

Notice of Meeting



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Eastern Area Planning Committee Wednesday, 5th July, 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, 27 June 2017

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

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

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Calcot Centre between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148

Email: planapps@westberks.gov.uk

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 5 July 2017
(continued)

Any queries relating to the Committee should be directed to Stephen Chard / Charlene Hurd / Jessica Bailiss on (01635) 519462/519695/503124 Email: stephen.chard@westberks.gov.uk / charlene.hurd@westberks.gov.uk / jessica.bailiss@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 5 July 2017
(continued)

- To:** Councillors Peter Argyle, Pamela Bale, Graham Bridgman, Keith Chopping, Richard Crumly, Marigold Jaques, Alan Law (Vice-Chairman), Alan Macro, Tim Metcalfe, Graham Pask (Chairman), Richard Somner and Emma Webster
- Substitutes:** Councillors Lee Dillon, Sheila Ellison, Nick Goodes, Tony Linden, Mollie Lock and Quentin Webb
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Agenda

Part I

Page No.

- 1. Apologies**
To receive apologies for inability to attend the meeting.
- 2. Minutes** 7 - 24
To approve as a correct record the Minutes of the meeting of this Committee held on 24 May 2017.
- 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.)



Agenda - Eastern Area Planning Committee to be held on Wednesday, 5 July 2017
(continued)

- (1) **Application No. & Parish: 16/03528/FUL - Sabre House, Bath Road, Midgham, Reading, Berkshire, RG7 5UU** 25 - 42

Proposal:	S73a: Removal of conditions 7 roller shutter door shut, 11 paint spraying, 18 additional acoustic mitigation, and 19 acoustic boundary from previously approved application 16/01016/FUL: Proposed change of use from B1 (light industrial) and B8 (Storage and Distribution) use to mixed use to allow for vehicles sales and leasing (sui generis) and vehicle preparation and washing (B1) and MOT and servicing (B2) for Anchor Vans Ltd.
Location:	Sabre House, Bath Road, Midgham, Reading, Berkshire, RG7 5UU
Applicant:	Anchor Pension Plan
Recommendation:	To DELEGATE to the Head of Development & Planning to GRANT PLANNING PERMISSION subject to conditions

- (2) **Application No. & Parish: 17/00402/FULEXT - 1053, 1055 and 1057 Oxford Road, Tilehurst, Reading, Berkshire, RG31 6YE** 43 - 64

Proposal:	Section 73: Variation of Conditions (11) Landscaping, (21) Vehicle parking and (22) cycle parking and storage of planning permission 15/01983/FULEXT - (Section 73. Variation of conditions 2 Approved Plans, 5 Code for Sustainable Homes, 15 Landscaping, 16 Tree Protection, 17 Tree Root Protection, 18 Arboricultural Method Statement, 19 Arboricultural Watching Brief, 20 Bat Tubes and Bird Nest Boxes, 21 Construction Method Statement, 28 Vehicle Parking and Turning Space/Areas and 32 Landscape Management Plan of approved reference 14/01430/FULEXT. Full planning permission for the erection of 50 dwellings 1053, 1055, 1057 Oxford Road, Tilehurst including associated access, parking and landscaping. (Revised scheme following planning approval consent 13/02227/RESMAJ))
Location:	1053, 1055 and 1057 Oxford Road, Tilehurst, Reading, Berkshire, RG31 6YE
Applicant:	Shanly Homes Ltd
Recommendation:	To DELEGATE to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the schedule of conditions (section 9.2).

Agenda - Eastern Area Planning Committee to be held on Wednesday, 5 July 2017
(continued)

- (3) **Application No. & Parish:17/01042/OUTD - Land Adjacent to Larch House, Sulhamstead, Reading, RG7 4BB** 65 - 76

Proposal:	Outline planning permission for the redevelopment and change of use of the site to residential (C3) to provide a single storey detached dwellinghouse with rooms in the roof space. Matters to be considered: Access and Layout.
Location:	Land Adjacent to Larch House Sulhamstead Reading RG7 4BB
Applicant:	Malcolm Hatton
Recommendation:	to DELEGATE to the Head of Planning & Countryside to REFUSE PLANNING PERMISSION for the reasons given below (Section 9.1).

Items for Information

5. **Appeal Decisions relating to Eastern Area Planning** 77 - 78
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 - Eastern Area Planning Committee to be held on Wednesday, 5 July 2017
(continued)

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, 24 MAY 2017

Councillors Present: Pamela Bale, Graham Bridgman, Sheila Ellison (Substitute) (In place of Graham Pask), Marigold Jaques, Alan Law (Vice-Chairman), Tony Linden (Substitute) (In place of Peter Argyle), Mollie Lock (Substitute) (In place of Richard Crumly), Alan Macro, Tim Metcalfe, Richard Somner, Quentin Webb (Substitute) (In place of Keith Chopping) and Emma Webster

Also Present: Stephen Chard (Principal Policy Officer), Stuart Clark (Principal Engineer), Gareth Dowding (Senior Engineer), Andrew Heron (Senior Planning Officer), David Pearson (Development Control Team Leader) and Shiraz Sheikh (Acting Legal Services Manager)

Apologies for inability to attend the meeting: Councillor Peter Argyle, Councillor Keith Chopping, Councillor Richard Crumly and Councillor Graham Pask

(Councillor Alan Law in the Chair)

PART I

3. Minutes

The Minutes of the meeting held on 3 May 2017 were approved as a true and correct record and signed by the Vice-Chairman, subject to the following amendments:

Item 92(1) – 17/00182/COMIND – Land North of Floral Way, Opposite Foxglove Way, Thatcham:

Page two, seventh bullet point:

- A flood detention basin for Cold Ash Hill **had already been built. A flood detention basin for** Tull Way had also been approved by the Council and **its** development would commence on the 15th May 2017.

Page three, third paragraph, first sentence:

In response to Councillor Chopping's question, Stuart Clark reported that 24000 cubic metres of excavation work would be required.

The Minutes of the meeting held on 9 May 2017 were approved as a true and correct record and signed by the Vice-Chairman.

4. Declarations of Interest

Councillor Sheila Ellison declared an interest in Agenda Items 4(2) and 4(3), but reported that, as her interest was a personal interest and not an other registrable interest or a disclosable pecuniary interest, she determined to remain to take part in the debate and vote on the matter.

5. **Schedule of Planning Applications**

(1) **Application No. & Parish: 16/02407/FULD - Knappswood Farm, Pangbourne Road, Upper Basildon, Berkshire**

Agenda Item 4(1) concerning Planning Application 16/02407/FULD – which proposed the demolition of the existing house containing 3 units and the erection of 3 houses with garages, was withdrawn by the applicant post publication of the agenda.

(2) **Application No. & Parish: 17/00649/FULD - Kiln Cottage, Crookham Common Road, Brimpton, Reading, Berkshire**

(Councillor Sheila Ellison declared a personal interest in Agenda Item 4(2) by virtue of the fact that she knew the owner of Kiln Cottage. As her interest was personal and not an other registrable or a disclosable pecuniary interest, she determined to remain to take part in the debate and vote on the matter.)

The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 17/00649/FULD in respect of the proposed demolition of an existing outbuilding and the construction of a new self build dwelling utilising an existing access with associated parking and landscaping.

As part of the Planning Officer, David Pearson's, introduction to the item, he provided further information on self build homes. He explained that it was a requirement for local planning authorities to hold a register of people interested in developments of this type and who were seeking sites. The applicant was not listed on West Berkshire's register, however this was not necessary in this case as the applicant had the available land. Mr Pearson added that local authorities were encouraged by Government to cater for self build homes. Mr Pearson stated that while this was a material consideration, it was not of particular significance.

In accordance with the Council's Constitution, Mr Richard Hunt/Ms Sara Duffield, applicant/agent, addressed the Committee on this application.

Mr Hunt in addressing the Committee raised the following points:

- He explained that he and his wife had lived in Brimpton for many years and wished to continue living in the village.
- Approval of the proposal would allow them to live in a modest house to the rear of Kiln Cottage which would be largely shielded by planting and the Cottage itself. Only the roof would be partially visible from the road.
- Kiln Cottage was a Grade II listed building and was located within the Brimpton Conservation Area. However, this was also true of the Old Post Office which was located in a more prominent position on the roadside than Kiln Cottage. Kiln Cottage was also situated within a larger site which could accommodate the proposed self build dwelling.
- In terms of Kiln Cottage as a heritage asset, Mr Hunt explained that it was originally two dwellings that became a single dwelling in the 1950s. Extensions had since been added in the 1960s and 1970s (the most recent extension being a utility building). The existing Kiln Cottage had therefore undergone changes over the years from its original state.
- West Berkshire Council's Conservation Officer had given the view that the harm caused by this proposed development would be 'less than substantial' and its impact therefore needed to be weighed against the benefits of the proposal. Mr Hunt listed these benefits as providing an addition to the housing stock in the form

EASTERN AREA PLANNING COMMITTEE - 24 MAY 2017 - MINUTES

of a family home and additional Council Tax to the Council. It would enable local Brimpton people, namely himself and his wife, to continue to live in the village, and maintain long term friendships. Mr Hunt added that local contractors would be employed to undertake works.

- Mr Hunt disagreed with the point made by the Conservation Officer that Kiln Cottage was surrounded by open countryside. This had not been the case for some time, certainly not in the time since it had become listed.
- The proposal was supported by neighbours and the Parish Council. Mr Hunt felt that this was a reasonable application and hoped it would be approved.

Councillor Graham Bridgman noted from the update report that drawing numbers 101A and 102A had been replaced by 101B and 102B and he queried when these amended drawings had been submitted. Ms Duffield confirmed that this was at the beginning of week commencing 15 May 2017.

Councillor Tim Metcalfe queried the location of the utility room extension. Mr Hunt confirmed this to be at the northern end of Kiln Cottage. Councillor Metcalfe noted that this would be the closest section to the proposed self build.

Councillor Ellison queried whether the existing outbuilding was used for business purposes. Mr Hunt advised that this was not the case.

Councillor Dominic Boeck addressed the Committee as Ward Member and made the following points:

- Kiln Cottage was located on the northern edge of the Conservation Area. It had two vistas, one from the road near to where the plot narrowed and one from neighbours. However, it could only be clearly seen from the road and he added that passing pedestrians were rare. This was a discreet site.
- He reiterated the point that the application was supported by neighbours and the Parish Council.
- Councillor Boeck gave the view that Brimpton was in need of some development to help it continue as a sustainable community. The local shop had recently closed and the primary school had struggled in recent years in terms of pupil numbers.
- The erection of an additional dwelling would be a good use of the available space on the Kiln Cottage plot and would have little impact on the Conservation Area.

Councillor Alan Macro queried whether the Parish Council was in favour of the application. Councillor Boeck clarified that they had raised no objections.

Councillor Pamela Bale sought to understand the full extent of the Conservation Area. Councillor Boeck explained that this did not cover the entirety of Brimpton. He reiterated that Kiln Cottage was located on the northern edge of the Conservation Area, covering the area which bordered The Willows. The Conservation Area then moved in an easterly direction. He could not confirm when it was designated as a Conservation Area. Councillor Emma Webster, after checking West Berkshire Council's website, confirmed that the Conservation Area was designated as such in 1971.

Councillor Webster asked Councillor Boeck whether it was his experience that Brimpton residents would actively voice any concerns they had over a planning application and, if so, whether the fact that only five residents had made representations should be considered significant, particularly when comments were all supportive. Councillor Boeck agreed that this small response from residents and the absence of any objections should be considered significant based on the active participation of residents on local issues.

EASTERN AREA PLANNING COMMITTEE - 24 MAY 2017 - MINUTES

Councillor Bridgman referred to the references made in the report to the use of close board fencing to subdivide the garden space which was highlighted as a concern by the Conservation Officer. Specifically that this would be detrimental to the listed building's significance and that the harm identified from this boundary treatment could not be overcome by any mitigation measures due to its level of significance. Councillor Bridgman recalled discussion at the site visit of planting a hedge rather than using close board fencing and he queried whether this would be felt to lessen the harm. Mr Pearson repeated the view given by the Conservation Officer in the report that any adjustments to the boundary treatment would not do enough to overcome the harm identified.

Councillor Bridgman then referred to the point made by the Conservation Officer that in their view the harm caused by the development would be 'less than substantial' as set out in paragraph 134 of the National Planning Policy Framework (NPPF). He noted that this level of harm to the heritage asset should be weighed against the public benefits of the proposal and he sought guidance on what were considered as public benefits.

Mr Pearson explained that this was governed by case law. He stated that the personal circumstances of an applicant were rarely a material planning consideration and he did not feel this was the case with this application, although the points made by the applicant were understood. He also made the point that the level of support for or objection to an application was not material to the decision taken. Economic/wider benefits to the village were however matters that could be taken into account.

Continuing with the matter of public benefit, Councillor Webster felt there was a need to consider how much weight should be given to optimising the viable use of the asset and ensuring its long term conservation, and whether this could be achieved as part of this application. Kiln Cottage would need works to be undertaken to maintain it and ensure it continued to be kept in a liveable condition. Mr Pearson commented that this application could be considered as an enabler to the maintenance and continued occupation of Kiln Cottage, but this was separate to the issue of the impact on the listed building and the Conservation Area from the proposal.

Mr Pearson continued by explaining that planning applications were received from owners of listed buildings, i.e. adjustments for elderly residents, and each case was judged on its own merits, with the view of the Conservation Officer to be taken into account.

Councillor Tony Linden queried whether the application would be referenced up to the District Planning Committee if permission was granted contrary to the Officer recommendation. Mr Pearson commented that while Officers were giving a clear recommendation for refusal that was in no way marginal, approval of the application would not have any strategic implications and was not considered to be sufficiently significant, therefore it would not be referenced to the District Planning Committee if it was approved.

Councillor Alan Macro queried whether development in a conservation area was required to enhance the character and appearance of the area. Mr Pearson advised that it should look to conserve the area and added that the Planning Inspectorate would want to ensure that conservation areas were conserved rather than enhanced from development.

Councillor Webster queried whether local authorities had a target to achieve for self build homes. Mr Pearson explained that this was an aspiration for local authorities to be mindful of rather than an actual target.

Councillor Quentin Webb voiced his concerns at the impact this proposal would have on the listed building and the Conservation Area. He concurred with the view of the

EASTERN AREA PLANNING COMMITTEE - 24 MAY 2017 - MINUTES

Conservation Officer that approval of the application would have a detrimental impact. Councillor Webb therefore supported Officers' recommendation.

Councillor Ellison queried whether the outbuilding proposed for demolition had been granted planning permission. She added that a key consideration was to consider the impact of the proposed new dwelling in comparison with the current outbuilding.

Councillor Tim Metcalfe added his concerns regarding the proposal. As seen at the site visit, the existing plot had a sizeable garden area, however it was proposed that this area would be split between Kiln Cottage and the proposed self build dwelling. He was however aware of other sites in other areas of the district where buildings had been erected near to listed buildings.

Councillor Metcalfe also commented on the fact that the additions made to Kiln Cottage detracted from the view that it was in its originally built state.

Councillor Metcalfe added that the height of the proposed dwelling was a primary concern as this would have a negative impact on Kiln Cottage.

Councillor Macro pointed out that the existing outbuilding was single storey and therefore had a far lesser impact on Kiln Cottage than the proposed larger dwelling would have. Councillor Macro proposed to accept Officers' recommendation to refuse planning permission for the reasons outlined in the report, subject to the removal of the reference to close board fencing and the addition of relevant planning policy references. This was seconded by Councillor Webb.

Councillor Webster referred to the ridge height of the proposed dwelling, she felt this was respectful of the existing dwelling heights in the local area and the impact on the conservation area had to be considered alongside the benefits that would be achieved. Councillor Webster felt this was an on balance decision to take with valid points to consider from both sides.

Councillor Law referred to the discussion held at the site visit when the position of the current building and the proposed dwelling was considered as was the impact it would have. Consideration of this impact was key in determining this application.

Mr Pearson commented that there was no record of planning permission being granted for the existing outbuilding. He reiterated that the issues raised by the Conservation Officer had been clear; the impact of the new larger dwelling and the proposed subdivision of the plot which was in its original, historic state.

Mr Pearson also made reference to a nearby site where the Planning Inspector had raised concerns regarding the impact on the Conservation Area. Approval of this planning application could result in further similar applications in the village.

