09/10 (Ref F15911 - F01)

If any further contamination is identified, that has not already been identified then the additional contamination shall also be fully assessed. No further remediation works shall take place, unless otherwise agreed in writing, until a report detailing the nature and extent of the previously unidentified structures and contamination and the proposed remedial action plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the amenities of existing or proposed occupant/users of the application site or adjacent land in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

20. Contaminated land closure report

The development hereby permitted shall be carried out in complete accordance with the following contaminated land closure (approved in accordance with condition 20 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- Padworth Sidings, Entrance Way Area Validation Report on Remedial Works, (February 2010) by Capita Symonds CS037148
- West Berkshire Remediation and Roads Validation Report Revision A Dated 02/02/2010 including appendices.

On completion of any further remediation works a closure report shall be submitted to the Local Planning Authority for approval in writing. The report shall make reference to all published information associated with the development and shall demonstrate compliance with the remediation strategy. It shall include the following: details of quality assurance certificates to show that all works have been carried out in full and according to best practice; consignment notes demonstrating the removal of contaminated materials; certification to show that new material brought to the site is uncontaminated; and details of any on-going post remediation monitoring and sampling, including a reporting procedure to the Local Planning Authority and Environment Agency.

Reason: In order to protect the amenities of existing or proposed occupant/users of the application site or adjacent land in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

21. Odour

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following odour mitigation scheme (approved in accordance with condition 21 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- Odour Management Plan dated February 2010

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

22. Artificial Lighting

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following lighting scheme (approved in accordance with condition 22 of planning permission 09/02521 under planning reference 11/00986). The approved details are:

- External Lighting Statement.
- Schedule of lights, mountings and images.
- 3D images showing external lighting.
- Site Plan showing external lighting, Drawing 4069 AI119 Rev C1 dated 05/04/11.
- Lighting time plan (Monday to Friday).
- Lighting time plan (Weekend).
- E-mail from Mr O. Dimond dated the 22nd July where that relates to lighting matters.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

23. Operational Dust

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following operational dust scheme (approved in accordance with condition 23 of planning permission 09/02521 under planning reference 11/00480). The approved details are:

- Dust and Litter management plan, dated February 2011.
- Mist Air dust and odour suppression system.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

24. Litter

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following litter management scheme (approved in accordance with condition 24 of planning permission 09/02521 under planning reference 11/00480). The approved details are:

- The Dust and Litter management plan, dated February 2011.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

25. Site Preparation Management Plan

The development hereby permitted shall be carried out in complete accordance with the following site preparation management plan (approved in accordance with condition 25 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- Padworth Enabling Works Construction Environmental Management Plan Revision 2 Dated May 2009.
- E-mail from Peter Golden dated the 21st May where it relates to Schedule F.6.1 of the CEMP and reversing alarms.

The plan shall be implemented in full and retained until the conclusion of the site preparation works. Any deviation from the plan shall be first agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

26. Construction Management Plan

The development hereby permitted shall be carried out in complete accordance with the following construction management plan (approved in accordance with condition 26 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- Vinci Construction UK Ltd Construction Environmental Management Plan, issue 1 dated 05/01/10
- E-mail from Owen Dimond dated 26th February 2010 including appendices
- E-mail from Owen Dimond dated 27th April 2010 where it clarifies the wheel cleaning facilities to be provided at the site.

The plan shall be implemented in full and retained until the development has been constructed. Any deviation from the plan shall be first agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

27. Vibration

The development hereby permitted shall be carried out in complete accordance with the following vibration mitigation scheme (approved in accordance with condition 27 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- Vibro Projects Ltd Method statement and risk assessment for stone column installation using the bottom top feed. Document Ref: V15338, received via e-mail from Mr O Dimond dated the 18th March 2010.
- Location of Receptors Figure 16.1 dated 14/11/07.
- Addendum to Method Statement V15338 dated 22 January 2010, received via e-mail from Mr O Dimond dated the 18th March 2010.
- V15338-P1 Vibro Layout - Composting Facility.
- V15338-P2 Vibro Layout - MRF/WTS.
- V15338-P3 Vibro Layout - Admin & Visitor Centre.
- V15338-P4 Vibro Layout - Vehicle Workshop.
- V15338-P5 Vibro Layout - HWRC Office.

- V15338-P6 Vibro Layout - Weighbridge Office.

The plan shall be implemented in full and retained until the development has been constructed. Any deviation from the plan shall be first agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

28. Air Handling Plant

The development hereby permitted shall be constructed and thereafter the site shall be operated in complete accordance with the following air handling plant details (approved in accordance with condition 28 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- The Air Handling Plant Details set out in the Noise Report D126362-NOIS-R1/01 dated February 2010

The development shall be carried out and operated in complete accordance with the approved details and the approved plant installed before the development site becomes operational. The approved air handling plant shall operate at all times the site is operational.

Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 and policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

29. Reversing Beepers

The development hereby permitted shall be carried out in complete accordance with the following reversing alarm details (approved in accordance with condition 29 of planning permission 09/02521 under planning reference 11/00480). The approved details are:

- Reversing Alarms, Plant and Machinery report dated February 2011
- Brigade Alarm Technical Drawing
- Brigade Smart White Sound Reversing Alarm - SA-BBS-97
- Brigade Declaration of Conformity, dated 10 November 2009
- Details of the Michigan L90
- Hitachi Zaxis 160W details

No plant, machinery and operational vehicles shall be used within the site unless fitted with the approved reversing alarms and only those approved alarms shall be used.

Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 and policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

30. Reversing alarms

Between 0500 and 0730 hours on any day, reversing beepers on any vehicles shall be switched off and alternative safety methods be used.

Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 and policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

31. Doors

All vehicular access doors to building on site shall be kept closed at all times except to allow for ingress and exit from buildings. All vehicular access doors will close automatically either on sensors or induction loop systems in accordance with a scheme previously approved in writing by the Local Planning Authority. No vehicles (save for private cars at the HWRC) may load and unload unless within the enclosed space of the buildings hereby permitted.

Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 and policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

32. Jet Wash and external cleaning

Any use of external jet / vehicle wash facility associated with the depot and identified on the site layout plan (Planning Site Layout Plan A4069 AL100P Rev P4) and any external cleaning operations shall only be carried out between 0800 and 1800 hours Monday to Friday and 0830 to 1600 hours on Saturday with no jet washing or external cleaning operations on Sunday or Bank Holidays.

Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 and policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

33. External operations

With the exception of the HWRC, no waste transfer, recycling, processing operations shall take place on the site outside of the proposed waste transfer, materials recycling or in vessel composting buildings. No waste materials or recovered materials shall be deposited or stored outside the buildings (other than within the HWRC) and no part or fully loaded trailers shall be parked or stationed in the open air.

Reason: In the interests of local amenity in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

34. Operational Noise

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following noise scheme (approved in accordance with condition 34 of planning permission 09/02521 under planning reference 10/00786, as amended by this permission). The approved details are:

- The Noise Mitigation scheme detailed in the Noise Report D126362-NOIS-R1/01 dated February 2010
- Planning Statement dated April 2011 approved under Planning Permission 11/00923
- Environmental Statement Addendum dated April 2011 approved under Planning Permission 11/00923 including appendix 8.1, 8.2, 8.3 and 8.

The existing background noise levels (LA90) measured one metre from the façade and 1.5 metres above ground level, at the noise sensitive locations identified in (a) and carried out in (e) or as requested by the Local Planning Authority, shall not be exceeded, as a consequence of operational noise levels (LAeq) generated at the site.

Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 and policy WLP 30 of the Waste Local Plan for Berkshire 1998-2006.

35. Oil tanks/fuel/chemical storage

Any chemical, oil, fuel, lubricant and other potential pollutants on site shall, at all times, be stored in containers which shall be sited on an impervious surface and surrounded by a suitable liquid tight bunded area. The bunded areas shall be capable of containing 110% of the container's total volume and shall enclose within their curtilage all fill and draw pipes, vents, gauges and sight glasses. The vent pipe should be directed downwards into the bund. There must be no drain through the bund floor or walls.

Reason: To minimise the risk of pollution of the water environment and soils in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006.

36. Plant

The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following plant details (approved in accordance with condition 36 of planning permission 09/02521 under planning reference 11/00480). The approved details are:

- Reversing Alarms, Plant and Machinery report dated February 2011
- Brigade Alarm Technical Drawing
- Brigade Smart White Sound Reversing Alarm - SA-BBS-97
- Brigade Declaration of Conformity, dated 10 November 2009
- Details of the Michigan L90
- Crambo Turned container drawing
- Crambo Installation layout drawing, dated 03.02.11
- Hitachi Zaxis 160W details
- Komptech Crambo 5000 details
- Baler location drawing Z-049050-0 Rev D
- Planning Statement dated April 2011 approved under Planning Permission 11/00923
- Environmental Statement Addendum dated April 2011 approved under Planning Permission 11/00923 including appendix 8.1, 8.2, 8.3 and 8.4 are hereby approved as the formal Plant and Machinery details as required by condition 36 of planning permission 09/02521/MINMAJ.

The plant and machinery shall be operated and maintained in accordance with the approved details and the approved acoustic attenuation measures retained.

Reason: In the interest of local amenity of the area as the full details of the plant and machinery were not provided with the application and to ensure that the proposed plant and machinery is in accordance with policies WLP30 and WLP31 of the Waste Local Plan for Berkshire 1998-2006 and policies OVS.5 and OVS.6 of the West Berkshire District Local Plan 1991-2006.

37. Site access and highway improvements

The development hereby permitted shall be carried out in complete accordance with the following site access and highway improvement details (approved in accordance with condition 37 of planning permission 08/01166 under planning reference 09/01150). The approved details are:

- Plan PS ENB 08-1B

- Plan PS ENB 08-2B

All highways works forming part of the approved details shall be completed before any of the development becomes operational and shall thereafter be maintained as effective during all times that the site is operational. The approved planting set out in the approved details shall be completed in the first planting season following the date upon which the development hereby permitted becomes operational and thereafter maintained in accordance with the conditions of this permission.

Reason: In the interest of highway safety and to accord with Policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006 and in the interest of highway safety.

38. Parking/turning in accord with plans

The development hereby permitted shall be carried out in complete accordance with the following parking and turning details (approved in accordance with condition 38 of planning permission 09/02521 under planning reference 10/00786 as amended by this permission). The approved details are:

- Car Parking Management Plan Dated January 2010
- Planning Site Layout Plan A4069 AL100P Rev P4
- Traffic Management Schematic plan A4623 205 E dated 30/03/09

The parking and turning space shall be provided in accordance approved plans before the development becomes operational and shall be kept available for parking (of private motor cars and/or light goods vehicles) at all times and not used for any other purposes).

Reason: The full details of the parking facilities were not provided with the application and are required in accordance with Policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

39. Visibility Splays

The development hereby permitted shall be carried out in complete accordance with the following visibility splay details (approved in accordance with condition 39 of planning permission 09/02521 under planning reference 11/00480). The approved details are:

- The overview of proposed improvements visibility splays drawing PS-ENB-08-5 Rev D dated June 2008.

