

Notice of Meeting



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Eastern Area Planning Committee

Wednesday, 26th July, 2017 at 6.30 pm

in Calcot Centre, Highview (off Royal Avenue), Calcot

Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday, 18 July 2017

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

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

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

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

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

Email: planapps@westberks.gov.uk

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

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



Agenda - Eastern Area Planning Committee to be held on Wednesday, 26 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 Sheila Ellison, Nick Goodes and Mollie Lock

Agenda

Part I

Page No.

1. **Apologies**
To receive apologies for inability to attend the meeting.
2. **Minutes** 5 - 26
To approve as a correct record the Minutes of the meeting of this Committee held on 5th July 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.)
 - (1) **Application No. & Parish: 17/00743/FUL - Land North of Englefield Road, Theale** 27 - 42

Proposal: Proposed change of use of land from agricultural to outdoor recreational and leisure facilities with parking.

Location: Land North of Englefield Road, Theale.

Applicant: West Berkshire Council

Recommendation: Subject to no overriding objections being raised by Highways Officers to **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1).
 - (2) **Application No. & Parish: 17/00472/FULMAJ - Land North of Travellers Friend, Crookham Common Road, Crookham Common.** 43 - 56



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(continued)

- Proposal:** Development of five live/work units.
- Location:** Land North of Travellers Friend, Crookham Common Road, Crookham Common.
- Applicant:** Ressance Land No.12 Limited
- Recommendation:** To **DELEGATE** to the Head of Development & Planning to **REFUSE PLANNING PERMISSION** for the reasons set out in section 8.1 of this report.

Items for Information

5. **Appeal Decisions relating to Eastern Area Planning** 57 - 58
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.



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Agenda Item 2.

Note: These Minutes have been amended. Please see Minutes of 26 July 2017 to view amendments.

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON WEDNESDAY, 5 JULY 2017

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

Also Present: Gareth Dowding (Senior Engineer), Bob Dray (Principle Planning Officer), Charlene Hurd (Democratic Services Officer), Suzanne McLaughlin (Senior Environmental Health 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 Richard Crumly, Councillor Alan Law and Councillor Richard Somner

PART I

8. Minutes

The Minutes of the meeting held on 24 May 2017 were approved as a true and correct record and signed by the Chairman.

9. Declarations of Interest

There were no declarations of interest received.

10. Schedule of Planning Applications

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

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 16/03528/FUL in respect of removal of conditions 7, 18 and 19, and the variation of condition 11 from previously approved application 16/01016 FUL.

Councillor Graham Bridgman disputed the advice from Officers, provided in the update report, that planning material could not be considered because it had been submitted to the Council less than 5 working days prior to the meeting. He suggested that it was a matter for the Chairman to exercise his discretion, if he so wished, to allow the material to be presented at the meeting. Councillor Graham Pask acknowledged that he could exercise discretion but had chosen to abide by the constitution in the spirit of consistency and fairness.

Bob Dray confirmed that the material was an independent transcript of the previous meeting and not a direct extract from the minutes produced by Officers.

In accordance with the Council's Constitution, Anthony Fenn, Parish Council representative, Howie Silver and Phil Magurn, objectors, Luke French, supporter and Graham Joyce applicant, addressed the Committee on this application.

Anthony Fenn in addressing the Committee raised the following points:

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- Midgham Parish Council objected to the removal of the conditions on the basis that significant emphasis had been placed on the need to minimise the impact to the public.
- The Parish Council was disappointed to hear that the previous application had been approved. However, the conditions reassured many that their concerns would be managed.
- The applicant accepted the proposed conditions at the meeting on 26th October 2016 (considering application 16/01016 FUL) so they were surprised to learn that only a few weeks later a new application had been submitted in an attempt to remove them.
- It was not clear what activity the sound survey had measured on site which raised questions around the validity of the report - reinforced by the comments of Environmental Health Officers which led to them recommending that a further assessment was carried out.
- Condition 18 was introduced to minimise the impact of repetitive, annoying and impulsive noises and was still necessary due to the type of work carried out onsite.
- The sound report suggested that the noise level from the site was less than surrounding background noise but on a recent visit to a neighbouring property it was evident that the noise level was intrusive and that the roller shutter door had been left open.
- The Parish Council believed that an acoustic fence was essential and that conditions 7, 18 and 19 should remain.

In response to questions asked, Mr Fenn confirmed that he was not opposed to the proposed changes to condition 11.