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

1. The site forms part of the setting of a Grade II listed building and is within the Brimpton Conservation Area it is currently a large garden servicing Kiln Cottage where there is a sense of open space to the rear of the site. This open space contributes to the special quality of the building's setting. The erection of a dwelling within this space, and the associated subdivision of the garden, would materially diminish that experience, to the detriment of the listed building's significance. In views from the road, the new dwelling would become a dominant feature within the setting of this historic cottage, harming the spacious and verdant character of the area surrounding Kiln Cottage, further diminishing the building's significance. The application site not only forms an important element in the setting of Kiln Cottage but, for the same reason, it makes an important contribution to the character and

EASTERN AREA PLANNING COMMITTEE - 24 MAY 2017 - MINUTES

appearance of the Conservation Area. By causing harm to the setting of the listed building the scheme would have a detrimental effect on the character and appearance of the Conservation Area.

For the above reason it is considered that the proposal conflicts with the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), which seek to protect the setting of heritage assets and the character and appearance of Conservation Areas

2. At the heart of the NPPF is a presumption in favour of sustainable development, the NPPF identifies three dimensions to sustainable development: economic, social and environmental. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system and emphasises that a presumption in favour of sustainable development should be the basis for every plan, and every decision. The proposal makes no significant contribution to the wider economic dimensions of sustainable development as there would only be a minor benefit in terms of additional employment during the construction period and the addition of a new dwelling to the housing stock. With regard to the environmental role of fundamentally contributing to protecting and enhancing our natural, built and historic environment it is considered that the proposal fails to respect and preserve the existing natural and built environment and does not protect and enhance the prevailing pattern of development in the local area and the site specifically and the character and appearance of the site itself and in particular it has an unacceptable impact on the setting of a listed building and the character and appearance of a conservation area. The proposal makes no significant contribution to the wider social dimension of sustainable development due to the significant visual impact it will cause which will damage the character and appearance of the local area in particular the conservation area in which the site lies and also to the setting of the listed building to the detriment of their enjoyment by local residents.

For the above reason, it is considered that the proposed development is not sustainable development as set out in the NPPF and does not conform to the following Policies: ADPP1, CS14 and CS19.

(3) Application No. & Parish: 15/03468/FULEXT - Pound Lane Depot, Pound Lane, Thatcham, Berkshire.

(Councillor Sheila Ellison declared a personal interest in Agenda Item 4(3) by virtue of the fact that she was a Member of Thatcham Town Council and the Town Council had considered the application. However, while she was familiar with the overall site, she was not familiar with the application in question and had not predetermined any view on it. As her interest was personal and not an other registrable interest or a disclosable pecuniary interest, she determined to remain to take part in the debate and vote on the matter.)

The Committee considered a report (Agenda Item 4(3)) concerning Planning Application 15/03468/FULEXT in respect of the demolition of existing facilities and the erection of 47 new dwellings, including an internal access road.

The Planning Officer, Andy Heron, introduced the report and informed Members that this application was before the Committee as it was a major application on land owned by West Berkshire Council. The material change to be considered to this extant permission was the receipt of amended plans to achieve the lifetime homes requirement. It was also

EASTERN AREA PLANNING COMMITTEE - 24 MAY 2017 - MINUTES

the proposal that the affordable homes would be relocated on the site, although the number would be unaltered.

This planning application did not attract any public speakers.

Councillor Graham Bridgman noted from the report that the proposed car parking spaces were below the required standard of Policy P1 of the Housing Site Allocations Development Plan Document (HSA DPD). He questioned why this departure from policy was considered acceptable, beyond noting the point made in the report that the development site was located within close proximity to a main transport route which was served well by public transport services. However, this did not necessarily mean reduced car ownership. Councillor Quentin Webb added his concerns to the stance being outlined in the report that it was acceptable that current parking standards would not be adhered to.

Councillor Emma Webster noted the point made in the report that while the proposed car parking spaces did not adhere to Policy C1, they exceeded the older parking standards of the West Berkshire District Local Plan (WBDLP).

In terms of the location of the car parking, Gareth Dowding confirmed that this was acceptable to Highways.

David Pearson confirmed that when the application was previously considered and approved by the Committee in July 2016 it was based on the older parking standards of the WBDLP and not Policy P1 of the then emerging HSA DPD. Some time had since elapsed in negotiating the Section 106 agreement and conditions with the applicant, and the HSA DPD had since been adopted by the Council. However, Officers took the view that revisiting areas that had previously been agreed was a concern and refusal on such grounds due to Council policy changes would be difficult to defend at a potential appeal. The significant site history needed to be noted when considering this particular matter.

Councillor Alan Macro queried whether Environmental Health Officers had viewed the Geotechnical report and associated Soil Environmental Services Ltd report, and formed a view on the environmental impact of the development as the report suggested that this had not been undertaken. In response, Mr Heron explained that the applicant had submitted a request for some amendments, this included a request to remove some of the conditions agreed as part of the original decision. Mr Heron believed that the reference to Environmental Health Officers not having viewed reports related to the receipt of additional documents from the applicant as part of this request.

Councillor Pamela Bale followed this by noting in the commentary from the Environmental Health Officer that the comments they had made previously on this application remained appropriate. Mr Heron confirmed this prior approval of Environmental Health. The only change proposed to the application was the location of the dwellings and refusal on environmental health grounds as a result of this change would be difficult to defend at appeal. Mr Heron also clarified that all consultees had been re-consulted on this application and given the opportunity to comment further.

Councillor Tim Metcalfe referred to concerns raised in the report by drainage officers and a need for further information and conditions to mitigate these concerns. He queried whether these concerns had been resolved.

Stuart Clark responded by stating that the revised drainage strategy had addressed concerns. This included acceptable controls to restrict the run-off of surface water and improvements to the underground storage tanks. It was therefore felt that the sustainable drainage condition would be met. The drainage strategy would also ensure the continued maintenance of sustainable drainage for future years. West Berkshire Council would hold

EASTERN AREA PLANNING COMMITTEE - 24 MAY 2017 - MINUTES

the responsibility for roadside gullies and ensuring surface water run-off to the main drains, with maintenance the responsibility of a private company.

Councillor Bridgman considered that the application was suitable for approval and proposed acceptance of Officers' recommendation to grant planning permission subject to conditions, including the provision of 14 affordable dwellings. Councillor Webster seconded the proposal.

Before proceeding to the vote, Councillor Alan Law sought clarification that no concerns had been received by West Berkshire Council in relation to the amended plans. Mr Heron confirmed this to be the case.

RESOLVED that the Head of Development and Planning be authorised to grant planning permission subject to the following conditions and the completion of a Section 106 Agreement.

Or, if the legal agreement was not completed by the 24 July 2017, to delegate to the Head of Development and Planning to refuse planning permission for the reason set out below or to extend the period for completion if it was considered expedient to do so:

The development fails to provide an appropriate scheme of works or off site mitigation measures to accommodate the impact of development on local infrastructure, services, amenities, or affordable housing, or provide an appropriate mitigation measure such as a planning obligation. The proposal is therefore contrary to government guidance as set out within the National Planning Policy Framework, Policies CS5 and CS6 of the West Berkshire Core Strategy 2006-2026 as well as West Berkshire District Council's adopted Planning Obligations SPD.

Conditions

1. Full planning permission time limit

The development shall be started within three years from the date of this permission.

Reason: To enable the Local Planning Authority to review the desirability of the development to comply with Section 91 of the Town and Country Planning Act (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) should it not be started within a reasonable time.

2. Approved plans

The development hereby permitted shall be carried out in accordance with drawing numbers 13.055.20DD, 13.055.GA.02B, 13.055.GA01B, 13.055.F01B, 13.055.G01, 13.055.H01, 13.055.E01B, 13.055.A01B, Hanbury – Type B, 13.055.C01B, 13.055.FL01B, 13.055.100DD, 13.055.100.MPDD, 13.055.100.SHDD, 13.055.100.TPDD, 100E, 200E, 500E, 701B, 13.055.104DD, POU-L-001B, 13.055.DM1A, 13.055.BS01, and 0135-1001A received on 4th April 2017.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. Samples

No development hereby permitted, except the demolition operations and construction of the building foundations, shall take place until samples, and an accompanying schedule of the materials to be used in the construction of the external surfaces of the dwellings and any other external surface to the development hereby permitted, have been submitted to and permitted in writing by the Local Planning Authority by way of a discharge of condition application. Thereafter the development shall be carried out in accordance with the approved materials.

EASTERN AREA PLANNING COMMITTEE - 24 MAY 2017 - MINUTES

Reason: To ensure that the external materials are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP1, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

4. Cycle parking

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

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS 14 of the West Berkshire Core Strategy 2006-2026 and Policy LTP K13 of the Local Transport Plan for West Berkshire 2011-2026.

5. Archaeological supervision

No development shall commence until a programme of archaeological work in accordance with a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority via a condition discharge application. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To ensure that any significant archaeological remains that are found are adequately recorded. Such an approach follows the guidance set out in paragraph 141 of the National Planning Policy Framework and Policy CS14 of the West Berkshire Core Strategy 2006 - 2026.

6. Ecological mitigation

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

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

7. Tree protection

Protective fencing shall be implemented and retained intact for the duration of the development in accordance with the tree and landscape protection scheme identified on approved drawing(s) numbered plan JSL2325_701 Rev B, dated 22/12/2015 and supported by RPS tree report RPS ref JSL2325_770 dated December 2015. Within the

EASTERN AREA PLANNING COMMITTEE - 24 MAY 2017 - MINUTES

fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

8. Construction management plan

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority via a condition discharge application. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works
- (h) Haul route

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS5 and CS13 of the West Berkshire Core Strategy 2006-2026, Policy TRANS 1 of the West Berkshire District Local Plan Saved Policies 2007.

9. Refuse storage

No dwelling hereby permitted shall be occupied until an area for refuse/recycling storage has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

10. Spoil

No development shall commence on site until full details of how spoil arising from the development will be used and/or disposed of have been submitted to and permission in writing by the Local Planning Authority in respect of a planning application. These details shall:

- a) Show where any spoil to remain on the site will be deposited,
- b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels),
- c) Include measures to remove the spoil from the site.

EASTERN AREA PLANNING COMMITTEE - 24 MAY 2017 - MINUTES

- d) Include a timescale for the spoil removal and associated works.

All spoil arising from the development shall be used and/or disposed of in accordance with the approved details.

Reason: To ensure appropriate disposal of spoil from the development and to ensure that any raising of ground levels on the site will not harm the character and amenity of the area. In accordance with the NPPF and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

11. Hours of work

The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing by way of an appropriate planning consent be limited to:

7.30 am to 6.00 p.m. on Mondays to Fridays 8.30 am to 1.00 p.m. on Saturdays and NO work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with Policy CS14 of the West Berkshire Core Strategy 2006 - 2026.

12. Layout and design standards

The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision. The developer must enter into a S278 Agreement for the access, footway link fronting the site, and the relocation of the traffic calming along Pound Lane.

Reason: In the interest of road safety and flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan Saved Policies 2007.

13. Access closure with reinstatement

The existing vehicular access at the site shall be stopped up and abandoned immediately after the new access hereby approved has been brought into use. The footway shall, at the same time as the stopping-up and abandonment, be reinstated to the satisfaction of the Local Planning Authority.

Reason: In the interest of road safety and highway maintenance. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy 2006-2026.

14. Visibility splays

No dwelling shall be occupied until visibility splays of 2.4 metres by 43 metres have been provided at the vehicular access onto Pound Lane. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.

Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy 2006-2026.

15. Parking/turning in accord with plans

No dwelling shall be occupied until the vehicle parking and any turning space related to that dwelling have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning space shall thereafter be kept available for parking of private motor cars at all times.

EASTERN AREA PLANNING COMMITTEE - 24 MAY 2017 - MINUTES

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan Saved Policies 2007.

16. Access construction

As a first development operation, the vehicular, pedestrian/cycle access and associated engineering operations shall be constructed in accordance with the approved drawing(s).

Reason: To ensure that the access(es) into the site are constructed before the approved buildings in the interest of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy 2006-2026.

17. Sustainable drainage

No development shall commence until a surface water drainage scheme has been submitted to and approved by the Local Planning Authority via a condition discharge application. The scheme shall incorporate 'sustainable urban drainage' (SUDS) methods and attenuation measures, to restrict run-off from the site to no more than the equivalent greenfield rate, based on a 1 in 100 year storm plus 30% for possible climate change. The scheme shall also include measures to prevent any contamination from entering the soil or groundwater. It shall also provide a SUDS management and maintenance plan for the lifetime of the development, and a timetable for implementation. The surface water drainage scheme shall thereafter be carried out as approved, and no dwelling shall be occupied until the relevant surface water infrastructure serving that dwelling has been installed and brought into operation. Thereafter, the surface water drainage system shall be retained and maintained in proper working order.

Reason: To ensure that surface water will be managed in a sustainable manner. To prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS16 of the West Berkshire Core Strategy 2006-2026, and Part 4 of Supplementary Planning Document Quality Design (June 2006).

18. Hard landscaping (as submitted)

A dwelling hereby permitted shall not be occupied until the hard landscaping for that dwelling has been completed in accordance with the details of boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) shown on the approved plans (drawing numbers 100E, 200E, and 500E received 4th April 2017).

Reason: A comprehensive hard landscaping scheme is an essential element in the detailed design of the development, and is therefore necessary to ensure the development achieves a high standard of design. This condition is imposed in accordance with the National Planning Policy Framework, Policies ADPP3, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

19. Soft landscaping (as submitted)

Soft landscaping works for a dwelling shall be completed in accordance with the approved soft landscaping scheme (drawing numbers 100E and 500E received 4th April 2017) within the first planting season following completion of building operations. Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of

EASTERN AREA PLANNING COMMITTEE - 24 MAY 2017 - MINUTES

completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

Reason: A comprehensive soft landscaping scheme is an essential element in the detailed design of the development, and is therefore necessary to ensure the development achieves a high standard of design. This condition is imposed in accordance with the National Planning Policy Framework, Policies ADPP3, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

20. Land contamination 1: site characterisation.

The construction of the dwellings hereby permitted shall not take place until a scheme to assess the nature and extent of any land contamination of the site (whether or not it originates from the site) has been submitted to and approved in writing by the Local Planning Authority via a condition discharge application. An investigation and risk assessment shall be completed as part of this scheme. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be produced and submitted. The report of the findings shall include:

- a) A survey of the extent, scale and nature of contamination;
- b) An assessment of the potential risks to:
 - c) human health,
 - d) property (existing and proposed) including buildings, pets, and service lines and pipes,
 - e) adjoining land,
 - f) groundwater and surface water,
 - g) ecological systems,
 - h) archaeological sites and ancient monuments; and
- i) An appraisal of remedial options, and proposal of the preferred option(s).

This report shall be conducted in accordance with CLR11: Model Procedures for the Management of Land Contamination (DEFRA/EA).

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. The approval of this information is required at this stage because insufficient information has been submitted with the application. This condition is imposed in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan (Saved Policies 2007).

21. Land contamination 2: remediation scheme submission

The construction of the dwellings hereby permitted shall not take place until a remediation scheme for any land contamination has been submitted to and approved in writing by the Local Planning Authority via a condition discharge application. The scheme shall:

- (a) Provide for the removal of unacceptable risks to human health, buildings and other property, and the natural and historical environment;

EASTERN AREA PLANNING COMMITTEE - 24 MAY 2017 - MINUTES

- (b) Ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation;
- (c) Detail proposed objectives and remediation criteria, all works to be undertaken, a timetable of works, and site management procedures; and
- (d) Include measures for the monitoring and maintenance of the long-term effectiveness of the remediation over a period agreed in writing with the Local Planning Authority.

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. The approval of this information is required at this stage because insufficient information has been submitted with the application. This condition is imposed in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan (Saved Policies 2007).

22. Land contamination 3: remediation scheme implementation.

The approved remediation scheme for land contamination shall be implemented in full in accordance with the timetable of works approved by the Local Planning Authority. Two weeks written notice shall be given to the Local Planning Authority prior to the commencement of the remediation scheme. Following the completion of the measures identified in the approved remediation scheme (except those for the long-term monitoring and maintenance), no dwelling shall be occupied until a verification report to demonstrate the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority via a condition discharge application.

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. This condition is imposed in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan (Saved Policies 2007).

23. Land contamination 4: unexpected contamination.

In the event that any previously unidentified land contamination is found at any time during the carrying out of the development, it shall immediately be reported in writing to the Local Planning Authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of condition 22, and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of condition 23. The investigation and risk assessment, and any remediation scheme shall be submitted to and approved in writing by the Local Planning Authority via a condition discharge application. Following completion of the measures identified in the approved remediation scheme, no dwelling shall be occupied until a verification report to demonstrate the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. This condition is imposed in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan (Saved Policies 2007).

EASTERN AREA PLANNING COMMITTEE - 24 MAY 2017 - MINUTES

24. Land contamination 5: monitoring and maintenance

Following completion of the measures for the monitoring and maintenance of the effectiveness of the land contamination remediation approved under clause (d) of condition 23 (if any), a verification report to demonstrate the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority via a condition discharge application. These details shall be submitted within 2 months of the completion of the measures. These reports shall be conducted in accordance with CLR11: Model Procedures for the Management of Land Contamination (DEFRA/EA).