These visibility splays shall be provided prior to the occupation of the buildings and shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Reason: In the interests of road safety in accordance with WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

40. Tree Protection Scheme

The development shall be carried out in accordance with the tree and landscape protection scheme identified on approved drawing numbered L 02 and dated 11/09/08. The approved fencing shall be retained intact for the duration of the development. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires and any existing trees, shrubs and hedgerows scheduled to be retained on plan L02 dated 11/09/08 shall not be damaged, destroyed, uprooted, felled, lopped, topped or removed without the prior written approval of the Local Planning Authority. Any such vegetation removed without approval, dying, being

severely damaged or becoming seriously diseased within the area of operations permitted by the permission shall be replaced with trees or shrubs of such size and species as may be agreed with the Local Planning Authority in the planting season immediately following any such occurrences.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

41. Arboricultural Supervision

The development hereby permitted shall be carried out in complete accordance with the following arboricultural details (approved in accordance with condition 41 of planning permission 08/01166 under planning reference 09/01564). The approved details are:

- Arboricultural supervision and method statement dated August 2009

The development shall be carried out in accordance with the approved details.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

42. Arboricultural method statement

The development hereby permitted shall be carried out in complete accordance with the following arboricultural method statement (approved in accordance with condition 42 of planning permission 08/01166 under planning reference 09/01564). The approved details are:

- Arboricultural supervision and method statement dated August 2009

The development shall be carried out in accordance with the approved details.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

43. Tree Protection - Construction Precautions

The development hereby permitted shall be carried out in complete accordance with the following tree protection precautions (approved in accordance with condition 43 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- The submitted Method Statement for Landscape and Ecology, Revision 3 dated April 2010

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of policy WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

44. Ecology

The development hereby permitted shall be carried out in complete accordance with the following ecological details (approved in accordance with condition 44 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- The submitted Method Statement for Landscape and Ecology, Revision 3 dated April 2010.

The development shall be carried out in complete accordance with the approved details.

Reason: In the interests of wildlife in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

45. Ballast

The development hereby permitted shall be carried out in complete accordance with the following ballast details (approved in accordance with condition 45 of planning permission 09/02521 under planning reference 10/01426). The approved details are:

- The details of the ballast to be used in the car parking areas identified on drawing L04/ES Fig 14.18 Rev E, comprising of the letter from Mr C. Ward Dated the 12th February 2010 confirming that the ballast to be used shall be a Type 1 Limestone SHW C1.803 material.

Reason: In the interests of wildlife in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

46. Ballast storage

The temporary ballast stockpiles created during the site preparatory works shall be stored for a maximum of twelve months prior to being re-spread in their final position.

Reason: In the interests of wildlife in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

47. Ecological Fencing

The fencing to protect the ecological mitigation areas, as detailed on plan L03/ES fig 14.17 (approved under planning permission 08/01166) shall be erected and retained and maintained until the completion of the erection of the 2400mm High Galvanised Palisade fence enclosing the site shown on plan 4069 AL100P Rev P4 dated 26/07/11. The 2400mm High Galvanised Palisade fence enclosing the site shall thereafter be retained and maintained as effective during all times that the site is operational.

Reason: In the interests of wildlife in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

48. Ecological management

The development hereby permitted shall be carried out in complete accordance with the following ecological management details (approved in accordance with condition 48 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- The submitted Method Statement for Landscape and Ecology, Revision 3 dated April 2010.

The approved scheme will be implemented in full (with bi-annual ecological monitoring reports comparing the ecological status of the site pre and post development submitted to the Local Planning Authority by the 1st December in each of the following years - 2013, 2015, 2017, 2019 and 2021) and the mitigation and enhancement measures will be maintained thereafter.

Reason: In the interests of wildlife in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

49. BREEAM

The development hereby permitted shall be carried out in complete accordance with the following BREEAM details (approved in accordance with condition 49 of planning permission 09/02521 under planning reference 10/00786) and those details submitted with this application. The approved details are:

- West-Berkshire Integrated Waste Management Facilities (IWMF) BREEAM Industrial 2006 Design and Procurement Assessment. Dated February 2010
- West-Berkshire Integrated Waste Management Facilities (IWMF) BREEAM Offices 2006 - Design and Procurement Assessment. Dated February 2010
- West-Berkshire Integrated Waste Management Facilities (IWMF) BREEAM Industrial 2006 Post Construction Report June 2013

Reason: In accordance with WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

50. Site Waste Management plan

The development hereby permitted shall be carried out in complete accordance with the Site Waste Management Plan (approved in accordance with condition 50 of planning permission 09/02521 under planning reference 10/00786). The approved details are:

- The Vinci Construction Ltd Construction Site Waste Management Plan, issue 0 dated 09/12/09

The development shall be carried out in complete accordance with the approved details.

Reason: To ensure that waste generated during the construction of the proposed development is managed in a sustainable manner in accordance with the National Planning Policy for Waste (October 2014).

51. New scheme of planting

The development hereby permitted shall be carried out in complete accordance with the New Scheme of Planting (approved in accordance with condition 51 of planning permission 09/02521 under planning reference 10/00786 as amended by this permission). The approved details are:

- The Method Statement for Landscape and Ecology, Revision 3 dated April 2010
- Planting Plan L 05/ES FIG 14.19 Revision Q,
- Landscape Masterplan L 04/ES FIG14.18 Revision R.

All planting hereby approved shall be completed in the first planting season following the date of this decision. The planting and landscaping schemes shall be implemented, maintained and managed as per the details contained in the Method Statement for Landscape and Ecology, Revision 3, dated April 2010.

Reason: To comply with Section 197 of the Town and Country Planning Act 1990, to improve the appearance of the site in the interests of visual amenity and to minimise the impact of the proposed development in accordance with policies WLP29 and WLP30 of the Waste Local Plan for Berkshire 1998-2006.

52. Maintenance of planting

Trees, shrubs and hedges planted in accordance with the approved planting schemes shall be maintained for a period of 5 years following their planting and any plants which within 5 years of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To improve the appearance of the site in the interests of visual amenity and to minimise the impact of the proposed development in accordance with policies WLP29 and WLP30 of the Waste Local Plan for Berkshire 1998-2006.

53. Railway

No operations associated with the development hereby approved shall take place within a lateral distance of 10 metres from the railway boundary. Cranes and jibbed machines used in connection with the development hereby approved must be positioned so that the jib or any suspended load does not swing over railway infrastructure or within 3 metres of the nearest rail if the boundary is closer than 3 metres. All cranes, machinery and constructional plant shall be so positioned and used to prevent the accidental entry onto railway property of such plant, or loads attached thereto, in the event of failure. Trees planted close to the railway should be located at a distance in excess of their mature height from railway property.

Reason: To ensure the stability of the railway and to ensure that the development does not cause a hazard to the railway in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

54. Drainage (Railway)

Soakaways or lagoons constructed as a means of storm/surface water disposal or storage must not be constructed within 10 m of the railway boundary or at any point which could adversely affect the stability of Network Rail infrastructure.

Reason: To ensure the stability of the railway and to ensure that the development does not cause a hazard to the railway in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

55. Fencing (Railway)

The trespass-proof fence that has been provided adjacent to the railway boundary as shown on plan A4623 2016B dated 02.07.08 (approved under 08/01166) shall be maintained and retained in perpetuity.

Reason: To ensure the development does not cause a hazard to the railway in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

56. Acoustic barriers

The development hereby permitted shall be carried out in complete accordance with the acoustic barrier details (approved in accordance with condition 56 of planning permission 09/02521 under planning reference 10/00786, as amended by this permission). The approved details are:

- Noise Report D126362-NOIS-R1/01 dated February 2010

- Planning Statement dated April 2011 approved under Planning Permission 11/00923
- Environmental Statement Addendum dated April 2011 approved under Planning Permission 11/00923 including appendix 8.1, 8.2, 8.3 and 8.4 are hereby approved as the formal Plant and Machinery details as required by condition 36 of planning permission 09/02521/MINMAJ.
- Additional 2.5m high acoustic barrier illustrated on landscape masterplan, DWG L04/ES Fig 14.18 Rev R dated 28/04/11

The acoustic barriers shall be maintained and retained at the site.

Reason: This information is required to ensure the protection of the amenities of local residents in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006.

57. Advance Planting.

The development hereby permitted shall be carried out in complete accordance with the Scheme of Advance Planting (approved in accordance with condition 57 of planning permission 09/02521 under planning reference 10/00786 as amended by this permission). The approved details are:

- The Method Statement for Landscape and Ecology, Revision 3 dated April 2010
- Planting Plan L 05/ES FIG 14.19 Revision Q,
- Landscape Masterplan L 04/ES FIG14.18 Revision R.

The planting and landscaping schemes shall be implemented, maintained and managed as per the details contained in the Method Statement for Landscape and Ecology, Revision 3, dated April 2010. Trees, shrubs and hedges planted in accordance with the approved scheme shall be maintained and any plants which at any time during the development and the aftercare period die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the Planning Authority.

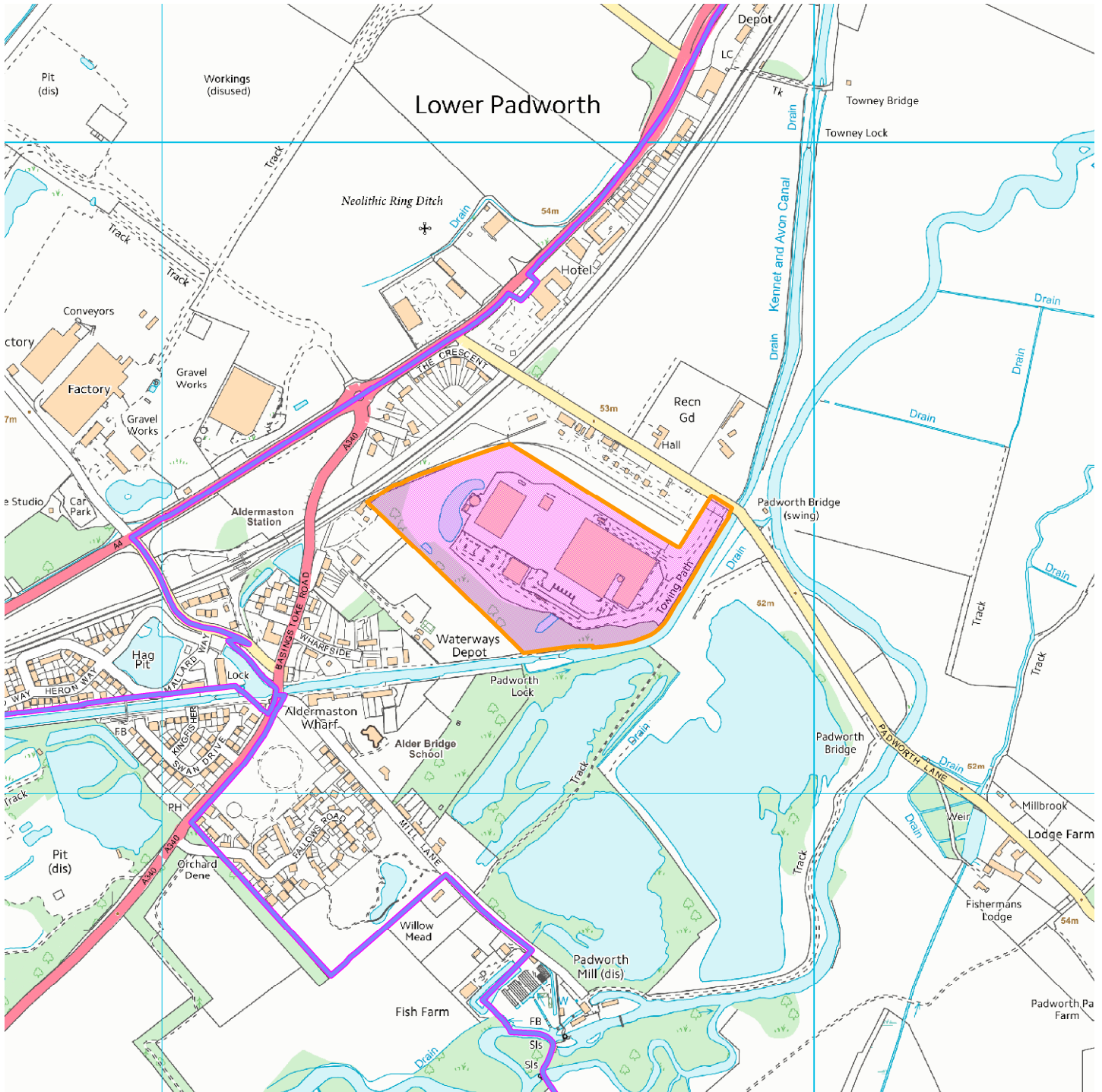
Reason: To ensure the development is adequately screened and in the interests of amenity in policies WLP30 of the Waste Local Plan for Berkshire 1998 - 2006.