Phil Magnurn in addressing the Committee raised the following points:

- He lived next to Sabre House and had not been present at the meeting on 26th October 2016 when the previous application was considered. He was disappointed with the decision made by the Committee but took comfort in the conditions which the applicant was, apparently, willing to comply with.
- The validity of the sound study was questionable and he did not agree with the suggestion that site noise had registered below background noise.
- The shutter door had remained open since March 2017 resulting in an increased level of noise. Noting that when the door was closed it was difficult to hear any activity from the site. Therefore, it was important that condition 18 remained so that the impact was minimised.

Howie Silver in addressing the Committee raised the following points:

- Point 6.3.12 noted that *'the types of activities are such that noises were likely to be tonal, annoying, repetitive, intermittent; not constant, but frequent and impulsive'*. He had recorded the noises heard from inside his home which clearly illustrated the impact. However, the material could not be considered by Members because it had not been submitted to Planning Officers 5 clear working days prior to this meeting.
- He quoted from his transcript, of the meeting in October 2016, that Councillor Bridgman was keen to see that the impact of the reclassification (from B1 to B2) was effectively minimised through reasonable conditioning.

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- He stated that a Councillor was recorded saying (at the meeting of 26 October 2016) that the acoustic screen barrier along the A4 was very effective in minimising the impacts of passing traffic.
- The roller shutter doors had been opened – regardless of the conditions. For this reason it was essential that the acoustic screen remained part of the application's conditions to ensure noise levels were managed effectively.

In response to questions asked by Members, Mr Silver and Mr Magnurn confirmed that they lived at The Barn and Old Acre.

Councillor Bridgman asked what their thoughts were in respect of condition 11. Mr Silver stated that he did not believe the matter had been discussed in full as the applicant had previously stated that he had no intention of using the workshop for painting.

Luke French in addressing the Committee raised the following points:

- He worked for Advanced Motor Supplies, Tadley, and knew the applicant well. Anchor Pension Plans was an honest and well established, family run, business that employed 65 local people.
- There were no records of Anchor Pension Plans being prosecuted or brought into disrepute for wrong doing.
- They had another site operational in Tadley which conducted the same activities and yet there had been no record of any complaints from neighbouring residents in the past 21 years. How could 24 homes be wrong?
- The company employed 65 people who relied on their job to support their families and put food on the table.
- There were examples of malicious statements being published on social media sites by the neighbours - lambasting the applicant and his company.

In response to questions asked by Members, Mr French confirmed that there was a residential property immediately adjacent to the border of the site in Tadley. Mr Franks was unable to confirm what noise mitigation measures were in place at that site but he offered to check with the applicant.

Members asked what effect the proposed changes would have on the before-mentioned employees of Anchor Pension Plan. Mr Frank was unable to comment.

Graham Joyce in addressing the Committee raised the following points:

- Sabre House was a well established business which had been in existence for 40 years and the houses nearby had been purchased knowing that they were adjacent to a commercial site.
- He was aware that the Parish Council objected to the proposals but he was disappointed that Anchor Vans had not been invited to a Parish Council meeting to discuss these issues together.
- Planning should be a system that worked for the many and not just the privileged few.
- Anchor Vans proposed to permanently close the eastern entrance and a new entrance would be created further away from the neighbouring residential properties. This would therefore, minimise the impact on neighbours, enabling Anchor Vans to continue trading from the site and ultimately protecting the jobs of its 65 employees.

Councillor Pamela Bale highlighted the fact that the previous conditions were accepted by the applicant. Mr Joyce advised that there had been a breakdown in communication

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between the agent and applicant therefore conditions had been accepted without his knowledge/consent.

Councillor Emma Webster suggested that the conditions associated with the previous application had been published in advance of the meeting and available for the public (or applicant/agent) to view in advance. Mr Joyce stated that he was exercising his democratic right to object to the conditions in place.

In response to questions asked by Members, Mr Joyce advised that he accepted the condition to keep the roller shutter door shut but there had been a recent issue with the motor which meant that it was extremely difficult to move the heavy door. He insisted that Bob Dray had been kept abreast of the issue and that he was also aware of the proposed plans to move the eastern entrance.

Councillor Marigold Jaques asked whether it was necessary to keep the door closed for reasons aside from minimising the noise level. Mr Joyce stated that the real issue was that the neighbours disliked having a van dealership adjacent to their homes and he had evidence that the neighbours would try their hardest to ensure Anchor Vans was not able to trade from the site.