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. This condition is imposed in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan (Saved Policies 2007).

25. Obscure glazing

Plots 1, 2, 3, 4, 16, 17, 20, 21, 24, 26, 37, and 41 hereby approved shall not be occupied until the bathroom windows at first floor level are fitted with fixed, obscure top hung glazing. The first floor north elevation window of plot 32 shall not be occupied until it is fitted with fixed, obscure glazing. The obscure glazing shall thereafter be retained in position. Irrespective of the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent revision), no additional openings shall be inserted in the first floor elevations without the prior permission in writing of the Local Planning Authority by way of a planning application.

Reason: In the interests of amenity of neighbouring properties in accordance with Policy CS14 of The West Berkshire Core Strategy 2006 - 2026.

26. Removal of PD

Irrespective of the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent revision), no additions or extensions to the dwellings, car ports or garages shall be built or ancillary buildings or structures erected within the curtilage, unless permission in writing has been granted by the Local Planning Authority via a planning application made for that purpose.

Reason: To prevent the overdevelopment of the site and to safeguard the amenities of neighbouring properties in accordance with Policy CS14 of the West Berkshire Core Strategy 2006 - 2026.

27. No openings

Irrespective of the provisions of the current Town and Country Planning (General Development) Order 2015 (or any subsequent revision), no additional openings shall be inserted in the dwellings, car ports or garages without the prior permission in writing of the Local Planning Authority via a planning application made for that purpose.

Reason: To prevent overlooking of adjoining properties and in the interests of the amenity of neighbouring properties in accordance with Policy CS14 of The West Berkshire Core Strategy 2006 - 2026.

28. Affordable housing

No development hereby approved shall commence until the obligations provided for the Agreement dated *** and made between the Local Planning Authority and Persimmon Homes pursuant to Section 106 of the Town and Country Planning Act 1990 (as

EASTERN AREA PLANNING COMMITTEE - 24 MAY 2017 - MINUTES

amended) have been entered into so as to bind the owner's interest in the site as defined in that Agreement.

Reason: To ensure that the whole of the site is effectively bound into the planning obligation before the development commences and to bind the party that commences the development in the interest of proper planning.

29. Occupation restriction

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

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

30. Lifetime Homes

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

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

Informatives:

1. Proactive actions of the LPA

This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. The local planning authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area.

2. CIL liability

The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil

EASTERN AREA PLANNING COMMITTEE - 24 MAY 2017 - MINUTES

3. Infiltration drainage

No infiltration drainage should be installed in any area of where contamination is known/suspected.

4. Thames Water

Thames Water have assessed and responded to the application based on the information provided to date. The proposed drainage strategy involves connecting surface water flows into the public surface water sewer at manhole SU49679253 in Clerewater Place, restricting the discharge to 40 l/s by a flow control chamber, and reducing the amount of impermeable area from 0.882 hectares to 0.496 hectares, thereby providing betterment. Foul water flows will be connected into the public foul sewer at manhole SU50671301 in Pound Lane. Should the development proposal change, Thames Water would need to re-assess the application and review the comments accordingly.

5. Construction/demolition noise

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

6. Surface water drainage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

7. Developer co-ordination

Any works/events carried out either by or at the behest of the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in West Berkshire.

Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be coordinated by them in liaison with West Berkshire Council's Street Works Section, (telephone 01635 519169/519234). This must take place at least one month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

Reason: In order to minimise disruption to road users, be they pedestrians or vehicular traffic, under the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. In order to satisfy the licensing requirements of the Highways Act 1980.

EASTERN AREA PLANNING COMMITTEE - 24 MAY 2017 - MINUTES

8. Damage to footways, cycleways and verges

The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.

9. Damage to the carriageway

The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

10. Excavation in close proximity to the highway

In order to protect the stability of the highway it is advised that no excavation be carried out within 15 metres of a public highway without the written approval of the Highway Authority.

11. Access construction

The Highways Manager, West Berkshire District Council, Highways & Transport, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 - 519887, should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks' notice, to obtain details of underground services on the applicant's behalf.

6. Appeal Decisions relating to Eastern Area Planning

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

7. Site Visits

A date of 7 June 2017 at 9.30am was agreed for site visits if necessary. This was in advance of the Eastern Area Planning Committee scheduled for 14 June 2017.

(The meeting commenced at 6.30pm and closed at 7.40pm)

CHAIRMAN

Date of Signature

Agenda Item 4.(1)

Item No.	Application No. and Parish	8 Week Date	Proposal, Location, Applicant
(1)	16/03528/FUL Midgham	15 th February 2017 ¹	S73a: Removal of conditions 7 roller shutter door shut, 11 paint spraying, 18 additional acoustic mitigation, and 19 acoustic boundary from previously approved application 16/01016/FUL: Proposed change of use from B1 (light industrial) and B8 (Storage and Distribution) use to mixed use to allow for vehicles sales and leasing (sui generis) and vehicle preparation and washing (B1) and MOT and servicing (B2) for Anchor Vans Ltd. Sabre House, Bath Road, Midgham, Reading, Berkshire, RG7 5UU Anchor Pension Plan

¹ Extension of time agreed with applicant until 16th June 2017

The application can be viewed on the Council's website at the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/03528/FUL>

Recommendation Summary: To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to conditions

Ward Member: Councillor Dominic Boeck

Reason for Committee Determination: Level of objection and previous committee decision

Committee Site Visit: Not required as members have visited recently

Contact Officer Details

Name: Bob Dray
Job Title: Principal Planning Officer
Tel No: 01635 519111
Email: bob.dray@westberks.gov.uk

1. INTRODUCTION

- 1.1 This application seeks to remove conditions 7, 18 and 19, and vary condition 11 of Application 16/01016/FUL. This application granted planning permission for the change of use from B1 (light industrial) and B8 (Storage and Distribution) use to mixed use to allow for vehicles sales and leasing (sui generis) and vehicle preparation and washing (B1) and MOT and servicing (B2) for Anchor Vans Ltd). Planning permission was granted subject to 20 conditions. Those conditions, which are the subject of this application, are set out in full below.

7. Activities restricted to inside the building

All MOT testing, vehicle servicing, repair, refurbishment and valeting on the site shall only be undertaken inside the building on the site when all openings to the building including the roller doors and windows are shut.

Reason: In the interests of the amenities of people living nearby in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policies OVS5 and OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

11. Paint spraying

No paint spraying or use or storage of solvent based products shall be carried out on the site.

Reason: To ensure that neighbouring properties are not unreasonably affected by odours in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

18. Noise details and mitigation (prior approval)

Irrespective of details accompanying this application, no vehicle servicing, repair and MOT activity shall take place on the site until the following details have been submitted and approved under a formal discharge of conditions application:

- a) Confirmation of offsite noise sensitive properties / locations.*
- b) Confirmation of noise monitoring locations.*
- c) The findings of a noise survey (undertaken in accordance with BS4142 or such other standard acceptable to the Local Planning Authority) to confirm noise levels of each activity in the vicinity of the proposed development.*
- d) Written details and sample calculations showing the likely impact of noise from the development.*
- e) A proposal, detailing the frequency, timing and presentation of further noise monitoring surveys to determine the noise levels at the development once it becomes operational.*
- f) A scheme of works or other such steps as may be necessary to minimise the effects of noise from the development.*
- g) Noise resulting from the use of plant, machinery or equipment shall not exceed a level of 5dB(A) below the prevailing background level when measured 1 metre from the facade at the noise sensitive locations identified in (a) and carried out in (e) or as requested by the Local Planning Authority.*

No MOT, repair and servicing activities shall take place on the site until any approved measures specified at (f) have been implemented on the site. The approved measures specified at (f) shall remain in place on the site at all times thereafter.

Reason: The noise survey details accompanying this application do not take sufficient account of the impacts of servicing and repair activities in making recommendations for the level of noise mitigation required. Further details are required in the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS6 of the West Berkshire District Local Plan Core Strategy (1991-2006) Saved Policies 2007.

19. Acoustic barrier

Within two months of the date of this decision details of a three metre high acoustic barrier to be erected on the southern and eastern boundaries of the site, between the boundary with Orchard Cottage to the south west and the site access to the north-east shall be submitted under a formal discharge of conditions application. Within two months of the date of the approval of the details the acoustic barrier shall be erected in accordance with the approved details and the barrier shall be retained on the site thereafter. The use of the site for purposes of MOT, servicing and vehicle repair shall not commence until the acoustic barrier has been erected.

Reason: in the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS6 of the West Berkshire District Local Plan Core Strategy (1991-2006) Saved Policies 2007.

2. PLANNING HISTORY

- 2.1 The only relevant planning history for this application is the original planning application, reference 16/01016/FUL, which is the subject of this section 73 application.

3. PROCEDURAL MATTERS

- 3.1 The application has been publicised in accordance with planning law and the Council's Statement of Community Involvement. A notice has been displayed adjacent to the access gate (expired 27/01/2017) and notification letters were sent to nine neighbouring properties in the immediate vicinity. Public representations are summarised in Section 4.2 of this report.
- 3.2 The proposed uses (B1 and B2) are zero-rated under the West Berkshire Community Infrastructure Levy.

4. CONSULTATION

4.1 Statutory and Non-Statutory Consultations

Midgham Parish Council: Object.

Environmental Health: Detailed comments as set out in report.

Highways Authority: No comment.

Lead Local Flood Authority: No response

Rights of Way Officer: No response

Ramblers Association: No response

4.2 Public representations

Total: 11 Support: 0 Object: 11

Summary of objection

- Council has previously considered the necessary mitigation at length
- Conditions were the minimum necessary to protect nearby residents
- Close proximity of neighbouring residential properties
- B2 general industrial use in a residential area
- Industrial activities proposed, and incidental activity, produce high levels of noise
- Sound Report does not cover servicing and repair activities
- Not all noise sources covered by Sound Report
- Sound Report uses different bay set-up to that proposed
- Existing noise levels on site are excessive
- Closing roller shutter door provides some mitigation to noise
- Acoustic fence would help ameliorate the noise impact
- No justification for removing conditions
- All four conditions meet the PPG tests for conditions
- Applicants previously agreed to imposition of all conditions
- Odours from water-based paints
- Harm to health of local residents
- Harm to visual amenity of area

5. PLANNING POLICY

5.1 West Berkshire Core Strategy 2006-2026 (WBCS):
Policies: ADPP1, ADPP6, CS

5.2 West Berkshire District Local Plan 1991-2006 Saved Policies 2007 (WBDLP):
Policies: OVS.5 and OVS.6

5.3 Material considerations:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Planning for Growth Written Ministerial Statement (23/03/2011)
- BS 4142:2014
- Explanatory Note to the Noise Policy Statement for England (DEFRA)

- Environmental Protection Act 1990

6. APPRAISAL

6.1 Decision-making context

6.1.1 Planning permission has already been granted for the proposed B1 and B2 use of the site. This application seeks to vary and remove conditions imposed on that planning permission. Planning law stipulates that *“on such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—*

(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.”

6.1.2 As with all applications under the Planning Acts, planning law requires that the decision must be made in accordance with the development plan unless material considerations indicate otherwise.

6.2 Condition 11 (paint spraying)

6.2.1 According to the Planning Statement accompanying this application, the applicant's issue with condition 11 is that the banning of all painting work is unreasonable in the context of the work allowed in the permission, i.e. the preparation of vehicles for sale. It is suggested that the use of water-based paints will not produce the odours that are present with solvent-based products. It is proposed by the applicant that the condition be varied to read as follows:

“No use or storage of solvent-based products shall be carried out on the site.”

6.2.2 Environmental Health confirms that this amendment is acceptable, and others paints (e.g. water-based) do not pose the same risks of odours and fumes to neighbouring amenity. Representations letters maintain concern with non-solvent-based products; however Environmental Health do not consider the potential impacts of other products likely to have any off-site impact. Given the close proximity of the residential properties, it is considered that such a restriction is necessary to prevent unwanted odours harming amenity of causing a nuisance. However, the proposed condition will be sufficient to achieve this, and comply with Local Plan Policy OVS.5 (Environmental Nuisance/Pollution Control) without unduly impacting upon the authorised use. It is recommended that condition 11 be varied accordingly.

6.3 Conditions 7, 18 and 19 (noise mitigation)

6.3.1 Conditions 7, 18 and 19 all relate to noise impacts and so are addressed together in this report.

- Condition 7 restricts certain activities to only take place within the building, and only with the external roller door and windows closed shut.
- Condition 18 requires the submission of further details of noise impacts and proposals for any necessary mitigation arising.
- Condition 19 requires the provision of an acoustic barrier along the boundary with the adjacent residential properties.

Policy context

6.3.2 The following extracts from the NPPF provide Government's policy on noise.

"The planning system should contribute to and enhance the ... local environment by ... preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ... noise pollution...." (paragraph 109)"

"Planning policies and decisions should aim to:

- *avoid noise from giving rise to significant adverse impacts²⁷ on health and quality of life as a result of new development;*
- *mitigate and reduce to a minimum other adverse impacts²⁷ on health and quality of life arising from noise from new development, including through the use of conditions;*
- *recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established;²⁸ and*
- *identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason."*

(paragraph 123)

²⁷ See Explanatory Note to the Noise Policy Statement for England (DEFRA).

²⁸ Subject to the provisions of the Environmental Protection Act 1990 and other relevant law.

6.3.3 According to the Planning Practice Guidance:

"Local planning authorities' ... decision taking should take account of the acoustic environment and in doing so consider:

- *whether or not a significant adverse effect is occurring or likely to occur;*
- *whether or not an adverse effect is occurring or likely to occur; and*
- *whether or not a good standard of amenity can be achieved."*

In line with the Explanatory note of the noise policy statement for England, this would include identifying whether the overall effect of the noise exposure (including the impact during the construction phase wherever applicable) is, or would be,

above or below the significant observed adverse effect level and the lowest observed adverse effect level for the given situation....”

(Paragraph: 003 Reference ID: 30-003-20140306)

6.3.4 The relevant policies of the statutory development plan to this issue are Policy CS14 of the West Berkshire Core Strategy (2006-2026), and Policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). These policies are consistent with the aforementioned paragraphs of the NPPF, and so attract full weight in this decision (within the context of paragraph 215 of the NPPF).

6.3.5 According to Core Strategy Policy CS14:

“New development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire.”

6.3.6 According to Local Plan Policy OVS.6:

“The Council will require appropriate measures to be taken in the location, design, layout and operation of development proposals in order to minimise any adverse impact as a result of noise generated. Special consideration is required where noisy development is proposed in or near Sites of Special Scientific Interest or which would harm the quiet enjoyment of Areas of Outstanding Natural Beauty. Proposals for noise sensitive developments should have regard to the following:

(a) existing sources of noise e.g. from roads, railways and other forms of transport, industrial and commercial developments, sporting, recreation and leisure facilities; and

(b) the need for appropriate sound insulation measures; and

(c) the noise exposure levels outlined in Annex 1 of PPG24. In the context of this policy noise sensitive uses are housing, schools and hospitals.”

6.3.7 Save for references to PPG24 (which have been replaced by the NPPF, which references the Noise Policy Statement for England), this policy is consistent with the NPPF.

Reasons for conditions

6.3.8 The application site is located off the A4 within the countryside between Thatcham and Woolhampton. The premises are located within a cluster of several buildings grouped around the A4 junctions with Church Hill and Brimpton Road. Apart from the application site, the group to the south of the road comprises residential houses: Orchard Cottage, Wisteria Cottage, Old Acre House, The Barn, Fourways (31 Bath Road) and 32 Bath Road. On the northern side of the road, opposite the site, is the Coach and Horses public house. The neighbouring property to the west, Orchard Cottage, also has a permitted use within an outbuilding adjacent to the boundary for a yoga studio and therapy/consulting room. Noise generated by a new use at the application site is therefore a material planning consideration.

6.3.9 The original application was accompanied by a Sound Survey prepared by TGSacoustics Ltd. This survey concluded that sound levels should not be a determining factor in granting planning permission. However, Environmental Health had some concerns with the noise survey. Specifically, there was concern

regarding the scope of the report in that it only covered MOT and valeting, but with no reference to any repairs and serving activities which would fall within the B2 use of the site, and may have an adverse effect on neighbouring amenity.