58. Daily emptying of general waste container

Any container utilised for the storage of general or non-recyclable waste located in the HWRC shall be emptied on a daily basis and taken to the Waste Transfer Station (as shown on the Site Layout Plan A4069 AL100P Rev P4 dated 27/06/11, approved under 11/00923/MINMAJ), in order that no general or non-recyclable waste is left out overnight.

Reason: To enable the Local Planning Authority to adequately control the development, to minimise its impact on the amenities of the local area in accordance with policy WLP31 of Waste Local Plan for Berkshire 1998-2006.

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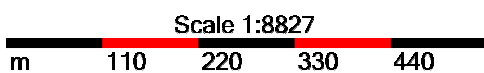
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Organisation	West Berkshire Council
Department	
Comments	
Date	04 January 2017
SLA Number	0100024151



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1. INTRODUCTION

- 1.1 This is an item for decision in relation to appeal against non-determination pursuant to planning application 15/02842/OUTMAJ. The application sought outline planning permission for up to 325 houses and apartments on land known as Lakeside, The Green, Theale. All matters are reserved.
- 1.2 The application has been subject to prolonged negotiations in relation to several principle issues including viability, affordable housing, education mitigation, design, and landscape impacts. The applicants exercised their ability to appeal against non-determination of the application, so the decision whether to grant planning permission will be made by the Planning Inspectorate, not the Council. An informal hearing is scheduled for 9th February 2017.
- 1.3 The decision of the Committee on this item will determine the position the Council adopts at the appeal (i.e. whether the Council supports or resists granting planning permission). This decision should nonetheless be made on the basis of compliance with the Development Plan and material considerations.
- 1.4 The outline application was originally submitted with all matters reserved except Access. The Council used its powers under the Town and Country Planning (Development Management Procedure) Order 2015 to “call-in” Layout to be considered at outline stage. Following negotiations on design, the Council withdrew this call-in. The Appellant has subsequently amended the application so that the Access is also reserved for later consideration.

2. PLANNING HISTORY

2.1 Lakeside (whole site)

- 2.1.1 Outline planning permissions for a business park and public open space were granted on appeal in 1989 and 1996, but neither was implemented despite reserved matters approval being gained in respect of the latter. A further outline planning permission was granted by the Council in 2000 for a B1 business park and associated open space (Application 154882). A reserved matters application in respect of this latest outline permission was approved in 2001 (Application 01/01266/RESMAT). It provides for 14,488sqm of B1 floor-space in three 3-storey buildings together with 545 surface car-parking spaces. All the buildings and car-parking would be contained within South Lakeside (excluding the area protected by TPO), and North Lakeside would be landscaped as open space.
- 2.1.2 All pre-conditions applying to the 2000 outline planning permission and the 2001 reserved matters approval have been discharged and material operations have been carried out to begin implementing the permission.

2.2 North Lakeside

- 2.2.1 A proposal for 58 dwellings on the whole North Lakeside site was dismissed at appeal in January 2007 (APP/W0340/A/05/1186340). Two subsequent outline applications for residential development on the site were refused by the Council in 2006. The Council then granted planning permission, also in 2006, for one pair of

four-bedroom semi-detached residential properties with garages and car parking on part of North Lakeside fronting The Green, next to the access to the appeal site (Application 06/00236/FULD).

- 2.2.2 The Housing Sites Allocation Development Plan Document (HSA DPD) Proposed Submission Version (November 2015) included an allocation in the central parcel of North Lakeside for approximately 15 dwellings (Policy HSA14). As part of this proposed allocation, the banks of the lake and the western and eastern parcels of North Lakeside were proposed to be maintained as open space and a landscape buffer.
- 2.2.3 Subsequently, an appeal was granted for seven dwellings on land south of St Ives Close, which forms the eastern parcel of North Lakeside (Application 14/02195/OUTD). This conflicted with the proposed allocation. In response the Council has elected to delete the proposed allocation policy and simply include the whole Lakeside site within the proposed revised settlement boundary to Theale, whereby the principle of residential development becomes acceptable.
- 2.2.4 Application 16/01846/OUTMAJ sought outline planning permission for 25 dwellings on the remainder of North Lakeside (i.e. the central and western parcels). This application has been appealed for non-determination, and is another item for decision.

2.3 South Lakeside

- 2.3.1 An application (04/01219/FULMAJ) for proposed residential development of 350 houses and apartments with associated access, parking, amenity space and landscaping on the land known as South Lakeside was submitted in May 2004. The Council refused planning permission in October 2006 on grounds of density, overdevelopment, landscape, design, lack of on-site public open space, and the lack of a planning obligation. This decision was appealed, and in November 2006 the appeal was recovered for determination by the Secretary of State. An inquiry was held in June 2007, and the Inspector recommended that planning permission be granted subject to conditions. In September 2007 the Secretary of State granted full planning permission.
- 2.3.2 A lawful development certificate (11/00117/CERTP) was approved on 10th June 2011. This certificate confirmed that planning permission 04/01219/FULMAJ was deemed to be lawful by virtue of its implementation prior to the 26th September 2010 (3 years after the grant of permission).

3. CONSULTATION

3.1 Statutory and Non-Statutory Consultations

Theale Parish Council:	Object on grounds of infrastructure (medical, schools), sewerage, affordable housing, building heights, landscaping, highways (St Ives Close, The Green, A4/A340 Roundabout, access and egress)
Englefield Parish Council (adjacent):	Object on grounds of infrastructure (schools, medical, drainage), and that any development on the site

	should be no more than 100 homes.
Sulhampstead Parish Council (adjacent):	No objections, but comments that PC would like there to be no buildings more than 2 storeys high for aesthetic reasons. Due care should be given to existing residents and an alternative solution to using St Ives Close sought.
Planning Policy:	Detailed comments, no objection in principle
Education:	Contribution to primary school extension required
Highways:	No objections subject to conditions and S106
Transport Policy:	No objections subject to S106
Minerals and Waste:	No objections
Housing:	40% affordable housing sought
Waste Management:	Conditional permission
Emergency Planning:	No objections
Archaeology:	Conditional permission
Ecology:	Conditional permission
Countryside (open space):	No objections
Environmental Health:	Conditional permission
Tree Officer:	Conditional permission
Lead Local Flood Authority:	Conditional permission
Environment Agency:	No objections subject to conditions
Thames Water:	Conditional permission
Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust:	Conditional permission
Natural England:	No objections
Royal Berkshire Fire and Rescue Service:	Conditional permission
West Berkshire Spokes:	No response
Health and Safety Executive:	No objections
Office of Nuclear Regulations:	No objections
Canals and Rivers Trust:	Consultation returned (outside remit)

3.2 Public consultation

Total: 12 Support: 1 Object: 11

Summary of support

- Makes use of an area that has been neglected
- Creates an attractive amenity out of the lake
- Upgrades road of St Ives Close

Summary of objection

- Access arrangements
- Traffic and disturbance along St Ives Close
- Loss of amenity to properties on St Ives Close
- Exacerbate impacts on local doctor's surgery
- Insufficient school places available
- Exacerbate existing sewage problems
- Traffic and noise pollution
- Layout and close proximity to neighbouring properties

- Loss of security to neighbouring properties
- Loss of privacy to neighbouring properties
- Overdevelopment
- Excessive scale of development
- Loss of local wildlife habitats
- Inadequate parking provision
- Construction traffic and parking
- Small garden sizes
- Risk to existing trees to be retained
- Conflicts with Policy HSA14 of emerging HSA DPD
- Landscape impacts
- Out of keeping with local character
- Air quality
- Ecological impacts inadequately assessed
- Housing mix inappropriate

4. PLANNING POLICY

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for West Berkshire comprises:
- West Berkshire Core Strategy (2006-2026)
 - West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)
 - Replacement Minerals Local Plan for Berkshire (2001)
 - Waste Local Plan for Berkshire (1998)
- 4.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and who these are expected to be applied. It is a material consideration in planning decisions. The NPPF is supported by the Planning Practice Guidance (PPG).
- 4.3 According to paragraph 215 of the NPPF, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 4.4 The West Berkshire Core Strategy (2006-2026) is the first development plan document (DPD) within the new West Berkshire Local Plan. It sets out a long term vision for West Berkshire to 2026 and translates this into spatial terms, setting out proposals for where development will go, and how this development will be built. The following policies from the Core Strategy are relevant to this development:
- NPPF Policy
 - ADPP1: Spatial Strategy
 - ADPP4: Eastern Area
 - CS1: Delivering New Homes and Retaining the Housing Stock
 - CS4: Housing Type and Mix
 - CS5: Infrastructure Requirements and Delivery
 - CS6: Provision of Affordable Housing
 - CS8: Nuclear Installations AWE Aldermaston and Burghfield

- CS13: Transport
- CS14: Design Principles
- CS15: Sustainable Construction and Energy Efficiency
- CS16: Flooding
- CS17: Biodiversity and Geodiversity
- CS18: Green Infrastructure
- CS19: Historic Environment and Landscape Character

4.5 A number of policies from the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) remain part of the Development Plan following the publication of the Core Strategy. The following saved policies from the Local Plan are relevant to this development:

- OVS.5: Environmental Nuisance and Pollution Control
- OVS.6: Noise Pollution
- OVS.7: Hazardous substances
- HSG.1: The Identification of Settlements for Planning Purposes
- TRANS.1: Meeting the Transport Needs of New Development
- RL.1: Public Open Space Provision in Retail Development Schemes
- RL.2: Provision of Public Open Space (methods)
- RL.3: The Selection of Public Open Space and Recreation Sites

4.6 According to Paragraph 216 of the NPPF, decision-takers may also give weight to relevant policies in emerging plans according to: (1) the stage of preparation, (2) the extent to which there are unresolved objections to relevant policies, and (3) the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF. The Local Development Scheme (LDS) provides a timetable for the preparation of emerging development plan documents.