Councillor Tim Metcalfe asked why the trees had been cut back along the border of the site, because the foliage would act as a further noise reduction measure, and why Mr Joyce objected to the need to provide an acoustic sound barrier. Mr Joyce stated that the greenery had since grown back and that his objection was based on the fact that the screen was unnecessary and costly. He accepted that another noise assessment survey was required – although he was not happy with the costs associated with this work either. Mr Joyce proposed that he would introduce a schedule of monitoring to assess levels, provide opportunities to consider mitigation measures (if necessary) and then reassess to ensure the measures removed/reduced the issue. However, monitoring would take place from the nearby homes to ensure the readings were a true reflection of the effect on neighbouring properties.

In response to questions asked by Members, Mr Joyce stated that he accepted the proposed maximum noise level of 5 Decibels and that he would not support the placement of any noise mitigation measures until the survey was completed.

Councillor Emma Webster referred to comments from Environmental Health, detailed in the previous committee report, and asked what had led to Officers issuing a new set of recommendations. Bob Dray advised that in light of this application specifically contesting the conditions, Officers had carefully considered the challenged conditions against the policy tests in the Planning Practice Guidance. Upon further assessment it was considered that the condition for further noise assessment and mitigation was fully justified, and would suffice, but that the other noise mitigation conditions did not meet the policy tests.

In response to questions asked by Members, Suzanne McLaughlin advised that the recent survey measured noise levels with the roller shutter door closed at the site based in Tadley.

Councillor Alan Macro highlighted, within condition 18, that certain activity would not take place until the sound survey was conducted therefore, would a follow up sound survey check the levels when activity commenced. Bob Dray stated that the survey would be required before the activities commenced on site, but that the new survey would need to be truly representative of the activities proposed to take place. A scheme of monitoring after commencement of activities on site was also a requirement of the condition. Suzanne McLaughlin advised that it was normal practice for the sound survey to state the mitigation measures necessary to minimise the effects.

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Councillor Metcalfe disputed the validity of future sound reports where the tests were preannounced. He suggested that it would be possible to tailor the activity onsite at that time and therefore, it was possible that the report would provide false readings. Suzanne McLaughlin advised that the Council could check the reliability of a report through unannounced checks but that this was done by exception only.

Councillor Bridgman stated that he had no issue with the proposed change to condition 11, although he recalled that the original plans did not include painting activity onsite. He was concerned to hear that the applicant had failed to comply with conditioning of the roller shutter door position and this resulted in him questioning whether the applicant would follow future conditions. He sympathised with Councillor Metcalfe's concerns regarding validity of future noise surveys.

David Pearson encouraged Members not to focus on past adherence to conditions as this was not a material planning matter. Members were encouraged to consider the proposed changes and whether they met relevant planning tests, including enforceability. Officers were satisfied that the Council could identify and remedy a breach of the conditions.

Councillor Keith Chopping acknowledged that some planning applications could be more difficult than others but Members must not refrain from voting on the matter. He noted that the proposed application related to the site in Midgham and not Tadley so there was limited value in the information provided by Mr French. Therefore, there should be no reason why the conditions should be changed.

Councillor Quentin Webb advised that he would support the proposal based on the relocation of the entrance door. He requested that the closure of the door (permanently) was conditioned as part of the application. The proposal was seconded by Councillor Macro.

Bob Dray advised Members that they must consider the application as presented in the report and avoid considering future changes which go beyond the scope of the current application.

Councillor Webster advised that she would offer an alternative proposal if the first proposal failed – to accept Officers recommendation for approval but to reintroduce condition 7 as well. Councillor Bridgman advised that he would support the proposal if it was presented to the Committee.

Councillor Quentin Webb was invited to clarify the initial proposal before Members were invited to vote. He stated that he proposed acceptance of Officers' recommendation with the inclusion of a condition to ensure that the eastern entrance door was permanently closed (welded etc). Suzanne McLaughlin advised that the safety at work aspect of the condition would be a matter for the Health and Safety Executive.

In considering the application, Members voted against the recommendation.

Councillor Pask invited Councillor Webster to present her proposal to the Committee. Councillor Webster reiterated that her proposal was to accept Officers recommendation for approval but to reinstate condition 7. The proposal was seconded by Councillor Bridgman.

In considering the above application Members' votes did not produce a majority outcome. Therefore, Councillor Graham Pask, as Chairman of the Committee, cast his vote in favour of the proposal.

RESOLVED that the Head of Development and Planning be authorised to grant planning permission subject to the following conditions:

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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

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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.

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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, tannoy, 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.

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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).

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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).

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

The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 17/00402/FULEXT in respect of variations to conditions 11, 21, and 22 as agreed through planning application 15/01983/FULEXT.