- 6.3.10 Additionally, the survey was undertaken by measuring noise levels during MOT activities at the sister site of Anchor Vans, Beenham. However, the Sound Survey does not detail precisely what activities were taking place. Not all types of noise from the different activities are considered fully in the assessment. Further, the methodology used to derive background noise levels at the Sabre House site is unclear, in terms of deriving noise levels at neighbouring properties from measurements taken at the application site entrance. All together, these matters introduce an element of uncertainty as to whether the submitted survey would be truly representative of the potential noise generated at this application site, and therefore the likely impact on nearby sensitive receptors.
- 6.3.11 It was therefore considered necessary to undertake a further noise assessment prior to these activities taking place on site, together with the prior approval of any required mitigation measures should they prove necessary. Accordingly, condition 18 (noise surveys) was recommended by Environmental Health in their consultation response to the original application. It was also recommended that the potentially noise-generative activities take place only within the building with the roller door shut and windows closed, as no other mitigation was recommended, and to prevent noise spill and preventing neighbouring sensitive receptors being impacted by potential noise sources. Hence condition 7 (roller shutter door/windows) was applied.
- 6.3.12 Based on the information available there is a reasonable likelihood that the proposed activities may cause a disturbance or nuisance to nearby residents. The types of activities are such that noises are likely to be tonal, annoying, repetitive, intermittent; not constant, but frequent and impulsive.
- 6.3.13 When considering the application, the Eastern Area Planning Committee remained concerned with the potential for noise to harm neighbouring amenity. Condition 19 (acoustic barrier) was therefore imposed by the committee to assist with the reduction of noise impact from the site.
- 6.3.14 Following the grant of conditional planning permission, this application is accompanied by a letter from TGSacoustics Ltd responding to conditions 7, 18 and 19. This letter purports that none of these conditions are necessary.

Need for further noise assessment

- 6.3.15 Paragraphs 6.2.9 to 6.2.10 summarise the reasons why there is concern that the Sound Survey may not be representative of the activities proposed to take place at Sabre House. The proposed use of the site includes a range of activities including those that fall within the B2 use class. By definition, B2 uses may be likely to cause a disturbance in residential areas. Given the concerns, it is therefore reasonable and necessary to require further noise assessment, and a requirement to provide adequate and appropriate mitigation if necessary, in the interests of neighbouring amenity. On this basis, it is recommended that condition 18 remain.

Need for contested mitigation

6.3.16 Conditions 7 and 18 require specific mitigation measures: operating with the roller shutter door and windows shut, and the provision of an acoustic fence.

6.3.17 According to paragraph 123 of the NPPF, planning decisions should recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established (subject to the provisions of the Environmental Protection Act 1990 and other relevant law). Whilst it is acknowledged that the residential dwellings pre-exist the proposed use, it is clear from the NPPF that any restrictions must not place an unreasonable burden on the business.

6.3.18 In assessing the need for the degree of mitigation measures required by these conditions, the following matters have been taken into account:

- a) Whilst it is apparent that the former occupiers of the premises undertook a particularly low key use, many other businesses would be permitted to operate from the site provided they fell within the B1 use class. Such uses may generate noise, although not beyond what is appropriate within a residential area. As such, the existing use has the pre-existing potential to influence neighbouring living conditions to a modest degree.
- b) The existing local environment, particularly background noise levels, is clearly influenced by the A4 and its traffic. For this reason, the area cannot be considered especially tranquil during the daytime hours to which the on-site activities would be limited.
- c) It is not uncommon for such vehicle-servicing uses to take place within populated residential areas without detriment to local amenity, and it has been observed at other comparable premises that vehicular doors (such as the roller shutter doors in this case) are usually kept open. This will have an effect on the working conditions for employees of the business.
- d) Conditions 2 and 3 would continue to limit the specific activities that may take place within the building and on the hard-standing. This would ensure that the activities with the greatest noise-generating potential are confined to inside the building, thereby providing an important level of noise attenuation.

6.3.19 The Sound Report did not identify any need for any mitigation for the proposed use. Whilst there are concerns with the representativeness of this report, these concerns are sufficiently addressed by Condition 18 requiring additional noise assessment. The closure of the roller shutter door and windows may have an adverse effect on the working conditions within the building, and the provision of an extensive length of acoustic barrier along the boundary of the premises is a significant financial burden on the business. Such measures therefore require clear justification. On the balance of the information available, these precise measures have not been justified, and therefore it is recommended that Conditions 7 and 19 be removed.

6.3.20 Notwithstanding this conclusion, it should be noted that if the further noise assessment does indeed reveal a need for further noise mitigation, then the closure of the doors and windows, and the provision of acoustic fencing *may be* measures

that could be considered, amongst others. However, Condition 18 would ensure that any such mitigation measures are adequate and appropriate.

- 6.3.21 The separate statutory controls provided by the Environmental Protection Act 1990 (EPA) should also be taken into account. The EPA gives the Council's Environmental Health service the power to serve an abatement notice to remedy any statutory noise (or other environmental) nuisance that is considered to be prejudicial to human health. Equally, further mitigation options, such as an acoustic barrier, and the closure of doors and windows, are all measures that could potentially be used in response to any noise abatement notice should it become necessary in the future. In this instance, it is considered that, in the event of a future noise nuisance, the granting of planning permission without the contested conditions should not prejudice the Council from serving a noise abatement notice if deemed necessary in the future.
- 6.3.22 The applicant has made representations during the consideration of this application that a reconfiguration of the site (subject to planning) is being considered. However, this is not relevant to the consideration of this application.
- 6.3.23 Overall, it is concluded that conditions 7 (doors/windows) and 19 (acoustic barrier) are not necessary and can be removed. Condition 18 (noise survey and mitigation) remains appropriate and necessary and should remain.

6.4 Status of development and other conditions

- 6.4.1 Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and un-amended. A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged.
- 6.4.2 This application, as with the original, is retrospective, and therefore there is no need for a condition stipulating a timescale for commencement. The majority of the other conditions remain relevant as they provide the acceptable parameters upon which the development has been judged acceptable. These conditions should remain.
- 6.4.3 There are a number of "pre-conditions" that require the prior approval of certain details within two months from the date of original decision. These conditions have not been adhered to as no submissions have been forthcoming. As such, they remain necessary and should be re-imposed. If the failure to comply continues the Council may serve a Breach of Condition Notice, or Breach of Condition Enforcement Notice to remedy.

7. CONCLUSION

- 7.1 In light of the above assessment it is concluded that varying Condition 11 (paint spraying), and removing Conditions 7 (door/windows) and 19 (acoustic barrier) is justified. However, Condition 18 (noise assessment and mitigation) is still

considered necessary and should be retained. As such, it is recommended that the application is approved and planning permission granted subject to revised conditions as set out in full below.

8. FULL RECOMMENDATION

To delegate to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to the following conditions.

1. Approved plans

The change of use hereby approved shall be operated in accordance with drawing number 14/061/01 Revision A received 16 May 2016, the site location plan and drawing numbers 15/032/02 and 15/032/05 registered 22 April 2016.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Use of building

The use of the building on site shall be limited to vehicle washing, vehicle MOT and servicing, and ancillary office accommodation. Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 or any subsequent version thereof, the building shall not be used for any other purpose unless permission has been granted by the Local Planning Authority in respect of a planning application.

Reason: In order to prevent a change of use of the building that might result in disruption to the amenity of neighbouring occupants in accordance with the NPPF and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

3. Use of hard-standing

The hard-standing on the site shall be used only for purposes of parking and turning, sui generis vehicle sales and B8 storage and distribution ancillary to the use of the site for vehicle sales. Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 or any subsequent version thereof, the hard-standing shall not be used for any other purpose unless permission has been granted by the Local Planning Authority in respect of a planning application.

Reason: In order to prevent a change of use of the hard-standing that might result in disruption to the amenity of neighbouring occupants or a detrimental impact on highway safety in accordance with the NPPF and Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026).

4. No recovery trucks

The site shall not be used for purposes of vehicle recovery, and no recovery truck shall be kept on the site.

Reason: In order to prevent a use of the site that may have an undue and detrimental impact on neighbouring amenity, and in the interests of highway safety

in accordance with the NPPF and Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026).

5. Parking and turning (prior approval)

Within two months of the date of this planning permission being granted details of the vehicle parking and turning areas shall be submitted to the Local Planning Authority under a formal discharge of conditions application. Such details shall show how the parking spaces are to be surfaced and marked out. Thereafter the vehicle parking and turning shall be provided in accordance with the approved details within two months of the date of those details being approved. The parking and turning spaces shall thereafter be kept available for parking and turning of private motor cars and light goods vehicles in accordance with the approved details at all times.

Reason: To ensure the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

6. HGV transporter access (prior approval)

Within two months of the date of this planning permission being granted details of the HGV van transporter entry path, unloading / reloading area, turning area and exit path shall be submitted to the Local Planning Authority under a formal discharge of conditions application. Such details shall show how the entry path, unloading / reloading, turning and exit path is to be surfaced and marked out. Within two months of the details being approved the entry path, unloading / reloading area, turning area and exit path areas shall be provided in accordance with the approved details. The transporter entry path, unloading / reloading area, turning area and exit path parking and turning areas shall thereafter be kept available for the access, parking, turning and egress of the transporter in accordance with the approved details at all times.

Reason: To ensure the development is provided with adequate delivery facilities in order to reduce the likelihood of deliveries taking place on the roadside which would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

7. Operating hours restriction – servicing etc.

The use of the site for vehicle servicing, MOT, repairs and washing shall be restricted to the hours of 08.00 to 18.00 hours Monday to Friday, and 08.30 to 13.00 hours Saturday. No operations shall not be undertaken at any time on Sundays and Bank Holidays.

Reason: In the interests of the amenities of people living nearby in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Core Strategy

(2006-2026) and Policies OVS5 and OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

8. Operating hours restriction – sales etc.

The use of the site for purposes of sales and the use of the ancillary office accommodation shall be restricted to the hours of 08.00 to 20.00 hours Monday to Saturday, and 08.00 to 16.00 hours on Sunday and bank holidays.

Reason: In the interests of the amenities of people living nearby in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS5 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

9. Floodlighting / external lighting restriction

No floodlighting or other form of external lighting scheme shall be installed on the site except for in accordance with the lighting report registered 22 April 2016. All lighting shall be turned off outside of the approved hours of operation of the site.

Reason: In the interests of visual amenity and the amenity of neighbouring occupants in accordance with the requirements of the NPPF and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

10. Solvent-based products restriction (varied)

No use or storage of solvent-based products shall be carried out on the site.

Reason: To ensure that neighbouring properties are not unreasonably affected by odours in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

11. Amplified sound restriction

No sound reproduction or amplification equipment (including public address systems, tannoys, loudspeakers, etc) which is audible outside the site boundary shall be installed or operated within the site.

Reason: In the interests of the amenity of neighbouring occupants in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

12. North-western vehicle wash bay restriction

The use of the vehicle wash bay to the north-west of the site shall be limited to use for hand vehicle washing and shall not be used for purposes of washing using automated equipment such as pressure washers, spray guns, etc.

Reason: In the interests of the amenity of neighbouring occupants in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Core

Strategy (2006-2026) and Policy OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

13. Ancillary servicing of vehicles only

The use of the building on the site for the carrying out of vehicle servicing, repair and washing and valeting shall be restricted to use for the carrying out of servicing, repairs and washing and valeting to vehicles in the ownership of the business operating from the site. The site shall not be used for purposes of carrying out vehicle servicing, repairs, washing and valeting on any other vehicles.

Reason: In order to prevent an intensification of these uses that would result in a detrimental impact on neighbouring amenity and highway safety. This condition is imposed in accordance with the NPPF, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS6 of the West Berkshire District Local Plan Core Strategy (1991-2006) Saved Policies 2007.

14. Obscure glazed windows

Within 2 months of the date of this decision the windows along the southern elevation of the building on the site shall be obscure glazed. The windows shall remain obscure glazed at all times thereafter.

Reason: In order to prevent an increase in the overlooking of neighbouring properties associated with the intensification of the use of the building for the uses hereby approved. This condition is imposed in accordance with the requirements of the NPPF and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

15. No change of use under permitted development

Notwithstanding the provisions of the Town and Country (General Permitted Development Order) (England) 2015 or any subsequent version thereof the site shall not be used for any purpose other than those hereby granted planning permission under this application without permission first being granted in respect of a planning application made for this purpose.

Reason: In order to prevent a change of use that would result in a detrimental impact on neighbouring residential occupants, highway safety or harm to visual amenity in accordance with the provisions of the NPPF, Policies CS13, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Policy OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

16. Delivering management plan (prior approval)

Within two months of the date of this decision a Delivery Management Plan shall be submitted and approved under a formal discharge of conditions application. The approved Delivery Management Plan shall be adhered to at all times following its approval. The Plan shall:

- a) specify the type, number and frequency of HGV vehicles that will serve the site,
- b) specify the haul route to and from the site;

- c) specify the delivery vehicle acceptance arrangements and state NO delivery vehicles will wait on the public highway adjacent the site, AT ANY TIME, before entering or after leaving the site;
- d) state ALL unloading and reloading of delivery vehicles will take place within the site;
- e) state all delivery vehicles will enter and exit the site in a forward gear.

Reason: To provide safe and suitable access for all and reduce the potential impact on the public highway in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

17. **Noise surveys (prior approval)**

No vehicle servicing, repair and MOT activity shall take place on the site until the following details have been submitted and approved under a formal discharge of conditions application:

- a) Confirmation of offsite noise sensitive properties / locations.
- b) Confirmation of noise monitoring locations.
- c) The findings of a noise survey (undertaken in accordance with BS4142 or such other standard acceptable to the Local Planning Authority) to confirm noise levels of each activity in the vicinity of the proposed development.
- d) Written details and sample calculations showing the likely impact of noise from the development.
- e) A proposal, detailing the frequency, timing and presentation of further noise monitoring surveys to determine the noise levels at the development once it becomes operational.
- f) A scheme of works or other such steps as may be necessary to minimise the effects of noise from the development.
- g) Noise resulting from the use of plant, machinery or equipment shall not exceed a level of 5dB(A) below the prevailing background level when measured 1 metre from the facade at the noise sensitive locations identified in (a) and carried out in (e) or as requested by the Local Planning Authority.

No MOT, repair and servicing activities shall take place on the site until any approved measures specified at (f) have been implemented on the site. The approved measures specified at (f) shall remain in place on the site at all times thereafter.

Reason: The noise survey details accompanying this application do not take sufficient account of the impacts of servicing and repair activities in making recommendations for the level of noise mitigation required. Further details are required in the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

18. **Front boundary fence (prior approval)**

Within two months of the date of this decision details of a two metre high fence to be

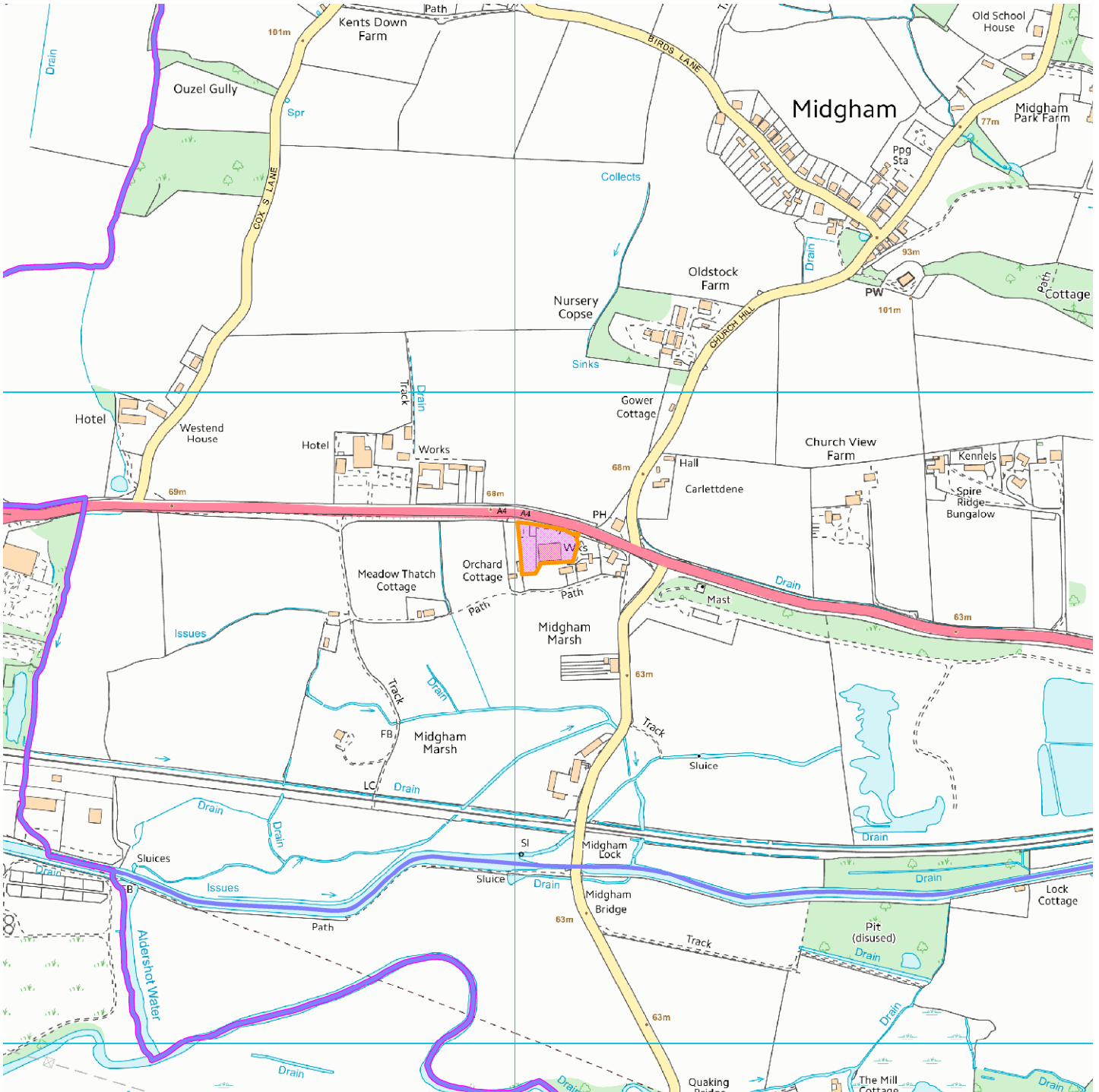
erected along the northern boundary of the site between the access to the north east and the boundary with Orchard Cottage to the north-west shall be submitted under a formal discharge of conditions application. Within two months of the date of approval of the details of the two metre high fence the approved fence shall be erected and shall be retained in accordance with the approved details thereafter.