4.7 The emerging Housing Site Allocations Development Plan Document (HSA DPD) is the second DPD of new West Berkshire Local Plan. It will allocate non-strategic housing sites and sites for Gypsies, Travellers and Travelling Showpeople, and will provide update residential parking standards and a set of policies to guide housing in the countryside. The Proposed Submission Version of the HSA DPD was published in November 2015 and is currently at examination. According to the LDS, adoption anticipated for Spring 2017. The following policies from the HSA DPD are relevant to this development:

- GS1: General Site Policy
- HSA14: North Lakeside (now deleted)
- P1: Residential Parking for New Development
- Settlement Boundary Review

4.8 The following local policy documents adopted by the Council are material considerations relevant to the development:

- North Wessex Downs AONB Management Plan (2014-2019)
- Quality Design SPD (2006)
- Planning Obligations SPD (2015)

5. APPRAISAL

5.1 Principle of development

- 5.1.1 The West Berkshire Development Plan provides an up-to-date framework for making decisions on the location of new residential development in the District.
- 5.1.2 Policies ADPP1 and ADPP4 provide a spatial strategy for the District and the Eastern Area respectively. Theale is identified as a Rural Service Centre, the second tier of the District Settlement Hierarchy and is expected to accommodate growth in residential development. Policy ADPP1 states that in open countryside (i.e. outside settlement boundaries) only appropriate limited development will be allowed.
- 5.1.3 Core Strategy Policy CS1 states that new homes will be primarily developed on suitable previously developed land within settlement boundaries, other suitable land within settlement boundaries, strategic sites and broad locations identified on the Core Strategy Key Diagram, and land allocated for residential development in subsequent Development Plan Documents.
- 5.1.4 Local Plan Policy HSG.1 permits new residential development within existing settlement boundaries, and its supporting text confirms that new residential development outside settlement boundaries will only be permitted in exceptional cases. Policy HSG.1 is a saved policy of the West Berkshire District Local Plan. The weight to be given to this policy must be considered on a case-by-case basis.
- 5.1.5 Through the Core Strategy and the emerging Housing Site Allocations DPD, the Council is now allocating land outside the existing settlement boundaries, and reviewing these boundaries more generally, to accommodate housing growth within the District. This is necessary to meet the Core Strategy housing requirement and the Government's policy to boost housing supply.
- 5.1.6 The Council is proposing to include the whole Lakeside site within the Theale settlement boundary. Owing to its late stage of preparation, consistency with the NPPF and the absence of any objections to the proposal to incorporate the site within the settlement boundary, the policy changes proposed by the HSA DPD should attract substantial weight in the determination of this appeal. Accordingly, specifically in relation to this site, Policy HSG.1 attracts diminished weight because of the clear direction being taken through the HSA DPD. The HSA DPD views Lakeside as committed development in light of the extant permission, and development on the site is included within the Council's five year housing land supply.
- 5.1.7 The site is located outside but adjacent to the existing settlement boundary of Theale, and a previous appeal decision has established that, despite former operations on the site (such as mineral extraction), the site is not to be regarded as previously developed land.
- 5.1.8 Owing to its location outside the existing settlement boundary, the proposal plainly conflicts with Policy HSG.1. However, viewed as a whole, the proposal complies with the up-to-date framework for housing supply provided by Core Strategy Policies ADPP1, ADPP4 and CS1, and Policy C1 of the emerging HSA DPD, which

includes the revised settlement boundary around the site. Accordingly, the above policies weight heavily in favour of granting planning permission.

5.1.9 Further, the extant planning permissions on the site are important material considerations. They also establish the principle of residential development on most parts of the site. Overall, therefore, the principle of development is considered acceptable.

5.2 Landscape and visual impacts

5.2.1 The site is located on the western edge of Theale, outside of but in close proximity to the boundary of the North Wessex Downs AONB to the west.

5.2.2 The proposed development clearly represents a marked increase in scale and density compared to neighbouring development within Theale. Development of this scale and massing is broadly established through the extant planning permissions on the site. The focus of consideration on this application has therefore been on the differences between the current proposals and the extant permissions. The Council has employed a Landscape Architect Consultant to appraise the application.

5.2.3 The original submissions included a substantial change to the mass, scale and extent of development, and to the maximum heights by comparison to the extant permission. They also made significant changes to the ratio of open space and built form at Lakeside. Subsequent amended parameter plans have responded to the majority of the Landscape Consultant's concerns in terms of the maximum heights and extent of development.

5.2.4 However, the Council's Landscape Consultant maintains concerns in relation to the balance within the site between dense development and open areas, and has sought to keep land at North Lakeside as open as possible to provide a counterbalance to the dense development on South Lakeside. Following the appeal decision which granted outline planning permission for seven houses on land to the south of St Ives Close, the remaining area in dispute is the western-most parcel of land within North Lakeside, which lies to the east of the access from The Green.

5.2.5 According to the Landscape Consultant, this area forms a narrow open gap between the houses on The Green and the development at South Lakeside. It includes a tree group on the water's edge, scrub and an area of perennial growth. The vegetation cover, other than the trees, is of little particular merit but the combination of open space and vegetation cover provides a soft landscape setting and the potential base for a good quality area of landscaped open space immediately north of South Lakeside, which will complement the lake. This end of the Lakeside site as a whole would be particularly developed and urban in character (based on the approved development) and does not benefit from the tree cover and open space, or the wider lake, at the eastern end of the site. The Landscape Consultant considers that it is particularly important that this part of North Lakeside is not developed and is set aside to provide a good sized area of landscape open space in the west and a buffer between the existing houses and South Lakeside.

- 5.2.6 Owing to the relatively small size of this parcel of land, planning officers consider its potential contribution as an open buffer is limited. Moreover, because of the location of this parcel of land, any contribution would be limited to views from within the site; it is not considered that it would have ameliorate the landscape and visual impact from outside the site. As such, the remaining harm arising from the development of this land is considered to attract diminished weight in the overall planning balance.
- 5.2.7 The Landscape Consultant also maintains concern with the inclusion of some private gardens within the 10m buffer that is shown along the northern bank of the lake. However, given that the housing layout is illustrative, and the majority of the buffer is not shown to be encroached by any private land, it is considered that the layout parameters would not prejudice the Council's ability to ensure an appropriate buffer at the reserved matters stage.
- 5.2.8 Overall, the proposed development is broadly acceptable in terms of its landscape and visual impact. Some limited harm has been identified in terms of development on the western parcel of North Lakeside, and some minor encroachments of private gardens into the lake buffer. Planning officers have sought to negotiate improvements on the design prior to the appeal being lodged, and have generally secured an acceptable design in terms of the scale and massing of development. The few remaining areas of harm identified above are considered to attract limited weight in the overall planning balance for the reasons stated.

5.3 Education mitigation

- 5.3.1 The development of 325 dwellings generates the demand for 0.5 form entry (FE) primary school provision. The catchment school is Theale CoE Primary School that has recently obtained planning permission to relocate to a new site. The new school will be built to 1.5FE which will meet its existing demand without development on Lakeside. The existing project for the new school site includes core infrastructure for a 2FE, so the additional need generated by the development relates to the cost of building new classrooms.
- 5.3.2 The total cost of a new project to expand the new 1.5FE primary school by 0.5FE to 2FE, including land and buildings has been calculated by Education Officers. A contribution of £1,439,059 is sought accordingly. The £1,439,059 Education Contribution sought under this application passes the CIL tests (NPPF paragraph 204, CIL Regulation 122) because:
- a. It is necessary to make the development acceptable in planning terms. Without this contribution the new extension for the school could not be funded.
 - b. It is directly related to the development. The 325 dwellings generate the demand for a 0.5FE primary school provision, which this contribution seeks to cover.
 - c. It is fairly and reasonably related in scale and kind to the development. The size of the extension is determined by the pupil generating capacity of the development, based on established formulaic calculations, and seeks no more mitigation than is necessary for the development (i.e. it is not fixing an existing problem).

- 5.3.3 The Regulation 123 list includes a S106 exclusion for “the delivery of facilities or infrastructure required off-site but required solely as a result of any large scale development”. It is considered that the proposed Education Contribution clearly falls within this definition. Moreover, the Planning Obligations SPD states extensions and/or new school buildings required directly as a result of a development will be mitigated through S106, whereas incremental increases in school capacity will be mitigated through CIL.
- 5.3.4 There can be no actual or perceived ‘double dipping’ with developers paying twice for the same item of infrastructure because the proposed Education Contribution clearly falls within the S106 exclusion for off-site infrastructure for large scale development included within the Regulation 123 list.
- 5.3.5 There would be no pooling required, and so CIL Regulation 123 restrictions on pooling are not engaged. This new contribution would be the sole source of funding for the 0.5FE expansion of Theale Primary School on the new site. It is a distinct project from the separate ongoing Council project to relocate the school to a new site, although the Council has positively planned to facilitate the future expansion in light of the information available (i.e. using the already paid contribution to fund the land purchase).
- 5.3.6 The Education Contribution of £1,439,059 for 15/02842/OUTMAJ is therefore justified and consistent with statutory and policy requirements.

5.4 Highways and transport

Access and layout

- 5.4.1 The access from The Green has already mostly been constructed, and no objections have been raised to its continued inclusion.
- 5.4.2 A further access to serve seven houses is also proposed using St Ives Close. This part of the proposal is similar to planning application 14/02195/OUTD, which has been approved at appeal and to which Highway Officers raised no objections. Original proposals for rumble strips along St Ives Close have now been removed as they were unnecessary.
- 5.4.3 Highway Officers have requested a new pedestrian route from the site through to Station Road, running adjacent to the A4. This would provide a direct route for residents making journeys to the railway station and business park.

Traffic generation

- 5.4.4 Page 12 of the transport assessment (TA) considers the peak hours in the morning and evening periods to be 08:00 to 09:00 hours for the AM peak and 17:00 to 18:00 hours for the PM peak, which Highway Officers find acceptable.
- 5.4.5 To project traffic levels for residential the Appellants have followed what is often a standard procedure by referring to the Trip Rate Information Computer System (TRICS) to obtain a rate of traffic generation. TRICS is a UK national database of traffic surveys covering many different land uses. Highway Officers are content that the projected traffic generation is robust as is as follows.

Period	Arrive	Depart	Total
Weekday AM Peak (08.00 to 09.00)	32	88	120
Weekday PM Peak (17.00 to 18.00)	84	46	130

- 5.4.6 The seven house from St Ives Close would be expected to generate four vehicle movements out during the AM peak and four vehicles in during the PM peak.
- 5.4.7 Overall due to the reduction in residential units from the previously approved development, it can be expected that there will be a reduced traffic generation, for instance during the AM peak from 142 to the 120 mentioned in the table above.

Traffic impact

- 5.4.8 Overall the development will have a reduced traffic impact from the previous proposal. However there is one difference being traffic from the development can now turn right from towards Theale centre. This will reduce the traffic impact even further on the A4 / A340 / The Green Roundabout, but will increase traffic towards Theale Centre. Highways Officers are satisfied that this can be accommodated.

Mitigation

- 5.4.9 A travel plan will be required because of the scale of development. This can be secured by a planning condition and planning obligation.
- 5.4.10 The following highway works are also considered necessary to make the development acceptable in planning terms:
- (a) Improving the two nearby bus stops with the provision of fully enclosed bus shelters with high kerbing and relocation of the eastbound bus stop, with the footway to the westbound bus stop widened to 2 metres in width;
 - (b) The provision of pedestrian and cycle route from the site to Station Road (running parallel and adjacent to the A4);
 - (c) Provision of a pedestrian crossing facility within Station Road.
- 5.4.11 As part of the extant permission contributions were also sought towards other local highways schemes. These are now considered to fall within the scope of CIL.
- 5.4.12 Subject to the above mitigation, the proposed development is considered acceptable in highways and transport terms, and the proposal is considered to comply with Core Strategy Policy CS13, Local Plan Policy TRANS.1, and emerging HSA DPD Policy P1.

5.5 Viability and infrastructure provision

- 5.5.1 The development will be CIL liable. The precise liability will only be known at the reserved matters stage because it is calculated based on floor space.