Reason: In the interests of visual amenity in order to ensure that views across the hardstanding used for vehicle sales, parking and ancillary B8 storage of vehicles do not have a detrimental impact on the character and appearance of the surrounding rural area in accordance with the NPPF and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

INFORMATIVES

1. Proactive actions of the LPA

This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has secured and accepted what is considered to be a development which is acceptable in terms of the economic, social and environmental conditions of the area.



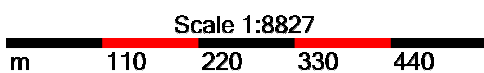
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Organisation	West Berkshire Council
Department	
Comments	
Date	26 June 2017
SLA Number	0100024151



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Agenda Item 4.(2)

Item No	Application and Parish	No.	8/13 week date	Proposal, Location and Applicant
(2)	17/00402/FULEXT Purley		06 July 2017	<p>Section 73: Variation of Conditions (11) Landscaping, (21) Vehicle parking and (22) cycle parking and storage of planning permission 15/01983/FULEXT - (Section 73. Variation of conditions 2 Approved Plans, 5 Code for Sustainable Homes, 15 Landscaping, 16 Tree Protection, 17 Tree Root Protection, 18 Arboricultural Method Statement, 19 Arboricultural Watching Brief, 20 Bat Tubes and Bird Nest Boxes, 21 Construction Method Statement, 28 Vehicle Parking and Turning Space/Areas and 32 Landscape Management Plan of approved reference 14/01430/FULEXT. Full planning permission for the erection of 50 dwellings 1053, 1055, 1057 Oxford Road, Tilehurst including associated access, parking and landscaping. (Revised scheme following planning approval consent 13/02227/RESMAJ))</p> <p>1053, 1055 and 1057 Oxford Road Tilehurst, Reading, Berkshire RG31 6YE Shanly Homes Ltd</p>

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

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/00402/FULEXT>

Recommendation Summary: To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION subject to the schedule of conditions (section 9.2).**

Ward Member(s): Councillor Tim Metcalfe
Councillor Rick Jones

Reason for Committee determination: Call in by Councillor Metcalfe: For members to see extent of development and due to major concerns from locals and the Parish Council

Committee Site Visit: 28 June 2017

Contact Officer Details	
Name:	Masie Masiwa
Job Title:	Planning Officer
Tel No:	(01635) 519111
Email:	Masie.Masiwa@westberks.gov.uk

1. PLANNING HISTORY

1.1 Below is a summary of the relevant and recent planning history of the application site.

- 1.1.1 Refused Application 12/02111/OUTMAJ (Allowed on appeal): Outline planning permission with access, layout and scale is sought for the demolition of the existing dwellings 1055 and 1057 Oxford Road and erection of 29 No dwellings with associated access, parking, turning and landscaping.
- 1.1.2 Approved Application 13/02227/RESMAJ: Approval of reserved matters following Outline Permission: 12/02111/OUTMAJ - Outline planning permission with access, layout and scale is sought for the demolition of the existing dwellings 1055 and 1057 Oxford Road and erection of 29 no. dwellings with associated access, parking, turning and landscaping. Reserved matters for which approval is sought: Appearance and Landscaping.
- 1.1.3 Approved Application 14/01430/FULEXT: Full planning permission for the erection of 50 dwellings at 1053, 1055, 1057 Oxford Road, Tilehurst including associated access, parking and landscaping. (Revised scheme following planning approval consent 13/02227/RESMAJ).
- 1.1.4 Approved Application 15/01983/FULEXT: Section 73. Variation of conditions 2 Approved Plans, 5 Code for Sustainable Homes, 15 Landscaping, 16 Tree Protection, 17 Tree Root Protection, 18 Arboricultural Method Statement, 19 Arboricultural Watching Brief, 20 Bat Tubes and Bird Nest Boxes, 21 Construction Method Statement, 28 Vehicle Parking and Turning Space/Areas and 32 Landscape Management Plan of approved reference 14/01430/FULEXT. Full planning permission for the erection of 50 dwellings 1053, 1055, 1057 Oxford Road, Tilehurst including associated access, parking and landscaping. (Revised scheme following planning approval consent 13/02227/RESMAJ).
- 1.1.5 Refused Application 16/01855/FULEXT: Section 73 - Application for variation for conditions 11- Landscaping, 21 - Vehicle parking and 22 - Cycle storage of planning permission 15/01983/FULEXT.

2. PUBLICITY

- 2.1 A site notice was displayed on 10th March 2017 and expired on 30th March 2017. Neighbour notification letters have been sent to 86 (eighty six) local residents.
- 2.2 The authority has therefore discharged and exceeded the statutory requirement to publicise applications in accordance with the Development Management Procedure Order.

3. CONSULTATIONS AND REPRESENTATIONS

3.1 Consultations

Parish Council: Objection comments received 14 March 2017:

This application appears to duplicate application 16/01855 with specific regard to the parking at the west end of the site which borders the Oxford Road. Application 16/01855 was refused.. The additional parking to the front of the site would be

detrimental to a key feature of Purley on Thames which is the “green corridor” effect as you enter the village from Reading.

This feature has been identified by two planning inspectors and has been a key point in dismissing appeals.
(APP/W0340/A/04/1159166 and APP/W0340/D/15/3019489).

Condition 24 (Landscape management plan - Previously Condition No. 32) was incorporated in the decision notice requiring:

“The development shall incorporate and be completed in accordance with the Landscape Management and Maintenance Plan received 31 July 2015.

Reason: To ensure the long term management of the proposed wild spaces and other landscaping. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and, Supplementary Planning Document Quality Design (June 2006).”

The Parish Council does not consider the reasons for imposing this condition have changed and that they still apply.

While condition 24 clearly applies to the changes detailed in this application, no mention of Condition 24 appears in the subject of the application

The cars are parked right at the top of the bank and are very visible from the Oxford Road which totally destroys the look and feel we are looking to maintain.
The cars are very close to a 45 degree down slope onto the Oxford Road. If a car went slightly beyond the parking area they would not be able to prevent themselves from sliding down the slope and hitting any traffic travelling along the Oxford Road. The only way to prevent this would be to install steel safety barriers at the top of the slope making the street scene even more. To create these additional parking spaces some of trees agreed on the original landscaping plan have been removed. We commented on the original application that we were concerned about the lack of parking spaces in the proposed development due to the size of the houses but were assured that the proposal met the planning requirements at the time. It would seem that our concerns were well founded. However, we do not accept that this issue should be resolved by removing key aspects of the proposal that affect the whole look and feel of the development and the character of the village. These concerns would equally apply to any changes to the proposed “wild spaces”. This is not a minor change but a change that impacts on a key feature of the village and looks to flout the principles of CS14.

For the above reasons the Parish Council would expect this application to be refused and the additional parking spaces be removed and the area return to the condition as originally approved. There have been a number of other applications

along this stretch of the Oxford Road which have been refused due to the impact on the “green corridor” aspect. By granting this application concern is raised that a precedent will be created. This will result in the complete loss of one of the key attributes that gives Purley on Thames the look and feel that it has. Once lost it will be impossible to recreate it.

Highways:

No objection:

The application form states that the proposed variation is to allow for the wording of the condition to be revised such that it requires details to be submitted within two months. On this basis no objections are raised.

Environmental Health:

No comment

Ecology:

No objection::

No concerns are held over the planting elements of the landscaping, however it is noted that the revised landscape plans no longer show the bat and bird boxes that were on the original drawings. .Revised landscape plans should be submitted to include these.

Natural England:

No comment

Trees:

No objection:

The updated landscaping information provided, on plans SH20373 11F sheets 1 has identified additional landscaping to the front of plots 1-3, to help screen the new parking spaces.

The new landscaping is in the form of additional tree planting with understory planting, which includes some evergreen species to improve cover in the winter months, this should mitigate the long term concerns over the parking of cars, at the front of the properties, the proposed species, sizes and densities, have been identified on the plans.

The additional planting would appear to be sufficient to provide the level of landscaping required to ensure the parking spaces and more specifically the parked cars are well screened when viewed from the road.

I have no objection to the proposed variation of conditions 11, 21 & 22.

Reading Borough Council:

No comment

3.2 Representations

3.2.1 Total: 16

Object: 16

Support: 0

3.2.2 15 letters of representation have been received.

- "Green Corridor" should be maintained at this location.
- Car park is contrary to the original agreement to keep the green corridor preserved on this stretch of road.
- The application is retrospective and does not respect the intent of the original application.
- The parking spaces should be removed and replanted.
- Parking has turned the view from the road into a raised used car lot which is unacceptable
- Parked cars change the character and dominate this section of the Oxford Road.
- The number of trees fronting the Oxford Road has been reduced
- There is a risk of a major accident should a driver accidentally roll down the slope.
- More robust planting of the frontage, including more evergreen species should be insisted on.
- A planting scheme similar to that shown as proposed on the west of the junction should be required.

4. PLANNING POLICY

4.1 The statutory Development Plan comprises:

- West Berkshire Core Strategy (2006-2026) (WBCS)
- West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP)
- Housing Site Allocations Development Plan Document (May 2017) (HSA DPD).

4.2 Other material considerations include government guidance, in particular:

- The National Planning Policy Framework (March 2012) (NPPF)
- The Ministerial Statement Planning for Growth (23 March 2011)
- Manual for Streets (DCLG/DfT)

4.3 The WBCS was adopted on 16 July 2012 and carries full weight in decision-making as a development plan document adopted since the publication of the NPPF. The following policies from the WBCS are relevant to this application:

- NPPF Policy
- ADPP4: Eastern Urban Area
- CS5: Infrastructure Requirements and Delivery
- CS13: Transport
- CS14: Design Principles
- CS 16: Flooding
- CS 17: Biodiversity and Geodiversity
- CS 18: Green Infrastructure
- CS 19: Historic Environment and Landscape Character

4.4 The HSA DPD is the second DPD of the new West Berkshire Local Plan. It allocates non-strategic housing sites and sites for gypsies, travellers and travelling show people, and provides updated residential parking standards and a set of policies to guide housing in the countryside. The HSADPD has gone through examination and following revisions by the Inspector, the final document has now been approved by the Council (09 May 2017). As such the HSADPD is now part of the development plan. The following policy from the HSA DPD are relevant to this development:

- P1: Residential parking for new development

4.5 The saved policies of the West Berkshire District Local Plan carry due weight according to their degree of conformity with the NPPF (Paragraph 215). A number of policies in the Local Plan have been superseded by policies in the WBCS. The following saved policy from the Local Plan are relevant to this application:

- TRANS.1: Meeting the Transport Needs of New Development

4.6 In addition, the following locally adopted policy document is relevant to this application:

- Supplementary Planning Document Quality Design (June 2006)

5. DESCRIPTION OF DEVELOPMENT

5.1 The application seeks permission for the varying of condition 11: Landscaping, condition 21: Vehicle parking and condition 22: cycle parking and storage of planning permission 15/01983/FULEXT. The addition of parking spaces to the front of Plots 1-3 has already been implemented by the applicant. Notwithstanding that this element is sought retrospectively, a decision can only be made based on the planning merits of the proposals.

5.2 Condition 11 – Landscaping (Previously Condition No. 15: Landscaping and amended under approved discharge of condition application: 15/00947/COND5).

5.2.1. This application seeks to submit additional landscaping details requested by condition 11 that was attached to the approved application 15/01983/FULEXT. The full condition is shown below for reference.

5.2.2. *Within two months of the date of this decision amended details of the landscaping shown in drawings:*

- SH12016-11-Sheet 2 received 31 July 2015
- SH12016-11-Sheet 3 received 31 July 2015

shall be submitted to the Local Planning Authority. No dwelling shall be occupied until details of the landscaping is approved in writing by the Local Planning Authority.

All landscape works shall be carried out in accordance with the amended details (above) and submitted plans, SH12016-11D-Sheet 1 received 11 November 2015 and the Landscape Management and Maintenance Plan received 31 July 2015

The approved landscape works shall be implemented within the first planting season following first occupation of the dwellings. Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of the approved landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved. The landscaping between the site boundary and Oxford Road shall be permanently maintained and retained according to a management plan forming part of the proposed landscaping scheme.

Reason: To ensure the implementation of a satisfactory scheme of landscaping and to protect the character and appearance of Oxford Road. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).

5.2.3. The application seeks to provide a satisfactory final landscaping scheme as requested by condition 11. Condition 11 seeks to ensure the submitted landscaping scheme protects and enhances the character and appearance of the Oxford Road street scene.

5.3 Condition 28 – Vehicle parking provided to standards (Previously Condition No. 28: Vehicle parking provided to standards and amended under approved discharge of condition application: 15/00948/COND6.)

5.3.1 This application seeks to submit additional vehicle parking details provided to standards as requested by condition 28 that was attached to the approved application 15/01983/FULEXT. The full condition is shown below for reference

5.3.2 *Within two months of the date of the decision details of the vehicle parking and turning space/areas shall be submitted to the Local Planning Authority. Such details shall show how the parking spaces are to be surfaced and marked out. No dwelling shall be occupied until details have been approved in writing by the Local Planning Authority and the turning spaces/areas have been provided in accordance with the approved details. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.*

Reason: To ensure the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5.3.3 The application seeks to provide vehicle parking provided to adopted standards as requested by condition 28. Condition 28 seeks to ensure that the submitted vehicle parking is in accordance with the parking standards as set within the HSA DPD (May 2017) in particular as to how the parking spaces are to be surfaced and marked out. Adequate parking facilities would reduce the likelihood of roadside parking which would adversely affect road safety and the flow of traffic along Oxford Road.

5.4 Condition 30 – Cycle storage (Previously Condition No. 30: Cycle storage and amended under approved discharge of condition application: 15/00948/COND6.)

5.4.1 This application seeks to submit additional cycle storage details for Plots 13-25 only as requested by condition 30 that was attached to the approved application 15/01983/FULEXT. The full condition is shown below for reference.

5.4.2 *Within two months of the date of the decision, details of the cycle parking and storage space for plots 13-25 shall be submitted to the Local Planning Authority. Plots 13-25 shall not be occupied until details have been approved in writing by the Local Planning Authority and the cycle parking and storage space has been provided in accordance with the approved details*

Plots 1-12 and 26-50 shall not be occupied until the cycle parking and storage space for plots 1-12 and 26-50 has been provided in accordance with the drawing 1189/1-50/001 E (received 7 April 2015) showing the proposed location of all designated cycle storage for each dwelling including:

- *Up to four cycles at each dwelling with a garage,*
- *A cycle shed measuring 2500mm x 2000mm with storage for two cycles at all 2 & 3 bed houses*
- *A 15 cycle shelter to accommodate bikes from the flats*
- *Sheds and garages shall be secured with a Sheffield stand which is to be bolted to the garage floor or concrete base slabs (email from David Howells received 4 June 2015).*
- *Cycle shelter to accommodate for the flats shall be provided in accordance with drawings 1189/26-34/60 and SFD Semi Vertical Cycle Stands details received (15 June 2015)*

Thereafter the approved cycle parking and storage space shall be retained for this purpose at all times.

Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

- 5.4.3 The application seeks to provide cycle parking and storage as requested by condition 30. Condition 30 seeks to ensure that adequate and safe cycle storage space is provided within the site for plots 13-25. The rest of the development's cycle parking and storage has been approved as shown on drawing 1189/1-50/001 E (received 7 April 2015).

6. APPRAISAL

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

- The Impact upon the character and appearance of the site and the area.
- The impact on the highways (safety and use);
- Other Matters
- Community Infrastructure Levy
- The assessment of sustainable development

6.1 Principle of the development

- 6.1.1 The site is located within a defined settlement boundary. The principle of the development proposed has already been established in the previous consent 12/02111/OUTMAJ (Allowed on appeal under reference - APP/W0340/A/12/2189422). The existing conditions would need to be amended in line with current policies and procedures, as outlined above.
- 6.1.2 In allowing the appeal APP/W0340/A/12/2189422 on 13 May 2013, the Inspector highlighted that: "This length of Oxford Road has a particularly sylvan appearance characterised by a wide verge and mature trees with development set well back from the carriageway, and is defined as being of a semi-rural character typically found along arterial routes..... Although the new access would puncture the existing

green screening alongside the road and open up views into the site, this would be offset by the closure of the two existing driveways and the appellants' stated intention to introduce new landscaping between the development and the highway which would maintain the verdant appearance of Oxford Road. The most important trees on the site are to be retained and protected throughout the development. The scope for additional landscaping would help to mitigate any loss and would be the subject of a reserved matters application, thereby enabling the Council to agree the extent of the future landscaping."

6.2 The Impact upon the character and appearance of the site and the area

Landscaping details

- 6.2.1 Under the previous Section 73 application reference: 15/01983/FULEXT, condition 11- Landscaping was attached to ensure that a satisfactory final landscaping scheme would be submitted to protect and enhance the character and appearance of the key Oxford Road street scene.
- 6.2.2 Policy CS 18 Green Infrastructure states that the District's green infrastructure will be protected and enhanced.
- 6.2.3 The landscaping scheme submitted under application 16/01855/FULEXT was considered inadequate and was refused by the Council due to concerns that the landscaping would not be sufficient to provide screening of the development from Oxford Road and that there would be harm on the character and appearance of the area and the street scene.
- 6.2.4 It is acknowledged that the Parish have raised strong concerns for the proposed changes to the landscaping scheme and the loss of part of the originally approved landscaping buffer. Prior to the re- submission of this current application the applicant sought landscaping guidance from the Council. Planning Officers sought advice from the Tree Officer on whether a robust landscaping scheme could be achieved on the site. The Tree Officer was also advised to be as prescriptive as possible to ensure an effective scheme is produced. The Tree Officer recommended a comprehensive landscaping scheme which included plant species and densities.
- 6.2.5 The Tree Officer has reviewed the updated landscaping information as provided on plan SH20373 11G sheet 1 and has indicated that the additional landscaping to the front of plots 1-3 is now acceptable. The submitted landscaping includes additional tree planting with understory planting, which includes some evergreen species and boundary hedge to improve cover in the winter months. The proposed species, sizes and densities, have also been identified on the plans. The Tree Officer considers that the landscaping scheme should mitigate the long term concerns over the parking of cars at the front of the properties on Plots 1-3, particularly when viewed from the Oxford Road street scene. Whilst the car parking spaces have been completed, it is worth noting that the submitted landscaping has not been implemented at the site.
- 6.2.6 Whilst the encroachment on the landscaping buffer is unfortunate, it is the Officers' view that the submitted landscaping scheme is sufficient to ensure the implementation of a satisfactory scheme of landscaping that would protect the character and appearance of Oxford Road. The final amended plan SH20373 11G Sheet 1 REVISION G received on 22 June 2017 is in accordance with the NPPF (March 2012), Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).

6.3 The impact on the highways (safety and use);

Vehicle parking and cycle storage details

- 6.3.1 The construction of the four additional parking spaces to the north west of the site is required to meet the current parking standards, however the additional parking spaces encroach onto the previously approved landscape buffer adjacent to Oxford Road. The cars will be parked on the edge of the steep bank adjacent to the street scene and will reduce the size and depth of the landscape buffer. The vehicle parking has been completed, as such this is the retrospective element of this application.
- 6.3.2 Road safety in West Berkshire is a key consideration for all development in accordance with WBCS Policy CS13.
- 6.3.3 Policy P1 of the HSADPD outlines the new standards for residential parking for new development. The Council's Highways Officer was consulted and has reviewed the additional parking spaces and the cycle storage submitted for plots 13-25 as required by condition 21 and 22. The Highways Officer has raised no objection and has not raised any concerns with regard to any vehicles rolling down the slope. The cycle parking and storage has been shown on the submitted plans, with some of the plots retaining their integral garages for additional cycle storage.
- 6.3.4 The vehicle parking variations will alter the principle design, character and appearance of the site and how it will be viewed from the Oxford Road street scene. However as outlined in Section 6.2 of this report, the submitted landscaping scheme is considered to be sufficient to adequately screen any vehicles parked to the front of Plots 1 -3. Officers have considered this in arriving at the recommendation.
- 6.3.5 Overall, it is considered that the proposed development would not have a material impact on highway safety and would be provided with sufficient parking. The application is therefore considered to comply with WBCS Policy CS13 and the parking standards as set out within the published HSADPD (May 2017).
- 6.3.6 The varying of conditions 11- Landscaping, 21 - Vehicle parking and 22 - Cycle storage is considered acceptable. The relevant conditions have been amended accordingly, as shown in Section 9.2 of this report.

7. OTHER MATTERS

7.1 Ecology comments

- 7.1.1 The Ecologist has stated that the landscape plans no longer show the bat and bird boxes that were on the original plans and has requested that the bat boxes should be shown on the latest plans. However as the applicant is applying to vary landscaping and parking conditions only, the Ecological mitigation previously secured by condition remains relevant. For the purposes of clarity and completeness the wording in condition 14 in Section 9.2 includes the latest plans.

7.2 Parish Council comments

- 7.2.1 The Parish has referred to Condition 24 (Landscape management plan) in their objection comments. Condition 24 will not be amended by this application. However the submitted landscaping scheme, if approved by members will be incorporated into the Landscape Management and Maintenance Plan secured under Condition

24, which would require the developer to manage and maintain the landscaping scheme.

7.3 Community Infrastructure Levy

7.3.1 WBCS Policy CS5 (Infrastructure) states that the Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery. The Council has implemented its Community Infrastructure Levy (CIL) as from 1st April 2015.

7.3.2 There is no increase in the gross internal floor space of the approved development. However under the CIL regulations covering Section 73, the application remains CIL Liable

7.4 The assessment of sustainable development

7.4.1 At the heart of the NPPF is a presumption in favour of sustainable development, the NPPF identifies three dimensions to sustainable development: economic, social and environmental. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system and emphasises that a presumption in favour of sustainable development should be the basis for every plan, and every decision.

7.4.2 Social dimension: Social considerations overlap those of environmental in terms of the impact on the visual amenity of the area. As these have been found to be acceptable the development is considered to constitute sustainable development.

7.4.3 Economic Dimension: It is considered that the proposal makes no significant contribution to the wider economic dimensions of sustainable development. The broader economic benefit of new housing is demonstrated.

7.4.4 Environmental dimension: With regards to the environmental role of fundamentally contributing to protecting and enhancing our natural, built and historic environment the impact on the character and appearance of the surrounding area and street scene has been assessed as part of this application. It is considered that the proposed variations sufficiently protect and enhance the character and appearance of the area and street scene. The proposed landscaping will provide year round cover and will sufficiently screen the parked vehicles and the development from the street scene. The environmental considerations have been assessed in terms of amenity and impact on the character and appearance of the area.

7.4.5 For the above reasons it is considered that the proposed development is supported by the NPPF's presumption in favour of sustainable development

8. CONCLUSION, PLANNING BALANCE AND RECOMMENDATION

8.1 Having regard to the relevant development plan policy considerations and the other material considerations referred to above, it is considered that having regard to the clear reasons in favour of the proposals, the varying of conditions 11- Landscaping; 21 - Vehicle parking and 22 - Cycle storage is recommended for approval for the following reasons:

8.2 The proposal will not unduly harm the character and appearance of the area and street scene. The proposal will provide sufficient landscaping cover to protect and enhance

the Oxford Road street scene. These considerations carry significant weight and indicate that planning permission should be approved.

8.3 This decision has been considered using the relevant policies related to the proposal. These are; ADPP1, ADPP4, CS1, CS4, CS5, CS13, CS14, CS16, CS18, and CS19 of The West Berkshire Core Strategy 2006 - 2026, Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007, Policy P1 of the West Berkshire Council Housing Site Allocations Development Plan Document (May 2017), and the National Planning Policy Framework

9. FULL RECOMMENDATION

9.1 DELEGATE to the Head of Development & Planning to GRANT PLANNING PERMISSION subject to the schedule of conditions (Section 9.2).

9.2 Schedule of conditions

1. Previously Condition No. 2 Standard list of approved plans

The development hereby permitted shall be carried out in accordance with the approved drawings and other documents listed below:

Location Plan, received 12 November 2014

1189_PLN_319C - street scenes, received 12 November 2014

1189_PLN_331 - tracking layout 1, received 12 November 2014

1189_PLN_332 - tracking layout 2, received 12 November 2014

Amended Plans:

1189_PLN_401E, received 17/12/15

1189_PLN_402F, received 13/1/16

1189_PLN_436D, received 15/1/16 excluding first 1 metre of driveways of plots 4, 5, 20 and 21

1189_PLN_427, received 31/7/15

1189_PLN_437A, received 25/11/15

1189_PLN_438, received 17/12/15

House Plans:

1189_PLN_303A - plot 1, received 12 November 2014

1189_PLN_304B - plots 2, 3 & 49, received 12 November 2014

1189_PLN_306D - plots 4 & 5, received 24 November 2014

1189_PLN_307 - plots 6-8, 17-19, received 12 November 2014

1189_PLN_308A - plots 9-12, received 12 November 2014

1189_PLN_309D - plots 20 & 21, received 24 November 2014

1189_PLN_311B - plots 23 & 25, received 12 November 2014

1189_PLN_313A - plot 35, received 12 November 2014

1189_PLN_314A - plot 36, received 12 November 2014

1189_PLN_315A - plot 37, received 12 November 2014

1189_PLN_316B - plots 38 -40, received 12 November 2014

1189_PLN_317A - plots 41 - 44, received 12 November 2014

1189_PLN_318B - plot 50, received 12 November 2014

1189_PLN_320 - plots 13-16, received 12 November 2014

1189_PLN_321B - plot 24, received 12 November 2014

1189_PLN_322A - plots 45 - 47, received 12 November 2014

1189_PLN_323B - plot 48, received 12 November 2014

Amended House Plans:
1189_PLN_412B, received 17/12/15
1189_PLN_416A, received 31/7/15

Drainage Strategy 140572/KBL/DS-01A, received 25 June 2014
Flood Risk Assessment 140572/FRA/KTP/01, received 25 June 2014
Transport Statement 140572/KBL/TS-01 Rev A, received 25 June 2014
Arboricultural Impact Assessment SH19196aia, received 25 June 2014
Ecological Assessment Report, received 31 July 2015
Landscape Management and Maintenance Plan, received 31 July 2015

Reason: For the avoidance of doubt and in the interest of proper planning.

2. Previously Condition No. 3 Materials as specified

The materials to be used in the development of the dwellings and garages hereby permitted shall be as specified on the schedule of materials submitted (sheets 1-3, received 31 July 2015) and 1189-DF-426A received 1 September 2015. No work shall commence on the carport shown on drawing number 1189_PLN_438, received 17 December 2015, until a schedule of the materials to be used in the construction of its external surfaces have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to these matters which have been detailed in the current application. Samples of the materials to be used for the carport shall be made available for inspection on site on request. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the materials are of a quality appropriate to the nature of the development, the site and its surroundings. This condition is imposed to comply with the National Planning Policy Framework (March 2012), Policies ADPP4, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

3. Previously Condition No. 4 Windows PD removal

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no windows, dormer windows or other openings in the roof (other than those expressly authorised by this permission) which would otherwise be permitted by Schedule 2, Part 1, Classes A, B or C of that Order shall be constructed at first floor level or above on:

The north elevation of plots 21 and 47
The south elevation of plots 26-34(the flats)
The east elevation of plots 6 and 19
The west elevation of plots 1, 8, 12, 13 and 25
without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

Reason: In the interests of the privacy and amenity of neighbouring properties. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (2006) and Supplementary Planning Guidance 04/2 House Extensions (July 2004).

4. Previously Condition No. 6 Domestic ext.s/outbuildings PD remov - whole site

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C or E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 of the West Berkshire Core Strategy (2006-2026) and the Supplementary Planning Document Quality Design (June 2006).

5. Previously Condition No. 7 Floor levels

The development shall be constructed in accordance with the approved details in relation to the finished floor levels as shown on the following plans:

- Survey Contour Plan, received 7 April 2015
- Cut and Fill Contour Plan, received 7 April 2015
- Levels Methodology, received 7 April 2015
- 1189_PLN_427, received 31 July 2015
- 1189_PLN_439, received 17 December 2015

And in relation to this details not amended as part of this application:

- External Works Layout received 7 April 2015

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

6. Previously Condition No. 8 Boundary treatment

The boundary treatment shall be completed in accordance with the approved details submitted under condition discharge 15/00947/COND5:

- 1189/1-50/001E, received 7 April 2015
- and email from David Howells, received 10:00 15 June 2015

The boundary treatment shall be completed in accordance with the approved scheme before the dwellings hereby permitted are occupied. The approved boundary treatments shall thereafter be retained.

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

7. Previously Condition No. 9 Removal of spoil

All spoil arising from the development shall be used and/or disposed of in accordance with the approved details submitted under condition discharge 15/00943/COND1:

- Survey Contour Plan, received 7 April 2015
- Cut and Fill Contour Plan, received 7 April 2015
- Levels Methodology, received 7 April 2015

Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Supplementary Planning Document Quality Design (June 2006).

8. Previously Condition No. 10 Hours of work (construction)

The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing be limited to:

7:30am to 6:00pm Mondays to Fridays;
8:30am to 1:00pm Saturdays;
nor at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

9. Previously Condition No. 13 Protection from external noise 15/00996/COND8

The scheme of works for protecting the occupiers of the development from externally generated noise submitted under condition discharge 15/00996/COND8, (Noise Impact Assessment10976NIA01 received 23 April 2015), which includes glazing installed on each facade (including trickle vents etc), should meet the requirements for Type 1, Type 2 and Type 3 glazing. No dwelling shall be occupied until the scheme of works has been implemented in accordance with the approved details.

Reason: In the interests of the amenity of neighbouring properties. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

10. Previously Condition No. 14 Refuse Storage (details required) 15/00948/COND6 and 16/00577/COND1.

No dwelling shall be occupied until the refuse and recycling facilities have been provided in accordance with the approved drawing number 1189/1-50-001E, received 7 April 2015 (submitted under conditions discharge 15/00948/COND6) and the cover letter received on 03 March 2016 (submitted under conditions discharge 16/00577/COND1)

The refuse and recycling facilities shall be shall be retained for this purpose at all times.

Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site. This condition is imposed in accordance with the National Planning Policy Framework

(March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

11. Previously Condition No. 15 Landscaping AMENDED 15/00947/COND5

The development shall be carried out and completed in accordance the landscaping details shown on the following approved drawings:

- SH20373-11G-Sheet 1 REVISION G received 22 June 2017
- SH20373-11G-Sheet 2 REVISION G received 22 June 2017
- SH20373-11G-Sheet 3 REVISION G received 22 June 2017

All landscape works shall be carried out in accordance with the above amended landscaping plans and the Landscape Management and Maintenance Plan received 31 July 2015

The approved landscape works shall be implemented within the first planting season following first occupation of the dwellings. Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of the approved landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved. The landscaping between the site boundary and Oxford Road shall be permanently maintained and retained according to the approved landscape management plan forming part of the proposed landscaping scheme.

Reason: To ensure the implementation of a satisfactory scheme of landscaping and to protect the character and appearance of Oxford Road. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).

12. Previously Condition No. 16 Tree protection scheme AMENDED 15/00947/COND5

The protective fencing and provision for the protection of the root zones of trees shall be implemented and retained intact for the duration of the development in accordance with the tree and landscape protection scheme identified on approved drawing numbers:

- SH19196-01a, received 7 April 2015
- SH20016-03D received 11 November 2015
- Arboricultural Impact Assessment & Method Statement received 31 July 2015
- Tree Report SH19196tr all received 7 April 2015

Within the fenced areas, there shall be no excavations, no storage/mixing of lime based products or fuels, no storage of materials, or machinery, no parking of vehicles, no fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).