- 5.5.2 Several items of infrastructure have been identified that will require specific planning obligations in addition to the CIL receipts. These include a contribution to enable the extension of the new (to be constructed) Theale CoE Primary School, affordable housing, public open space provision, travel plan, and highway works.
- 5.5.3 In accordance with Core Strategy Policy CS6, 40% of all dwellings on site equates to 130 units which would be the starting expectation for on-site affordable housing. The application sought to provide no affordable housing owing to viability. Accordingly, the application has been subject to lengthy viability appraisal and discussions in order to secure the best possible outcome in planning terms. The Council has appointed viability consultants, the Dixon Searle Partnership (DSP), to independently assess the submitted viability information and advise the Council.
- 5.5.4 During the viability negotiations to date, officers have prioritised the primary education contribution because that is necessary to make the development acceptable in terms of mitigating its primary school impact. Several off-site highway works are also considered necessary to make the development accessible. Thereafter, affordable housing has been treated as the next priority given its importance in planning policy terms.
- 5.5.5 The nature of an outline application is such that values will change over time and with the detailed design. However, DSP has established common ground of the various assumptions, and has now agreed a scenario with the Appellants which they are comfortable recommending to the Council as the best possible option based on the priorities advised by planning officers.
- 5.5.6 A separate confidential report is being finalised for Members of the Eastern Area Planning Committee. This will be provided under separate cover and will include the relevant viability information and commentary. Including all expected planning obligations (including the education contribution and CIL), DSP consider that up to 27 affordable housing units can be provided.
- 5.5.7 DSP are recommending this base position with the inclusion of an overage / clawback scenario, which would allow for a later stage viability review based on parameters fixed at the outline stage.
- 5.5.8 Whilst the 27 units of affordable housing falls considerably short of the 130 unit starting requirement, Policy CS6 makes clear that such levels of provision are subject to the economics of provision. Given that DSP independently consider this level of affordable housing to be the optimum contribution possible, it is considered that this level of provision is justified.

5.6 AWE and hazardous sites

- 5.6.1 There are two licensed nuclear installations located in West Berkshire, the Atomic Weapons Establishment (AWE) in Aldermaston and in Burghfield. In the interests of public safety Core Strategy Policy CS8 provides a framework for determining planning applications in close proximity to either site. This includes consultation with Off-Site Emergency Planning Group via the Council's Civil Contingencies Manager and the Office of Nuclear Regulation (ONR). There are also hazardous industrial sites located to the south, which require consultation with the Health and Safety Executive (HSE), and to which Local Plan Policy OVS.7 applies.

5.6.2 Consultation has been undertaken with the above parties, and no objections have been received. The proposed development is considered to comply with Policies CS8 and OVS.7.

5.7 Layout and design

5.7.1 During the consideration of the application, officers raised concerns with the layout and design of the proposed development. Detailed negotiations were undertaken and numerous options and amendments considered. The concerns related primarily to the constraints imposed by the parameters plans, which have subsequently been amended. The application has also been amended so that all matters are reserved giving greater flexibility at the reserved matters stage. The current illustrative layout is considered to demonstrate that an acceptable layout and design can be achieved at the reserved matters stage.

5.8 Neighbouring amenity

5.8.1 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the Framework. Core Strategy Policy CS14 states that new development must make a positive contribution to the quality of life in West Berkshire. SPDQD and SPG04/4 provide guidance on the impacts of development on neighbouring living conditions.

5.8.2 The impact on neighbouring amenity is an issue that would need to be examined at the reserved matters stage. However, at outline stage it is considered that the illustrative layout does not raise any significant concerns in this respect, particularly because of the separation distances from indicative buildings and neighbouring properties.

5.8.3 The proposed layout to the south of St Ives Close is the same as the extant permission. The relationship with neighbouring properties was judged as acceptable by the Planning Inspector.

5.8.4 The proposed layout along the remainder of the northern boundary maintains an acceptable separation distance with neighbouring properties, and is thus considered acceptable.

5.8.5 The retained woodland along the eastern boundary maintains a good standard of amenity for existing residents to the east. The provision of public access along this boundary does not raise significant concerns in terms of noise and disturbance or security.

5.9 Contaminated land

5.9.1 The site is recognised to be contaminated due to previous land uses. Indeed, the level of contamination and need for remediation is a significant factor in the viability of the development. The application included an environmental site investigation. This has been examined by Environmental Health Officers who have raised no objections subject to conditions to ensure appropriate detailed investigation and remediation.

5.10 Flood risk and sustainable drainage

- 5.10.1 The Framework states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Core Strategy Policy CS16 strictly applies a sequential approach across the district. The application site is located in the Environment Agency's Flood Zone 1, which has the lowest probability of fluvial flooding. It is therefore suitable for residential development in terms of flood risk. No objections have been received by the Environment Agency, subject to conditions.
- 5.10.2 Core Strategy Policy CS16 states that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS). The Council's highways drainage engineers (the Lead Local Flood Authority) raise no objections at this outline stage subject to conditions relating to the detailed design.

5.11 Noise

- 5.11.1 The noise report which accompanied the application indicated the need for noise mitigation to protect future residents from noise from the adjacent A4 dual carriageway. A detailed noise mitigation scheme will need to be submitted at a later stage pursuant to a condition because the noise environment will be partly affected by the layout of the buildings which is a reserved matter. The noise report indicates the likely need for short runs of acoustic fencing along the southern boundary of the site. The precise details would be subject to detailed design. Environmental Health Officer raises no objections subject to conditions.

5.12 Ecology

- 5.12.1 Natural England (NE) has advised that the proposal is unlikely to affect any statutorily protected sites. NE has not offered any bespoke advice in relation to protected species, but refers to standing advice. The standing advice has been taken into account by the Council's Ecologist.
- 5.12.2 The Council Ecologist has reviewed the submitted documents and considered the implications of this application against The Conservation of Habitats and Species Regulations 2010. They consider that, subject to the resolution of an issue relating to invertebrate habitats and the application of the suggested conditions, the actions authorised would not be detrimental to the maintenance of the species concerned at a Favourable Conservation Status in their natural range. The suggested conditions include the prior approval and implementation of a Landscape and Ecological Management Plan (LEMP) and a Construction and Environmental Management Plan (CEMP).
- 5.12.3 Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) support the comments of the Council Ecologist. They also raise further concerns in relation to the reptile surveys supporting the application as they do not fully comply with best practice. Consequently, BBOWT request expanded terms to the LEMP and CEMP proposed by the Council Ecologist.
- 5.12.4 The invertebrate survey report by Davis Clements Ecology Ltd makes clear in paragraph 5.1 that "virtually all the terrestrial habitats which are of value to

invertebrates, including all of the present neutral grassland and short-turf vegetation would be lost". In 5.5.3 it says that "The proposed layout will inevitably result in the loss of those habitats which are considered to be of greatest value to invertebrates".

5.12.5 The above report goes on to suggest some measures that could be undertaken to mitigate the above effects. However, the area of land available to modify for invertebrates is limited and needs to be balanced against the needs of other species such as bats. The applicant owns a further 0.78ha area of land to the east of the site (outlined blue on the Location Plan). The Ecologist considers it necessary for this area of land to be covered by a Landscape and Ecological Management Plan (together with the application site) so that it can be part of the mitigation for invertebrates.

5.12.6 Overall, it is considered that the proposed development would have an acceptable impact on local biodiversity, subject to mitigation being secured by condition, and thereby comply with Core Strategy Policy CS17.

5.13 Trees

5.13.1 The Council's Tree Officer has raised no objection to the development of the site, subject to conditions. The site is now very overgrown in places with a number of self-set and poor-quality trees, such that a good quality landscaping scheme would readily mitigate the losses of existing trees.

5.14 Open space

5.14.1 The proposal includes LEAPS and LAPS, which together with the retained woodland and lake provide sufficient public open space for the scheme to comply with Local Plan Policies RL.1, RL.2 and RL.3. Provision and transfer of public open space (with Commuted Sum) will need to be secured through a planning obligation.

5.15 Historic environment

5.15.1 The development site is close to the site of a reputed Roman villa, indicated through artefacts uncovered during the late 19th century. However, the actual villa itself was not uncovered. The area was subject to gravel extraction which may have removed any archaeological deposits. However, the applicant has commissioned a desk based assessment by Thames Valley Archaeological Services which came to the conclusion that the extent of gravel extraction could not be determined without further ground investigation, and that there would be a moderate potential for surviving archaeology if areas of river gravel remained in situ.

5.15.2 The applicant has also carried out geotechnical investigations that have shown that areas of river gravel do indeed survive (in some cases at a depth of less than one metre) in areas to the north and south of the existing lake. As such, these areas do have the potential for surviving archaeology in situ (in particular of Roman date), although the extent of this potential is yet to be realised.

5.15.3 As such, the Council's Archaeologist has recommended a programme of archaeological supervision during the excavation of the foundations and any related groundworks for the residential development. This can be secured by a planning condition.

5.16 Water/waste utilities

5.16.1 No objections have been raised by Thames Water subject to conditions.

6. PLANNING BALANCE AND CONCLUSION

6.1 Planning balance

6.1.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development brings a range of benefits, but there is also some harm and some policy requirements that are not fulfilled. A balanced conclusion is therefore required.

6.1.2 The West Berkshire Development Plan provides an up-to-date framework for making a decision on this appeal. The principle of development is considered acceptable in light of the relevant housing supply policies and the extant permissions for housing development on the site. Further, the provision of up to 325 new homes in a sustainable location is a significant benefit of proposal. These factors weigh considerably in favour of granting planning permission in the planning balance.

6.1.3 The need to provide affordable housing attracts significant weight. Core Strategy Policy CS6 provides expected levels subject to the economics of development. The reduced levels of affordable housing are due to the economic viability of the development, which have been independently assessed by viability consultants instructed by the Council. The Council's viability consultants advise that the proposed provision is reasonable in light of the viability situation. As such, it is considered that the reduced levels of affordable housing weigh significantly against the development, although the benefits of providing affordable housing are clearly limited compared to a full policy compliant provision.

6.1.4 Securing a contribution to facilitate a 0.5FE extension to the new Theale Primary School is considered essential in order for planning permission to be granted. The NPPF attributes great weight to ensuring choice of school places is available, and accordingly great weight should be given to the need to secure mitigation – planning permission should be refused if the identified contribution is not secured.

6.1.5 The landscape and visual impact, and important considerations given the scale of development and its location close to the North Wessex Downs AONB. The extant planning permissions on site render the overall scale and massing of development acceptable despite a marked increase in scale and density compared to neighbouring development within Theale.

6.1.6 The Council's Landscape Consultant maintains concerns in relation to the balance within the site between dense development and open areas, and some minor encroachment into a lake edge buffer. However, for the reasons stated in this report, these remaining landscape concerns are considered to attract limited weight in the overall planning balance.

- 6.1.7 There will be various other benefits associated with the development (e.g. contributions to the local economy), and a number of impacts that require mitigation (e.g. remediation of contaminated land and ecological management). These matters are considered less determinative on the outcome of the balancing exercise.
- 6.1.8 Overall, it is considered that the provision of up to 325 homes in a sustainable location, and in accordance with housing supply policies, is a significant benefit of granting planning permission. This is considered to outweigh the limited landscape harm and the reduced levels of affordable housing. Given the great weight the NPPF gives to providing school places, the proposed primary school mitigation is considered essential in order to grant planning permission. It is therefore concluded that planning permission would be justified subject to securing necessary mitigation through conditions and planning obligations.