13. Previously Condition No. 18 Arboricultural Method Statement AMENDED 15/00947/COND5

The implementation, supervision and monitoring of all temporary tree protection, any special construction works within any defined tree protection area and the arboricultural

watching brief shall be carried out in accordance with the Arboricultural Impact Assessment & Method Statement received 31 July 2015.

Reason: To ensure the protection of trees identified for retention at the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).

14. Previously Condition No. 20 Bat roost voids/means of access AMENDED 15/00947/COND5

No dwelling shall be occupied until the bat tubes and woodcrete bird nest boxes to be placed in retained trees have been provided and no dwelling with a bat tube or woodcrete bird nest box shall be occupied until that individual dwelling has been constructed with the appropriate bat tube or woodcrete bird nest box as shown in relation to the site on approved drawing numbers SH19196-12B (sheets 1-3), received 7 April 2015; 1189PLN337 received 26 May 2015 and 1189/PLN/338A received 9 June 2015 showing the retained trees and the approved drawings SH20373-11G-Sheet 1 REVISION G, SH20373-11G-Sheet 2 REVISION G and SH20373-11G-Sheet 3 REVISION G received 22 June 2017 showing the amended landscaping. Thereafter the bat tubes and woodcrete bird nest boxes shall be maintained and permanently retained in accordance with the approved details.

Reason: To ensure the protection of bats and woodcrete species, which are subject to statutory protection under European Legislation. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS17 of the West Berkshire Core Strategy (2006-2026).

15. Previously Condition No. 21 Construction method statement AMENDED

The construction works shall incorporate and be completed in accordance with the approved construction method statement received 31 July 2015 and drawing 1189-PLN-7434A received 1 September 2015.

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

16. Previously Condition No. 22 Layout and Design Standards

The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety and flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

17. Previously Condition No. 24 Footway/cycleway provision (details) 15/00945/COND3

No dwelling shall be occupied until the footway/cycleway has been provided in accordance with the H716-1189-202, H716-1189-152 and H716-1189-153 received 7 April 2015 and any statutory undertaker's equipment or street furniture located in the position of the footway/cycleway has been re-sited to provide an unobstructed footway/cycleway.

Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

18. Previously Condition No. 25 Uncontrolled pedestrian crossing (detail 15/00945/COND3

No dwelling shall be occupied until the uncontrolled pedestrian crossing has been provided in accordance with the H716-1189-202 and H716-1189-152 received 7 April 2015 and any statutory undertaker's equipment or street furniture located in the position of the uncontrolled pedestrian crossing has been re-sited to provide an unobstructed crossing facility.

Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

19. Previously Condition No. 26 Gradient of private drive

The gradient of private drives shall not exceed 1 in 8 or, where buildings are likely to be occupied by the mobility impaired, 1 in 12.

Reason: To ensure that adequate access to parking spaces and garages is provided. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

20. Previously Condition No. 27 Visibility splays before occupation

No dwelling shall be occupied until the visibility splays at the proposed access have been provided in accordance with drawing number 14-T065 03 rev.D received on 22 September 2014. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

21. Previously Condition No. 28 Vehicle parking provided to standards AMENDED 15/00948/COND6

No dwelling shall be occupied until the vehicle parking and turning spaces/areas have been provided in accordance with the approved details within drawings No SH20373-11G-Sheet 1 REVISION G, SH20373-11G-Sheet 2 REVISION G and SH20373-11G-Sheet 3 REVISION G received 22 June 2017. The parking and turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Policy P1 of the Housing Site Allocations DPD (May 2017).

22. Previously Condition No. 30 Cycle storage 15/00948/COND6

Plots 13-25 shall not be occupied until the cycle parking and storage spaces have been provided in accordance with the approved details within drawings SH20373-11G-Sheet 1 REVISION G, SH20373-11G-Sheet 2 REVISION G and SH20373-11G-Sheet 3 REVISION G received 22 June 2017.

Plots 1-12 and 26-50 shall not be occupied until the cycle parking and storage space for plots 1-12 and 26-50 has been provided in accordance with the drawing 1189/1-50/001 E (received 7 April 2015) showing the proposed location of all designated cycle storage for each dwelling including:

- Up to four cycles at each dwelling with a garage,
- A cycle shed measuring 2500mm x 2000mm with storage for two cycles at all 2 & 3 bed houses
- A 15 cycle shelter to accommodate bikes from the flats
- Sheds and garages shall be secured with a Sheffield stand which is to be bolted to the garage floor or concrete base slabs (email from David Howells received 4 June 2015).
- Cycle shelter to accommodate for the flats shall be provided in accordance with drawings 1189/26-34/60 and SFD Semi Vertical Cycle Stands details received (15 June 2015)

Thereafter the approved cycle parking and storage space shall be retained for this purpose at all times.

Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Policy P1 of the Housing Site Allocations DPD (May 2017).

23. Previously Condition No. 31 SUDS 15/00946/COND4

The dwellings hereby permitted shall not be occupied until the sustainable drainage measures have been implemented in accordance with the approved details listed below:

- H716-1189-102K received 30 November 2015
- H716-1189-101L received 30 November 2015
- H716-1189-142C received 30 November 2015
- H716-1189-161D received 30 November 2015
- H716-1189-203C received 30 November 2015
- H716-Issue Sheet received 30 November 2015
- H716-SA3REVA received 30 November 2015
- H716-SA4REVA received 30 November 2015
- H716-SA1-2REVA received 30 November 2015

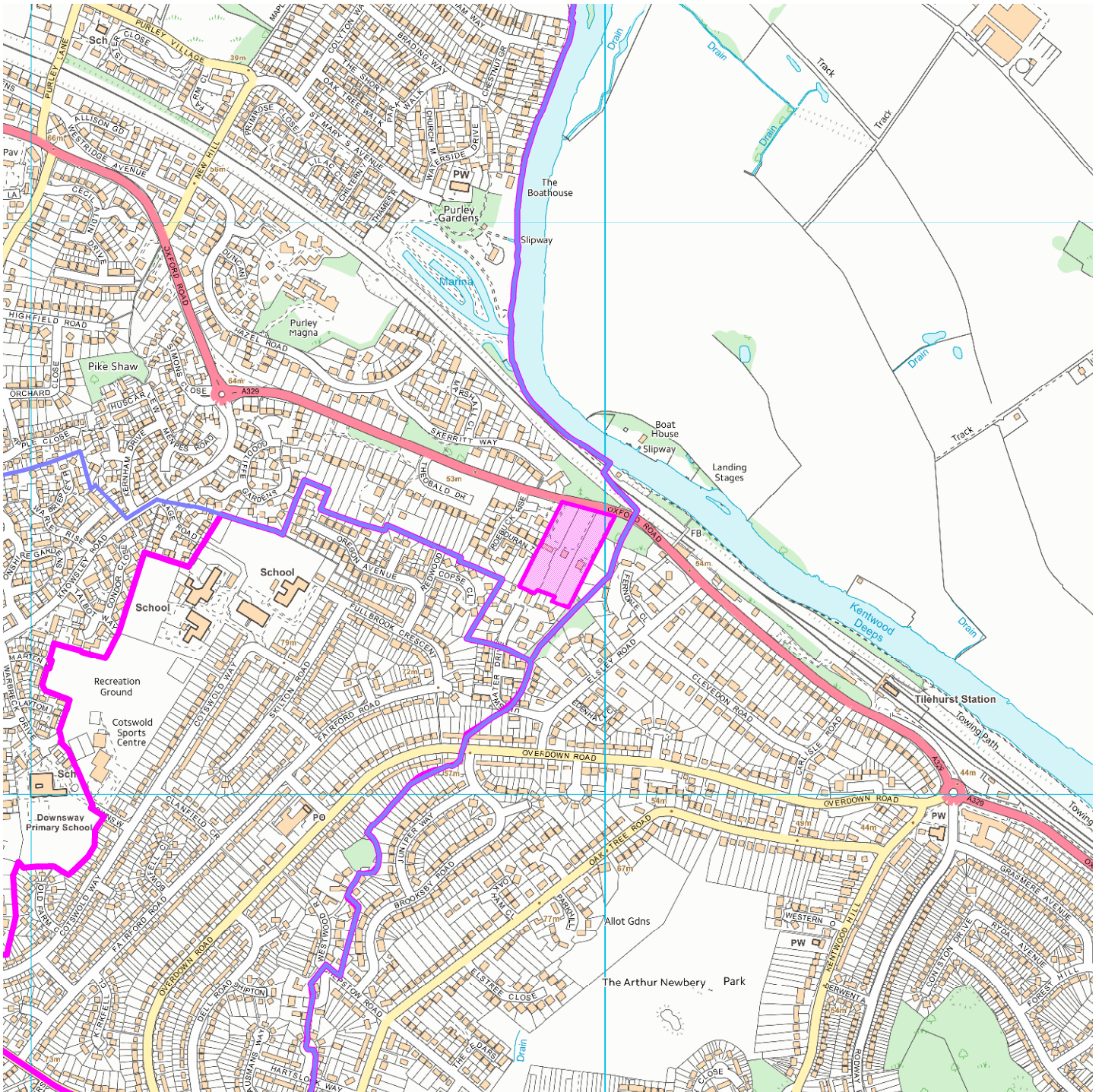
Thereafter the sustainable drainage measures shall be maintained and managed in accordance with the approved details.

Reason: To ensure that surface water will be managed in a sustainable manner. To prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006).

**24. Previously Condition No. 32 Landscape management plan AMENDED
15/00947/COND5**

The development shall incorporate and be completed in accordance with the Landscape Management and Maintenance Plan received 31 July 2015.

Reason: To ensure the long term management and maintenance of the proposed wild spaces and all other approved landscaping. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and, Supplementary Planning Document Quality Design (June 2006).

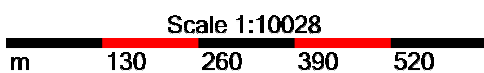


Map Centre Coordinates :

Scale : 1:10027

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Organisation	West Berkshire Council
Department	
Comments	
Date	22 June 2017
SLA Number	0100024151

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Agenda Item 4.(3)

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(3)	17/01042/OUTD Bucklebury Parish	5 th June 2017. Agreed extension of time 7th July 2017	Outline planning permission for the redevelopment and change of use of the site to residential (C3) to provide a single storey detached dwellinghouse with rooms in the roof space. Matters to be considered: Access and Layout. Land Adjacent to Larch House Sulhamstead Reading RG7 4BB Malcolm Hatton

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/01042/OUTD>

Recommendation Summary: to **DELEGATE** to the Head of Planning & Countryside to **REFUSE PLANNING PERMISSION** for the reasons given below (Section 9.1).

Ward Members: Councillor Carol Jackson-Doerge
Councillor Ian Morrin

Reason for Committee Determination: Called in by Ward Member

Committee Site Visit: 28 June 2017

Contact Officer Details

Name: Sian Cutts
Job Title: Planning Officer
Tel No: (01635) 519111
E-mail Address: Sian.cutts@westberks.gov.uk

1. Relevant Site History

97/50920/FUL	Conversion of barns for small business use. Refused 20.10.1997. Appeal dismissed 28.08.1998
10/03037/FULD	Redevelopment and change of use of existing sheds into new studio accommodation (business use) with new attached three bedroomed dwelling. Refused 28.04.2011
16/03603/OUTD	Outline planning permission for the redevelopment and change of use of site to residential (C3) to provide single storey detached dwellinghouse with rooms in roof space. Matters to be considered: Access and Layout. Withdrawn 31.03.2017

2. Publicity of Application

Site Notice Expired:	24 th May 2017
Neighbour Notification Expired:	17 th May 2017

3. Consultations and Representations

3.1 Consultations

Burghfield Parish Council No objections,

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

Conservation The nearest heritage asset is the Grade II listed as Hose Hill Farm, and, potentially the (curtilage) buildings comprising Larch House to the north of it. However the fact that the application site now appears to be a separate curtilage to either of the aforementioned, and separated from the listed farm house by intervening buildings and boundary walls, any proposals for the application site will not impact directly or on the setting of the listed building, nor materially on the (potentially curtilage) Larch House buildings. No objections are raised to the current application from a purely building conservation perspective.

Environment Agency No objection, subject to a condition requiring that the development is carried out in accordance with the submitted Flood Risk Assessment and suitable flood mitigation measures.

Highways The submitted trip data has demonstrated trips from the existing paddock are comparable with the proposed residential use. However, according to the application form only two parking spaces are proposed. Furthermore, the accompanying plans are ambiguous in terms of the proposed parking area. Whereas our current parking standards require three spaces for a 4-bed house in Zone 3.

Furthermore, current WBC cycle standards require new dwellings (with 2 or more bedrooms) to have a store for two cycles. Despite the TPA Technical Note discussing local cycle routes, it makes no reference to any existing or proposed cycle store(s). Consequently, I require a plan(s) that shows a minimum of three car parking spaces (ea 2.4m x 4.8m) with adequate adjacent turning area for each space, plus a cycle store/shed for two cycles.

Tree Officer The application has been fully supported in the Arboricultural report, with details on tree protection provided, further details on services and hard surfaces will be required and details on Arboricultural supervision will be required to oversee some parts of the development. I have no objection to the application subject to planning conditions being attached to any formal consent.

Natural England No comments to make on this application

Waste Management The proposed new dwelling will have a curtilage on the public highway at Hose Hill so the application raises no concerns with regard to the storage and collection of refuse and recycling.

3.2 Representations

Total: 5 Object: 0 Support: 5

The material planning considerations raised in the support of the application are as follows:

- The barns are in urgent need of repair, the proposal will be an improvement to the area
- Conversion to residential use will help stop opportunists snooping and breaking into outbuildings
- The new house is in keeping with the surroundings and will not encroach on the paddock.
- Will reduce fly tipping
- There will not be an impact on the wildlife

4 Planning Policy

4.1 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) and the Housing Sites Allocations DPD (2006-2026).

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

- ADPP1: Spatial Strategy;
- ADPP6: The East Kennet Valley

- CS1: Delivering New Homes and Retaining the Housing Stock;
- CS4: Housing Type and Mix;
- CS 13: Transport;
- CS 14: Design Principles;
- CS 16: Flooding;
- CS17: Biodiversity and Geodiversity
- CS 18: Green Infrastructure;
- CS 19: Historic Environment and Landscape Character.

4.3 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:

- OVS5: Environmental Nuisance and Pollution Control

4.4 The policies within the Housing Site Allocations Development Plan Document (DPD) attract full weight. The following policies are relevant to this application:

- C1: Location of New Housing in the Countryside;
- C3: Design of Housing in the Countryside
- P1: Residential Parking for New Development

4.5 In addition, the following locally adopted West Berkshire Council policy documents are relevant to this application:

- Supplementary Planning Document, Quality Design (June 2006) – Part 2 Residential Development;
- The Burghfield Village Design Statement (2011)

5. Description of Development

5.1 The site is within the area known as Hose Hill, which is outside of any defined settlement boundary, and within a rural location. It consists of a group of timber sheds. One of the timber sheds is open on one side, and a larger timber barn/shed with a metal barrelled roof, which is also partially open-sided and has a smaller shed attached to it. These buildings are arranged in an L-shape, with a hardstanding in front of the buildings. A post and rail fence separates the collection of buildings and hardstanding from the paddock beyond which is included within the application site. The site is bounded by mature trees and hedges to the east and north of the site. The site covers an area of 0.24 hectares. The access to the site is, is controlled by traffic lights, and also provides access to Larch House, and a group of dwellings, which were converted from redundant farm buildings, grouped around Larch House, these form part of the grade II listed Hose Hill Farm. The application site is separated from the groups of dwellings by brick walls, fences and domestic hedges. The groups of dwellings around Larch House are situated within open countryside, outside of any defined settlement boundaries.

5.2 The application is in outline, with access and layout to be considered at this stage. It is proposing the demolition of the buildings, and a change of use of the site, to residential, to provide a single storey detached dwelling, with rooms in the roof space. The dwelling would be sited on the area of hardstanding, and the domestic curtilage

would extend into the existing paddock area. The existing buildings have a footprint of 179 square metres, and the proposed dwelling has a footprint of 278 square metres. Indicative drawings have been submitted to indicate what a dwelling on the site could look like; these are being considered for illustrative purposes only.

6. Community Infrastructure Levy

6.1 The proposed works are likely to be liable for CIL, however this would be established at the reserved matters stage, when the proposed Gross Internal Area is known.