6.2 Recommendation

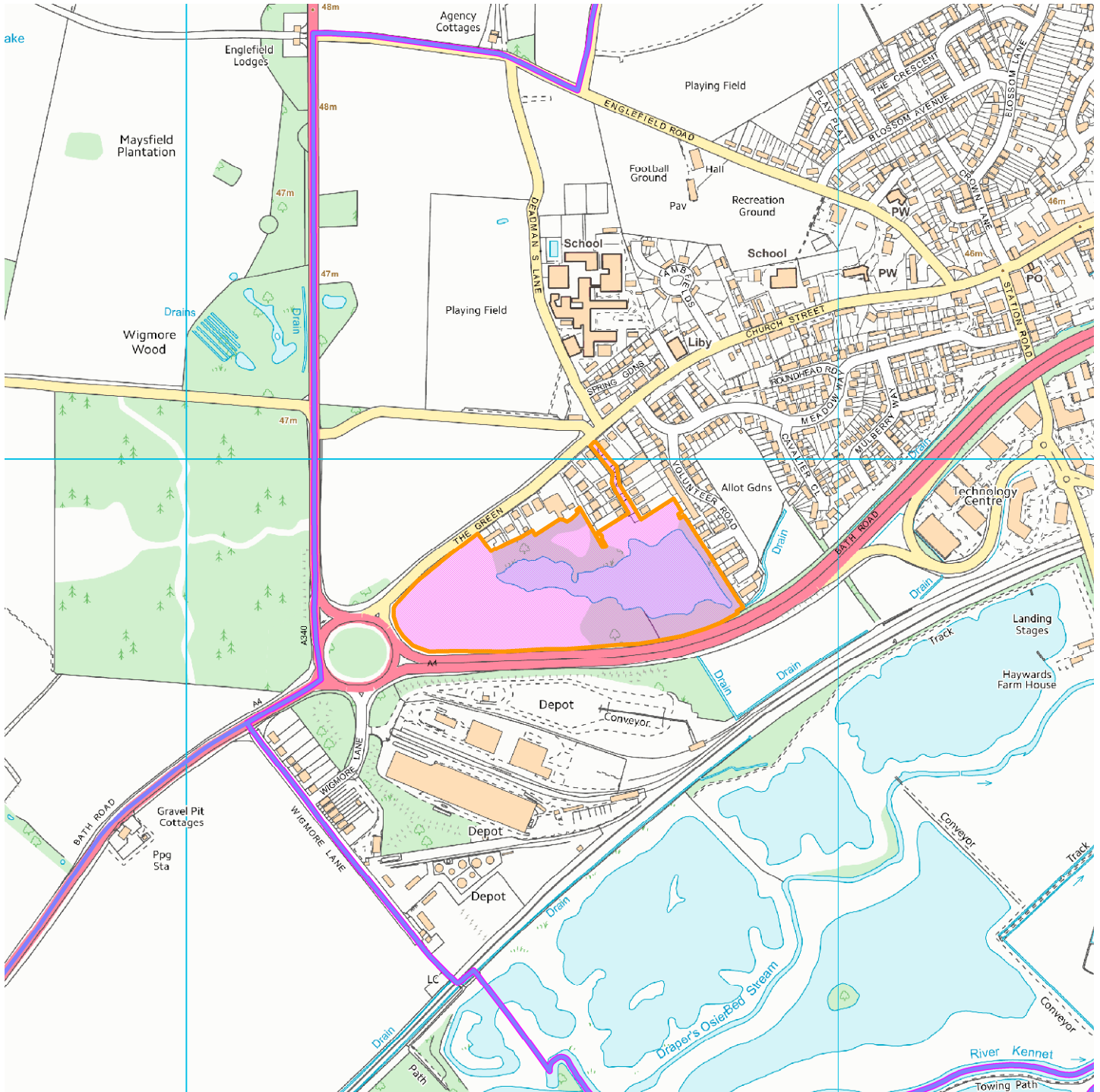
- 6.2.1 The purpose of this item for decision is not to determine the planning application, but to determine the Council's position at the appeal. For the reasons detailed above, it is recommended that the appeal is supported, subject to securing appropriate mitigation.
- 6.2.2 Irrespective of its position on the planning merits, the Council will provide a list of suggested conditions on a 'without prejudice' basis. Council Officers will negotiate with the Appellant on the wording on the suggested conditions, as well as the contents of any S106 legal agreement.
- 6.2.3 The full recommendation is as follows.

To DELEGATE to the Head of Planning & Countryside to make representations at appeal that planning permission should be granted subject to conditions and planning obligations to secure the following:

- 1. A contribution towards the extension of the new (to be constructed) Theale Primary School to enable the extension of the school by 0.5FE.**
- 2. The provision of on-site affordable housing comprising 27 units of affordable housing, together with an overage clause to trigger a later stage viability review.**
- 3. The provision and transfer to the Council (with commuted sum) of public open space.**
- 4. A travel plan.**
- 5. Improving the two nearby bus stops with the provision of fully enclosed bus shelters with high kerbing and relocation of the eastbound bus stop, with the footway to the westbound bus stop widened to 2 metres in width.**
- 6. The provision of pedestrian and cycle route from the site to Station Road (running parallel and adjacent to the A4).**
- 7. Provision of a pedestrian crossing facility within Station Road.**

To AUTHORISE the Head of Planning & Countryside to enter into a legal agreement under Section 106 of the Town and Country Act 1990 to secure the above Heads of Terms.

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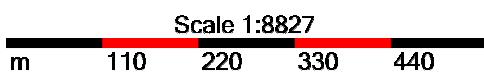
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Organisation	West Berkshire Council
Department	
Comments	
Date	05 January 2017
SLA Number	0100024151



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1. INTRODUCTION

- 1.1 This is an item for decision in relation to appeal against non-determination pursuant to planning application 16/01846/OUTMAJ. The application sought outline planning permission for the erection of 25 dwellings with associated access, parking and landscaping works. Matter to be considered in detail at this stage: Access.
- 1.2 The application has been considered in parallel to application 15/02842/OUTMAJ, which has been subject to prolonged negotiations in relation to several principle issues including viability, affordable housing, education mitigation, design, and landscape impacts. The applicant exercised their ability to appeal against non-determination of the application, so the decision whether to grant planning permission will be made by the Planning Inspectorate, not the Council. An informal hearing is scheduled for 9th February.
- 1.3 The decision of the Committee on this item will determine the position the Council adopts at the appeal (i.e. whether the Council supports or resists granting planning permission). This decision should nonetheless be made on the basis of compliance with the Development Plan and material considerations.

2. PLANNING HISTORY

2.1 Lakeside (whole site)

- 2.1.1 Outline planning permissions for a business park and public open space were granted on appeal in 1989 and 1996, but neither was implemented despite reserved matters approval being gained in respect of the latter. A further outline planning permission was granted by the Council in 2000 for a B1 business park and associated open space (Application 154882). A reserved matters application in respect of this latest outline permission was approved in 2001 (Application 01/01266/RESMAT). It provides for 14,488sqm of B1 floor-space in three 3-storey buildings together with 545 surface car-parking spaces. All the buildings and car-parking would be contained within South Lakeside (excluding the area protected by TPO), and North Lakeside would be landscaped as open space.
- 2.1.2 All pre-conditions applying to the 2000 outline planning permission and the 2001 reserved matters approval have been discharged and material operations have been carried out to begin implementing the permission.
- 2.1.3 Application 15/02842/OUTMAJ sought outline planning permission for up to 325 dwellings across the whole Lakeside site. This application has been appealed for non-determination, and is another item for decision.

2.2 North Lakeside

- 2.2.1 A proposal for 58 dwellings on the whole North Lakeside site was dismissed at appeal in January 2007 (APP/W0340/A/05/1186340). Two subsequent outline applications for residential development on the site were refused by the Council in 2006. The Council then granted planning permission, also in 2006, for one pair of four-bedroom semi-detached residential properties with garages and car parking on

part of North Lakeside fronting The Green, next to the access to the appeal site (Application 06/00236/FULD).

2.2.2 The Housing Sites Allocation Development Plan Document (HSA DPD) Proposed Submission Version (November 2015) included an allocation in the central parcel of North Lakeside for approximately 15 dwellings (Policy HSA14). As part of this proposed allocation, the banks of the lake and the western and eastern parcels of North Lakeside were proposed to be maintained as open space and a landscape buffer.

2.2.3 Subsequently, an appeal was granted for seven dwellings on land south of St Ives Close, which forms the eastern parcel of North Lakeside (Application 14/02195/OUTD). This conflicted with the proposed allocation. In response the Council has elected to delete the proposed allocation policy and simply include the whole Lakeside site within the proposed revised settlement boundary to Theale, whereby the principle of residential development becomes acceptable.

2.3 South Lakeside

2.3.1 An application (04/01219/FULMAJ) for proposed residential development of 350 houses and apartments with associated access, parking, amenity space and landscaping on the land known as South Lakeside was submitted in May 2004. The Council refused planning permission in October 2006 on grounds of density, overdevelopment, landscape, design, lack of on-site public open space, and the lack of a planning obligation. This decision was appealed, and in November 2006 the appeal was recovered for determination by the Secretary of State. An inquiry was held in June 2007, and the Inspector recommended that planning permission be granted subject to conditions. In September 2007 the Secretary of State granted full planning permission.

2.3.2 A lawful development certificate (11/00117/CERTP) was approved on 10th June 2011. This certificate confirmed that planning permission 04/01219/FULMAJ was deemed to be lawful by virtue of its implementation prior to the 26th September 2010 (3 years after the grant of permission).

3. CONSULTATION

3.1 Statutory and Non-Statutory Consultations

Theale Parish Council:	Object on grounds that it exceeds the policy allocation for 15 dwellings, discrepancies in plans, access to the anglers' car park, and additional pressure on the sewage network.
Education:	Education mitigation through CIL
Highways:	No response
Minerals and Waste:	No objections
Housing:	40% affordable housing sought
Waste Management:	Conditional permission
Archaeology:	Conditional permission
Countryside (open space):	No objections
Environmental Health:	Conditional permission

Tree Officer:	Conditional permission
Lead Local Flood Authority:	No response
Environment Agency:	No objections subject to conditions
Thames Water:	No objections
Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust:	No response
Royal Berkshire Fire and Rescue Service:	Conditional permission
West Berkshire Spokes:	No response
Thames Valley Police:	No response

3.2 Public consultation

Total: 6 Support: 0 Object: 6

Summary of objection

- Access arrangements
- Overdevelopment
- Exceeds policy for 15 dwellings on North Lakeside
- Lack of local open space
- No further housing until new primary school built and doctor's surgery increased
- Layout and proximity to neighbouring properties
- Excessive scale
- Exacerbate existing sewage problems in area
- Traffic and noise pollution
- Loss of local wildlife habitats
- Loss of identity to village from cumulative impacts of developments
- Brownfield sites available
- Insufficient parking provision

4. PLANNING POLICY

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for West Berkshire comprises:
- West Berkshire Core Strategy (2006-2026)
 - West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)
 - Replacement Minerals Local Plan for Berkshire (2001)
 - Waste Local Plan for Berkshire (1998)
- 4.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and who these are expected to be applied. It is a material consideration in planning decisions. The NPPF is supported by the Planning Practice Guidance (PPG).
- 4.3 According to paragraph 215 of the NPPF, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF

(the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

4.4 The West Berkshire Core Strategy (2006-2026) is the first development plan document (DPD) within the new West Berkshire Local Plan. It sets out a long term vision for West Berkshire to 2026 and translates this into spatial terms, setting out proposals for where development will go, and how this development will be built. The following policies from the Core Strategy are relevant to this development:

- NPPF Policy
- ADPP1: Spatial Strategy
- ADPP4: Eastern Area
- CS1: Delivering New Homes and Retaining the Housing Stock
- CS4: Housing Type and Mix
- CS5: Infrastructure Requirements and Delivery
- CS6: Provision of Affordable Housing
- CS8: Nuclear Installations AWE Aldermaston and Burghfield
- CS13: Transport
- CS14: Design Principles
- CS15: Sustainable Construction and Energy Efficiency
- CS16: Flooding
- CS17: Biodiversity and Geodiversity
- CS18: Green Infrastructure
- CS19: Historic Environment and Landscape Character

4.5 A number of policies from the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) remain part of the Development Plan following the publication of the Core Strategy. The following saved policies from the Local Plan are relevant to this development:

- OVS.5: Environmental Nuisance and Pollution Control
- OVS.6: Noise Pollution
- OVS.7: Hazardous substances
- HSG.1: The Identification of Settlements for Planning Purposes
- TRANS.1: Meeting the Transport Needs of New Development
- RL.1: Public Open Space Provision in Retail Development Schemes
- RL.2: Provision of Public Open Space (methods)
- RL.3: The Selection of Public Open Space and Recreation Sites

4.6 According to Paragraph 216 of the NPPF, decision-takers may also give weight to relevant policies in emerging plans according to: (1) the stage of preparation, (2) the extent to which there are unresolved objections to relevant policies, and (3) the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF. The Local Development Scheme (LDS) provides a timetable for the preparation of emerging development plan documents.