7. Consideration of the proposal

7.1 The main issues raised by the proposal are :

- The principle of development
- Design and Impact on the Surrounding Countryside;
- Highway Safety
- Ecology
- Flooding
- Impact on Heritage Assets
- Sustainability

7.2 The principle of development

7.2.1 The application site is situated in the open countryside beyond any defined settlement boundary, where Policy ADPP1 says that only appropriate limited development will be allowed, which is focussed on addressing identified needs and maintaining a strong economy. Within the East Kennet Valley, Policy ADPP6 focuses housing development in the rural service centre of Burghfield Common and Mortimer, with more modest development within the service village of Woolhampton. Policy C1 of the recently adopted Housing Sites Allocation DPD (HSADPD) states that there will be a presumption against new residential development outside of the settlement boundaries. It sets out exceptions to this policy which are rural exception housing schemes; conversion of redundant buildings, housing to accommodate rural workers extension to or replacement of existing residential units, and limits infill in settlements in the countryside with no defined settlement boundaries. The Planning Statement submitted with the application has made reference to policy ENV20 of the West Berkshire Local Plan (1991-2006) Saved Policies 2007, which permitted the redevelopment of existing buildings in the countryside. However this policy was replaced by Policy C1 when the HSADPD was adopted on 9th May 2017, and therefore has no weight in the decision making as it no longer forms part of the development plan.

7.2.2 The proposed development does not form a type of development which is included within the list of permitted exceptions. The proposal does not constitute any of the permitted excepted categories. The proposal involves the redevelopment of the site, rather than the conversion of the existing buildings, and whilst it is near to a group of dwellings in the former Hosehill Farm, it does not meet the criteria for infilling provided by Policy C1, as it is not within a cluster of 10 or more dwellings facing the highways, and is not an infilling plot.

Furthermore the NPPF in paragraph 55 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the viability of rural communities, and says that isolated new homes in the countryside should be avoided unless there are special circumstances which include housing for rural workers, the optimal viable use of a heritage asset, the re-use of a redundant or disused buildings or the exceptional quality or innovative design of the dwelling. The application proposes the redevelopment of the site, as the proposed buildings are not suitable for, and are not proposed to be converted, and the proposed redevelopment does not fall into one of the excepted categories for rural housing in national policy or within the development plan is therefore contrary in principle to Policy C1 of the HSADPD. According to paragraph 12 of the NPPF, proposed development that conflicts with an up-to-date Local Plan should be refused unless material considerations indicate otherwise.

7.3 Design and Impact on the Surrounding Countryside

7.3.1 Policy CS14 says that development should demonstrate a high quality and sustainable design which respects and enhances the character and appearance of the area, and that good design relates not only to the appearance of the development, but the way it functions. Policy CS19 (amongst other things) says that to ensure that the diversity and local distinctiveness of the landscape character of the district is conserved and enhanced, particular regard will be had, to the sensitivity of the area to change, and ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character. Policy C3 says that the design of new housing must have regard to the impact collectively and individually on the landscape character of the area and its sensitivity to change.

7.3.2 The application is in outline, with access and layout to be considered at this stage. The application is proposing the demolition of the existing buildings, with a floor space of 170sq metres, and the replacement with a new dwelling of 280 sq metres. It is proposed to site the dwelling on the existing area which is occupied by one of the barns and the hardstanding. The remaining hardstanding and barn area will form a courtyard, which will be enclosed to the north and west by the dwelling. The remainder of the site to the north and west of the dwelling is proposed to be the residential curtilage of the site. That area is referred to as a paddock area. It is not developed land, and whilst enclosed to the west by a bund and deciduous trees to the north, the site is rural in character and forms makes a contribution to the rural character of the local the open countryside. Whilst the site is close to the residential dwellings at Larch House and Hosehill Farm, the site is clearly separate to that group of dwellings. Whilst it shares the access point onto the road, there is a clear delineation between the buildings and surrounding countryside formed by the brick boundary wall, and the bund. The dwellings within the Hosehill Farm, are converted agricultural buildings, and are read within the wider countryside context as a group of former agricultural buildings, and the history of the function of those buildings can be clearly seen. The application site is clearly separated from that group of dwellings, and whilst screened during the summer months, the erection of a dwelling, which the illustrative plans indicate, as utilising the roof space to accommodate a second storey, and to potentially build a house of lower height than a conventional house with two storeys and roof. The proposed dwelling does not relate well to the existing settlement pattern, which is characterised in this area by

farmhouses and associated agricultural buildings closely grouped together, in one curtilage, with surrounding fields. The proposed dwelling will be detached from the complex of dwelling at Hose Hill Farm. The supporting information say that this is an appropriate design within the location, and whilst the materials may be appropriate, the creation of a substantial curtilage, and garden of approximately 1,742 sq metres, with associated domestic paraphernalia will change the nature and the character of the surrounding countryside, which is currently characterised by open fields, and lakes formed from former gravel pits. The inclusion of existing non-residential land as domestic curtilage can have a considerable visual impact on the local character of the rural area and wider landscape due to the urbanising effect of the change of use due to the different character to that of residential gardens. The construction of a dwelling on this site which is currently occupied by very low level inconspicuous buildings which are lower in height than the adjacent complex of farm buildings, will be more obtrusive in the countryside, and will lead to additional domestication of the surrounding countryside, which will be contrary to the rural character of the area, and will be contrary to policies C3, CS14 and CS19 and the Quality Design SPD, which seek to protect and enhance the quality of the rural landscape.

- 7.3.3 The proposed dwelling would be sited in such a way and distance from the neighbouring properties, that it would not have an adverse impact on the amenities of adjoining occupiers. The position of the access is such that the proposals would be acceptable in terms of waste management and refuse collections. The Tree Officer has indicated that whilst some low quality trees would be lost, these are of little merit, within the landscape, and their loss can be mitigated through appropriate landscaping, together with adequate protection for the retained trees.

7.4 Highway Safety

- 7.4.3 Policy CS13 refers to development that requires a transport impact, and policy P1 sets out the requirement for parking provision for residential dwellings. The proposed access to the site will utilise the existing access from Hose Hill using the traffic light controlled junction. Whilst the number of trips proposed is comparable to the existing use, the plans do not make clear adequate parking spaces, to meet the requirement of a minimum of three parking spaces, and a cycle store for two cycles. The site is situated 1.3 miles from the nearest public transport at Theale station which is a 26-27 minute walk, along roads without pavements, it is not considered to be close to public transport, with a reliance upon the private car, and so the site is not in a sustainable location, and is sited away from any existing settlements, with no alternative to the private car. The proposed development is therefore contrary to Policy CS13 as it will not reduce the need to travel, nor will it improve travel choice and facilitate sustainable travel. The site does not have good access to key services and facilities.

There are no objections to the proposed access, and it is considered that sufficient off-road parking could be provided, with the details secured by condition.

7.5 Ecology

- 7.5.1 Policy CS17 requires the biodiversity assets across West Berkshire to be conserved and enhanced. The site is in close proximity to The Hose Hill Lake Nature Reserve and is within a Biodiversity Opportunity Area. The application was

submitted with an Ecological Impact Assessment which concluded that the habitats present are of low ecological value, and there is some scope for providing bird boxes to provide biodiversity enhancements. These can be secured by condition.

7.6 Flooding

7.6.3 The site is partially within Flood Zone 3, and Policy CS16 requires a flood risk assessment to be submitted with the application. The application was submitted with a Flood Risk Assessment, and the Environment Agency has indicated that if the development is carried in accordance with the FRA and the mitigation measures indicated then the proposal will not result in an unacceptable risk to the environment. These measures can be secured by condition.

7.7 Impact on Heritage Assets

7.7.1 The nearest heritage asset to the site is the grade II listed Hose Hill Farm, and potentially the curtilage buildings to the north of it. The NPPF and CS19 advises that the setting and significance of any heritage asset should be considered in the determination of planning applications. However, the site is separated from the listed farm house by intervening buildings and boundary walls and so the proposed development is not considered to impact directly on the listed buildings or their setting. The site is not considered to impact on any features of archaeological significance. The proposed development is not considered to be harmful to any heritage assets.

7.8 Sustainability

7.8.1 The NPPF identifies three dimensions to sustainable development: economic, social and environmental. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. The proposed development, has only limited public economic benefits, which are largely limited to the construction process. The social aspects of this proposal are limited to the addition of one new dwelling, which is not significant in the supply of housing within the district to be a benefit which outweighs the demonstrative harm of the development. The third element of sustainable development is the environmental role, contributing to protecting and enhancing the natural, built and historic environment. The development will have an intrusive and detrimental impact on the rural environment as it will be harmful to the character and appearance of the dwelling, leading to sporadic residential development which does not blend well with the existing surroundings. The scale of the development proposed does not outweigh the minimal economic benefits. In addition, the site is not within close proximity to public transport links, with the nearest available public transport being Theale Station, 2.1 km away which is accessed along country roads, which do not have pavements, and are not conducive to pedestrian use. Whilst there is some potential for cycling, the occupants of the new dwelling would be heavily reliant on the private car for access to local services, and employment, which is not a prudent use of natural resources, and the site is not in a sustainable location, and as indicated that the proposal would lead to an intrusive form of development which is not supported by development plan policies, and will result in an intrusive form of development which will harm the character and appearance of the rural area, and does not constitute a sustainable form of development.

8. Conclusion

- 8.1.1 Having regard to the relevant development plan policy considerations and the other material considerations referred to above it is considered that the proposed development is unacceptable and should be refused for the reasons set out below:

9. Recommendation

Subject to no objections being raised by the tree officer to **DELEGATE** to the Head of Development & Planning to **REFUSE PLANNING PERMISSION** for the reasons set out in Section 9.1.

9.1 Reasons

1. Outline planning permission is sought for the redevelopment and change of use of the site to residential use to provide a single storey detached dwellinghouse on land adjacent to Larch House, Sulhamstead. The site is situated within open countryside outside of any defined settlement boundary. According to Core Strategy Policy CS1, new homes will be primarily developed on land within settlement boundaries and allocated sites, in accordance with the settlement hierarchy outlined in the Spatial Strategy and Area Delivery Plan Policies (Policies ADPP1 and ADPP6). According to Policy ADPP1, only appropriate limited development will be allowed in the open countryside. According to Policy ADPP6, development in the open countryside of the East Kennet Valley will be strictly controlled. Policy C1 of the House Site Allocations DPD (2006-2026) provides a presumption against new residential development outside the settlement boundaries, with a few prescribed exceptions.

The application site is located outside of any defined settlement boundary, and does not fall within any of the specified exceptions to the presumption against new residential development. Moreover, the site is in a remote, unsustainable location that would not facilitate sustainable travel to key services and facilities. The application is therefore contrary to the NPPF, Policies ADPP1, ADPP6, CS1 and CS13 of the West Berkshire Core Strategy (2006-2026), and Policy C1 of the House Site Allocations DPD (2006-2026).

2. Core Strategy Policies CS14 and CS19 seek to ensure that new development demonstrates high quality and sustainable design that respects and enhances the character and appearance of the area, and should be appropriate in terms of location, scale, and design in the context of the existing settlement form, pattern and character. According to Policy C3 of the Housing Site Allocations DPD, the design of new housing in the countryside must have regard to the impact individually and collectively on the landscape character and its sensitivity to change.

The existing buildings are low key, utilitarian in character and inconspicuous. The proposed building represents a significant increase in built form on the site; it has a greater footprint, floor space, number of storeys, and height than the existing buildings. According to the illustrative elevations, despite a simple form, the building would have a residential character. The conversion of the existing paddock

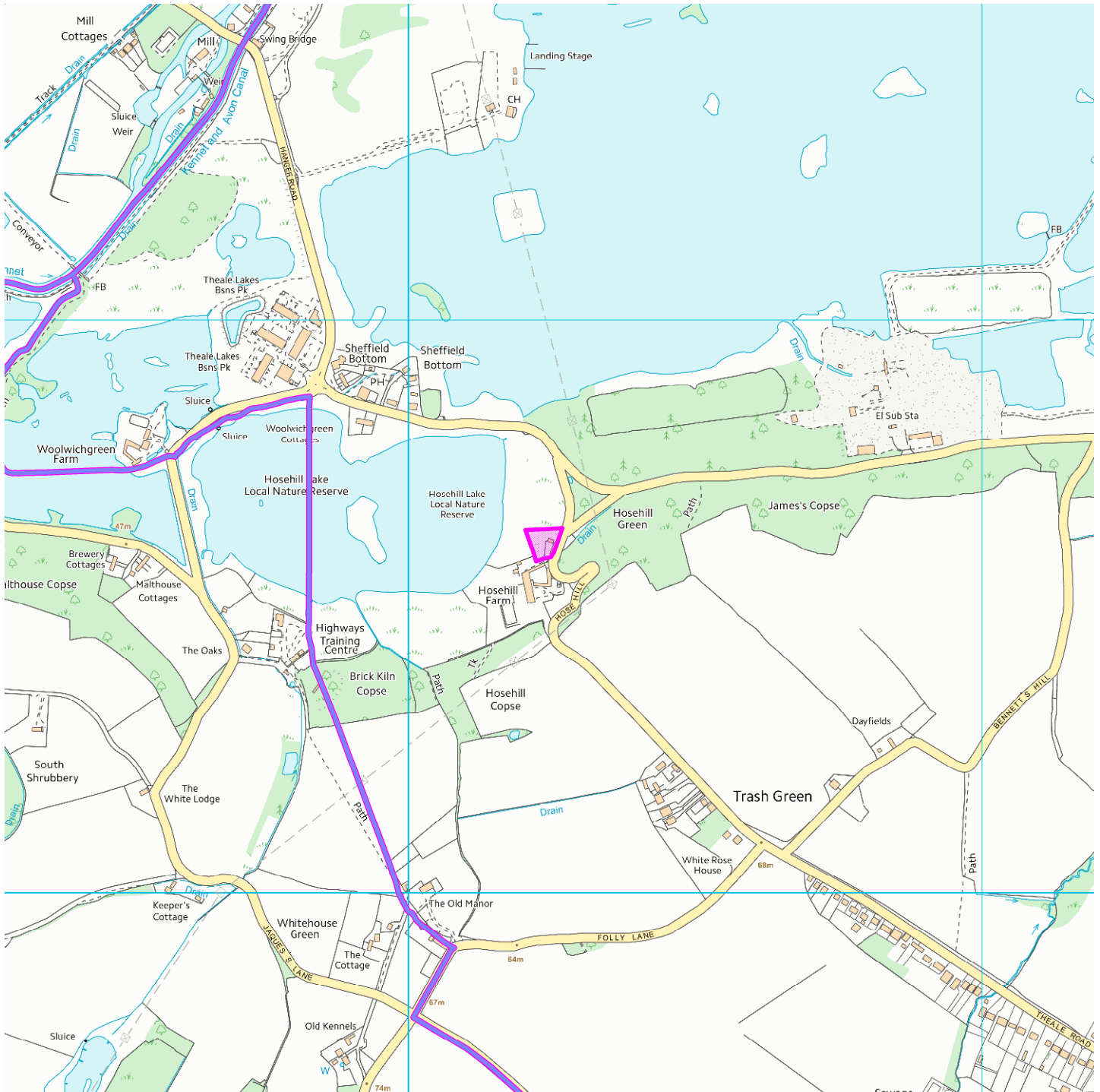
to create a substantial residential curtilage would also have an urbanising effect on the character and appearance of the area.

Overall, the replacement of the existing low key utilitarian buildings with a substantial residential dwelling and associated residential curtilage would have an adverse effect on the character and appearance of the area. As such, the proposed development is contrary to the NPPF, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD (2006-2026), and the West Berkshire Quality Design SPD.

Informative

1. In attempting to determine the application in a way that can foster the delivery of sustainable development, the local planning authority has approached this decision in a positive way having regard to Development Plan policies and available guidance to try to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has also been unable to find an acceptable solution to the problems with the development so that the development can be said to improve the economic, social and environmental conditions of the area.

Land Adjacent to Larch House, Sulhamstead



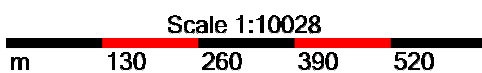
Map Centre Coordinates :

Scale : 1:10027

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Organisation	West Berkshire Council
Department	
Comments	
Date	22 June 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
BUCKLEBURY 16/01782/FULD Pins Ref 3161487	Bushnells Green Farmhouse Chapel Row Mr and Mrs J Plank	Retention of existing timber lodge as farm worker accommodation. Non compliance with condition 12 of approved 13/03014/FUL.	Delegated Refusal	Dismissed 16.5.17
TILEHURST 16/02917/HOUSE Pins Ref 3171913	Pontell 2B Conifer Drive Tilehurst Mr D Briffiths	First floor extension	Delegated Refusal	Dismissed 24.5.17
THATCHAM 16/02125/FULD Pins Ref 3168995	67 Chapel Street, Thatcham Mr and Mrs Brown	Erection of a bungalow.	Delegated Refusal	Allowed 20.6.17
HERMITAGE 16/02383/FUL Pins Ref 3168372	Badili, Chapel Lane Hermitage Mr and Mrs Quaintance Blackford Berkshire	Replacement of existing detached dwelling with detached four bedroom chalet style dwelling	Delegated Refusal	Allowed 20.6.17

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