4.7 The emerging Housing Site Allocations Development Plan Document (HSA DPD) is the second DPD of new West Berkshire Local Plan. It will allocate non-strategic housing sites and sites for Gypsies, Travellers and Travelling Showpeople, and will provide update residential parking standards and a set of policies to guide housing in the countryside. The Proposed Submission Version of the HSA DPD was published in November 2015 and is currently at examination. According to the LDS,

adoption anticipated for Spring 2017. The following policies from the HSA DPD are relevant to this development:

- GS1: General Site Policy
- HSA14: North Lakeside (now deleted)
- P1: Residential Parking for New Development
- Settlement Boundary Review

4.8 The following local policy documents adopted by the Council are material considerations relevant to the development:

- North Wessex Downs AONB Management Plan (2014-2019)
- Quality Design SPD (2006)
- Planning Obligations SPD (2015)

5. APPRAISAL

5.1 Principle of development

5.1.1 The West Berkshire Development Plan provides an up-to-date framework for making decisions on the location of new residential development in the District.

5.1.2 Policies ADPP1 and ADPP4 provide a spatial strategy for the District and the Eastern Area respectively. Theale is identified as a Rural Service Centre, the second tier of the District Settlement Hierarchy and is expected to accommodate growth in residential development. Policy ADPP1 states that in open countryside (i.e. outside settlement boundaries) only appropriate limited development will be allowed.

5.1.3 Core Strategy Policy CS1 states that new homes will be primarily developed on suitable previously developed land within settlement boundaries, other suitable land within settlement boundaries, strategic sites and broad locations identified on the Core Strategy Key Diagram, and land allocated for residential development in subsequent Development Plan Documents.

5.1.4 Local Plan Policy HSG.1 permits new residential development within existing settlement boundaries, and its supporting text confirms that new residential development outside settlement boundaries will only be permitted in exceptional cases. Policy HSG.1 is a saved policy of the West Berkshire District Local Plan. The weight to be given to this policy must be considered on a case-by-case basis.

5.1.5 Through the Core Strategy and the emerging Housing Site Allocations DPD, the Council is now allocating land outside the existing settlement boundaries, and reviewing these boundaries more generally, to accommodate housing growth within the District. This is necessary to meet the Core Strategy housing requirement and the Government's policy to boost housing supply.

5.1.6 The Council is proposing to include the whole Lakeside site within the Theale settlement boundary. Owing to its late stage of preparation, consistency with the NPPF and the absence of any objections to the proposal to incorporate the site within the settlement boundary, the policy changes proposed by the HSA DPD should attract substantial weight in the determination of this appeal. Accordingly, specifically in relation to this site, Policy HSG.1 attracts diminished weight because

of the clear direction being taken through the HSA DPD. The HSA DPD views Lakeside as committed development in light of the extant permission, and development on the site is included within the Council's five year housing land supply.

- 5.1.7 The site is located outside but adjacent to the existing settlement boundary of Theale, and a previous appeal decision has established that, despite former operations on the site (such as mineral extraction), the site is not to be regarded as previously developed land.
- 5.1.8 Owing to its location outside the existing settlement boundary, the proposal plainly conflicts with Policy HSG.1. However, viewed as a whole, the proposal complies with the up-to-date framework for housing supply provided by Core Strategy Policies ADPP1, ADPP4 and CS1, and Policy C1 of the emerging HSA DPD, which includes the revised settlement boundary around the site. Accordingly, the above policies weight heavily in favour of granting planning permission.
- 5.1.9 Further, the extant planning permissions on the site are important material considerations. They also establish the principle of residential development on most parts of the site. Overall, therefore, the principle of development is considered acceptable.

5.2 Landscape and visual impacts

- 5.2.1 The site is located on the western edge of Theale, outside of but it close proximity to the boundary of the North Wessex Downs AONB to the west.
- 5.2.2 The emerging HSA DPD originally proposed to allocation approximately 15 dwellings on the central parcel of North Lakeside, with the provision of landscape buffers along the lake edge, and open space to the east and west. However, seven houses were subsequently granted planning permission at appeal on the eastern end of North Lakeside, on land south of St Ives Close. The HSA DPD has therefore been revised to delete the proposed allocation of 15 houses and instead simply include the whole Lakeside site within the settlement boundary of Theale. Landscape and visual impacts can therefore be examined through individual planning applications. This application effectively sought to obtain planning permission for development across the remainder of the North Lakeside site in addition to the seven houses to the east.
- 5.2.3 The Council has employed a Landscape Architect Consultant to appraise the application together with the wider scheme for the whole Lakeside site (15/02842/OUTMAJ). It is reasonable to assume that this scheme for 25 houses would be developed in conjunction with the extant 350 dwellings on South Lakeside in the event that the scheme for up to 325 dwellings is refused at appeal.
- 5.2.4 The Council's Landscape Consultant maintains concerns in relation to the balance within the site between dense development and open areas, and has sought to keep land at North Lakeside as open as possible to provide a counterbalance to the dense development on South Lakeside. Following the appeal decision which granted outline planning permission for seven houses on land to the south of St Ives Close, the remaining area in dispute is the western-most parcel of land within North Lakeside, which lies to the east of the access from The Green.

- 5.2.5 According to the Landscape Consultant, this area forms a narrow open gap between the houses on The Green and the development at South Lakeside. It includes a tree group on the water's edge, scrub and an area of perennial growth. The vegetation cover, other than the trees, is of little particular merit but the combination of open space and vegetation cover provides a soft landscape setting and the potential base for a good quality area of landscaped open space immediately north of South Lakeside, which will complement the lake. This end of the Lakeside site as a whole would be particularly developed and urban in character (based on the approved development) and does not benefit from the tree cover and open space, or the wider lake, at the eastern end of the site. The Landscape Consultant considers that it is particularly important that this part of North Lakeside is not developed and is set aside to provide a good sized area of landscape open space in the west and a buffer between the existing houses and South Lakeside.
- 5.2.6 Owing to the relatively small size of this parcel of land, planning officers consider its potential contribution as an open buffer is limited. Moreover, because of the location of this parcel of land, any contribution would be limited to views from within the site; it is not considered that it would have ameliorate the landscape and visual impact from outside the site. As such, the remaining harm arising from the development of this land is considered to attract diminished weight in the overall planning balance.
- 5.2.7 The Landscape Consultant also maintains concern with the inclusion of some private gardens within the 10m buffer that is shown along the northern bank of the lake. However, given that the housing layout is illustrative, and the majority of the buffer is not shown to be encroached by any private land, it is considered that the layout parameters would not prejudice the Council's ability to ensure an appropriate buffer at the reserved matters stage.
- 5.2.8 Overall, the proposed development is broadly acceptable in terms of its scale and massing and resultant landscape and visual impacts. Some limited harm has been identified in terms of development on the western parcel of North Lakeside, and some minor encroachments of private gardens into the lake buffer. This level of harm is considered to attract limited weight in the overall planning balance for the reasons stated.

5.3 Education mitigation

- 5.3.1 Education Officers have confirmed that due to the incremental increase in education provision required for 25 dwellings, all education mitigation for this scheme would be through CIL. It should be noted that the extant 350 dwelling scheme on South Lakeside includes S106 education contributions to mitigate its own impact.

5.4 Highways and transport

- 5.4.1 The access from The Green has already mostly been constructed, and no objections have been raised to its continued inclusion under application 15/02842/OUTMAJ. As such, there are not considered to be any reasons for objection under this application.

- 5.4.2 Traffic generation has been considered in the transport assessment, which is appraised in relation to application 15/02842/OUTMAJ and has been found acceptable by highways officers.
- 5.4.3 No specific mitigation has been identified as necessary in relation to the 25 dwellings scheme, although it should be noted that a suite of highway works and contributions have been secured through a S106 legal agreement for the 350 scheme, and would therefore be carried out in a scenario that the 25 dwellings and 350 dwellings scheme are implemented together.
- 5.4.4 The proposed development is considered acceptable in highways and transport terms, and the proposal is considered to comply with Core Strategy Policy CS13, Local Plan Policy TRANS.1, and emerging HSA DPD Policy P1.

5.5 Affordable housing

- 5.5.1 In accordance with Core Strategy Policy CS6, 40% of all dwellings on site equates to 10 units. The application form proposes 10 units of social rented affordable housing. No viability issues have been raised with this 25 dwelling scheme. On site affordable housing could therefore be secured through a planning obligation, and thereby the development would comply with Policy CS6.

5.6 AWE and hazardous sites

- 5.6.1 This application site falls outside of the consultation areas for AWE and the hazardous industrial sites to the south (the consultation zones only include South Lakeside). Such considerations do not therefore have a bearing on this decision.

5.7 Layout and design

- 5.7.1 All matters except access are reserved and therefore layout and design considerations largely fall to be considered at the reserved matters stage. Except for the landscape and visual impact concerns raised in this report, there are no indications at this outline stage that an acceptable layout and design could not otherwise be provided.

5.8 Neighbouring amenity

- 5.8.1 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the Framework. Core Strategy Policy CS14 states that new development must make a positive contribution to the quality of life in West Berkshire. SPDQD and SPG04/4 provide guidance on the impacts of development on neighbouring living conditions.
- 5.8.2 The impact on neighbouring amenity is an issue that would need to be examined at the reserved matters stage. However, at outline stage it is considered that the illustrative layout does not raise any significant concerns in this respect, particularly because of the separation distances from indicative buildings and neighbouring properties.

5.8.3 The proposed layout along the northern boundary maintains an acceptable separation distance with neighbouring properties, comparable to the approved scheme to the south of St Ives Close, and is thus considered acceptable.

5.9 Contaminated land

5.9.1 The site is recognised to be contaminated due to previous land uses. Indeed, the level of contamination and need for remediation is a significant factor in the viability of the development. The application included an environmental site investigation. This has been examined by Environmental Health Officers who have raised no objections subject to conditions to ensure appropriate detailed investigation and remediation.

5.10 Flood risk and sustainable drainage

5.10.1 The Framework states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Core Strategy Policy CS16 strictly applies a sequential approach across the district. The application site is located in the Environment Agency's Flood Zone 1, which has the lowest probability of fluvial flooding. It is therefore suitable for residential development in terms of flood risk. No objections have been received by the Environment Agency.

5.10.2 Core Strategy Policy CS16 states that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS). A suitable SuDS scheme can be secured through a planning condition.

5.11 Noise

5.11.1 The noise report which accompanied the application indicated the need for noise mitigation to protect future residents from noise from the adjacent A4 dual carriageway. A detailed noise mitigation scheme will need to be submitted at a later stage pursuant to a condition because the noise environment will be partly affected by the layout of the buildings which is a reserved matter. The precise details would be subject to detailed design. Environmental Health Officer raise no objections subject to conditions.

5.12 Ecology

5.12.1 The Council's ecologist has reviewed the submitted documents and considered the implications of this application against The Conservation of Habitats and Species Regulations 2010. It is considered that, subject to the resolution of an issue relating to invertebrate habitats and the application of the suggested conditions, the actions authorised would not be detrimental to the maintenance of the species concerned at a Favourable Conservation Status in their natural range. The suggested conditions include the prior approval and implementation of a Landscape and Ecological Management Plan (LEMP) and a Construction and Environmental Management Plan (CEMP).

5.12.2 Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT), in response to the 325 scheme (15/02842/OUTMAJ) support the comments of the Council

ecologist. They also raise further concerns in relation to the reptile surveys supporting the application as they do not fully comply with best practice. Consequently, BBOWT request expanded terms to the LEMP and CEMP proposed by the Council ecologist.

- 5.12.3 The invertebrate survey report by Davis Clements Ecology Ltd makes clear in paragraph 5.1 that “virtually all the terrestrial habitats which are of value to invertebrates, including all of the present neutral grassland and short-turf vegetation would be lost”. In 5.5.3 it says that “The proposed layout will inevitably result in the loss of those habitats which are considered to be of greatest value to invertebrates”.
- 5.12.4 The above report goes on to suggest some measures that could be undertaken to mitigate the above effects. However, the area of land available to modify for invertebrates is limited and needs to be balanced against the needs of other species such as bats. The applicant owns a further 0.78ha area of land to the east of the site (outlined blue on the Location Plan). The ecologist considers it necessary for this area of land to be covered by a Landscape and Ecological Management Plan (together with the application site) so that it can be part of the mitigation for invertebrates.
- 5.12.5 Overall, it is considered that the proposed development would have an acceptable impact on local biodiversity, subject to mitigation being secured by condition, and thereby comply with Core Strategy Policy CS17.

5.13 Trees

- 5.13.1 The Council’s tree officer has raised no objection to the development of the site, subject to conditions. The site is now very overgrown in places with a number of self-set and poor-quality trees, such that a good quality landscaping scheme would readily mitigate the losses of existing trees.

5.14 Open space

- 5.14.1 The proposal includes LEAPS and LAPS, which together with the retained woodland and lake provide sufficient public open space for the scheme to comply with Local Plan Policies RL.1, RL.2 and RL.3. Provision and transfer of public open space (with Commuted Sum) will need to be secured through a planning obligation.

5.15 Historic environment

- 5.15.1 The development site is close to the site of a reputed Roman villa, indicated through artefacts uncovered during the late 19th century. However, the actual villa itself was not uncovered. The area was subject to gravel extraction which may have removed any archaeological deposits. However, the applicant has commissioned a desk based assessment by Thames Valley Archaeological Services which came to the conclusion that the extent of gravel extraction could not be determined without further ground investigation, and that there would be a moderate potential for surviving archaeology if areas of river gravel remained in situ.
- 5.15.2 The applicant has also carried out geotechnical investigations that have shown that areas of river gravel do indeed survive (in some cases at a depth of less than one meter) in areas to the north and south of the existing lake. As such, these areas do

have the potential for surviving archaeology in situ (in particular of Roman date), although the extent of this potential is yet to be realised.

5.15.3 As such, the Council's archaeologist has recommended a programme of archaeological supervision during the excavation of the foundations and any related groundworks for the residential development. This can be secured by a planning condition.

5.16 Water/waste utilities

5.16.1 No objections have been raised by Thames Water.

6. PLANNING BALANCE AND CONCLUSION

6.1 Planning balance

6.1.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development brings a range of benefits, but there is also some harm and some policy requirements that are not fulfilled. A balanced conclusion is therefore required.

6.1.2 The West Berkshire Development Plan provides an up-to-date framework for making a decision on this appeal. The principle of development is considered acceptable in light of the relevant housing supply policies and the extant permissions for housing development on the site. Further, the provision of 25 new homes in a sustainable location is a significant benefit of proposal. These factors weigh considerably in favour of granting planning permission in the planning balance. The provision of 10 affordable housing units also attracts significant weight.

6.1.3 The Council's landscape consultant maintains concerns in relation to the balance within the site between dense development and open areas, and some minor encroachment into a lake edge buffer. However, for the reasons stated in this report, these remaining landscape concerns are considered to attract limited weight in the overall planning balance.

6.1.4 There will be various other benefits associated with the development (e.g. contributions to the local economy), and a number of impacts that require mitigation (e.g. remediation of contaminated land and ecological management). These matters are considered less determinative on the outcome of the balancing exercise.

6.1.5 Overall, it is considered that the provision of 25 homes in a sustainable location, including policy compliant levels of affordable housing, and in accordance with housing supply policies, is a significant benefit of granting planning permission. This is considered to outweigh the limited landscape harm. It is therefore concluded that planning permission would be justified subject to securing necessary mitigation through conditions and planning obligations.

6.2 Recommendation

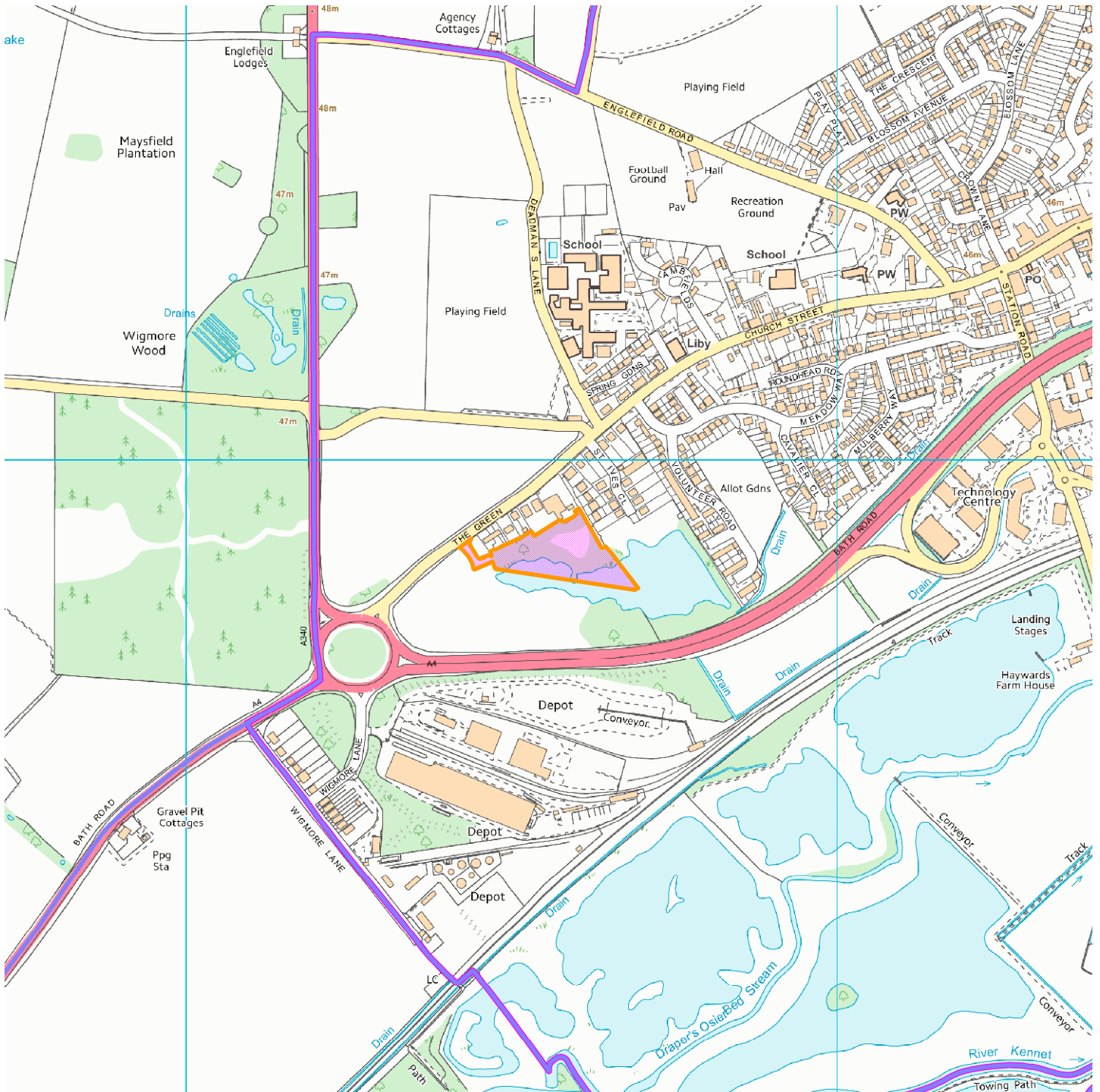
- 6.2.1 The purpose of this item for decision is not to determine the planning application, but to determine the Council's position at the appeal. For the reasons detailed above, it is recommended that the appeal is supported, subject to securing appropriate mitigation.
- 6.2.2 Irrespective of its position on the planning merits, the Council will provide a list of suggested conditions on a 'without prejudice' basis. Council officers will negotiate with the appellant on the wording on the suggested conditions, as well as the contents of any S106 legal agreement.
- 6.2.3 The full recommendation is as follows.

To DELEGATE to the Head of Planning & Countryside to make representations at appeal that planning permission should be granted subject to conditions and planning obligations to secure the following:

- 1. The provision of on-site affordable housing comprising 10 units of affordable housing.**
- 2. The provision and transfer to the Council (with commuted sum) of public open space.**

To AUTHORISE the Head of Planning & Countryside to enter into a legal agreement under Section 106 of the Town and Country Act 1990 to secure the above Heads of Terms.

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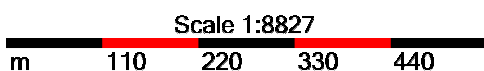


Map Centre Coordinates :

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Organisation	West Berkshire Council
Department	
Comments	
Date	05 January 2017
SLA Number	0100024151

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Agenda Item 5.

APPEAL DECISIONS EASTERN AREA-COMMITTEE

Parish and Application No Inspectorate's Ref	Location and Appellant	Proposal	Officer Recommendation	Decision
TILEHURST 15/01676/OUTD Pins Ref 3152852	Land South Of Hatchets Barn Greenwood Road, Tilehurst Mrs A Peddley And Mrs C West	Erection of one detached dwelling and associated carport. Matters to be considered: Access and Layout	Delegated Refusal	Allowed 1.12.16
THATCHAM 16/00779/FULD Pins Ref: 3152685	Land adj to 11 Turnfields, Thatcham Mr C Barnes	Construction of a 2 bedroom dwelling and parking	Delegated Refusal	Dismissed 6.12.16
ALDWORTH 16/01049/HOUSE Pins Ref: 3155053	Grimms Dyke, Aldworth John and Margaret Shinkwin	Erection of ancillary garden room	Delegated Refusal	Dismissed 6.12.16
PURLEY ON THAMES 16/01076/HOUSE Pins Ref 3158391	19 Wintringham Way, Purley On Thames Mr and Mrs Fathi	Part single two storey side extension and rear extension to detached house.	Delegated Refusal	Allowed 13.12.16
BASILDON 16/00176/FULD Pins Ref 3155293	Land to the rear of Timberley Pangbourne Road Upper Basildon	Construction of five bedroom two-storey detached house.	Delegated Refusal	Dismissed 15.12.16
WOOLHAMPTON 16/0126/HOUSE PINS Ref 3159526	Woodlands Cods Hill Beenham	Living room extension with en-suite bathroom and dressing room above. First floor balcony.	Delegated Refusal	Allowed 22.12.16

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