In accordance with the Council's Constitution, Granham Rolfe, Parish Council representative, John Drabble, objector, and David Howells, applicant, addressed the Committee on this application.

Granham Rolfe in addressing the Committee raised the following points:

- He was not aware of the changes which had been proposed to condition 24.
- He objected to the loss of landscaping due to the additional car parking spaces.
- The additional parking to the front of the site would be detrimental to the key feature of the village which was the 'green corridor' effect as you entered from Reading. This feature had been identified by two planning inspectors and had been a key point in dismissing previous appeals.
- Condition 24 was incorporated in the decision because it was in accordance with the National Planning Policy Framework – Policies CS14 and CS19 of the West Berkshire Core Strategy.
- The proposed change was far from minor. It impacted the key feature of the village and it contradicted principles in CS14.
- He had seen a letter from the applicant who stated that the development had sufficient parking and that the additional spaces were merely 'extra'.

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- The letter also stated that the Parish Council objected to the inclusion of a hedge – this was incorrect. The Parish Council objected to the inclusion of railings and a bush.

John Drabble in addressing the Committee raised the following points:

- His keen concern was that the changes to the site impacted the appearance of the area through the loss of suitable landscaping; greenery was a key feature of the area.
- The current car park/garden layout was not part of the original planning application, and so the imposed changes had affected the appearance of the area and character of the village.
- The proposed landscaping plan failed to provide adequate cover to the west of the site and did not include the use of evergreen trees – therefore the site would be devoid of sufficient coverage throughout the year.
- The plan failed to consider the suitability of the plants/trees in chalk based soil. In addition – the plan should consider introducing more evergreen plants.
- These matters were very detailed but it was important to him that the Committee considered the appearance of the site through the landscaping plans presented in front of them.

In response to questions asked by Members, Mr Drabble confirmed that the original landscaping plan, which included a hedge around the periphery of the site, was sufficient.

David Howells in addressing the Committee raised the following points:

- He spoke on behalf of the applicant - Stanley Homes Ltd.
- The proposal referred to the inclusion of three additional car parking spaces and adjusted landscaping plans to accommodate - the revised plans had been informed by advice from the Tree Officers at the Council.
- Landscaping was not yet complete so Members would have seen the work in progress at the site visit.
- The height of foliage had been referred to in the proposed application and included how they would be maintained/ managed. A discussion had taken place regarding the location and height of a hedge around the additional parking spaces. A new plan had been devised in response to hearing local concerns but it had not been presented to the Committee due to the time frame before the meeting.
- He encouraged Members to consider the proposal to change the location of the hedge – away from the site boundary so that it would not slope/change in height.

In response to questions asked by Members, Mr Howells apologised for the need to seek retrospective approval for the inclusion of three additional parking spaces. He had participated in discussions with Council Officers to explore appropriate means to mitigate/ manage the impact introduced by the changes onsite; therefore, enabling Officers to recommend the application for approval.

Mr Howells confirmed that he would continue to work with the Parish Council to ensure the parking spaces were appropriately covered and that the overall landscaping was acceptable.

Councillor Tim Metcalfe asked whether feedback from prospective buyers had led to concerns about the number of parking spaces onsite. Mr Howells was not aware of such concerns and believed that the additional spaces had simply evolved through the development stages.

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Councillor Metcalfe, speaking as Ward Member, in addressing the Committee raised the following points.

- The plot originally contained 3 bungalows and Stanley Homes developed the site to build 50 units in their place
- Concerns regarding overdevelopment of the site, change of character and local parking – which had been considered under the appropriate policies at that time and deemed suitable.
- The green areas to the front and rear of the site were good outcomes from the application although there had been some issues regarding misuse which were being addressed.
- The green corridor was a key feature of the Parish Plan and Eastern Vision which in turn made it very important to maintain.
- There had always been a concern regarding number of parking spaces onsite and now the Committee was faced with a retrospective application to consider the additional parking. The spaces had been introduced without approval and only noticed by the Parish Council who recognised that a further planning application would be required.

In response to questions asked by Members, Councillor Metcalfe advised that he was aware of the amended landscaping plans but was still concerned that they would not address concerns regarding screening due to the angle of the land and chalk based soil.

Councillor Sheila Ellison suggested that the proposed trees were not suitable for screening and would not provide the desired profile needed to re-establish the green corridor. She was keen that the types of plants to be used were reconsidered.

David Pearson highlighted the Tree Officer's comments, contained on page 46 of the report, stating that they were satisfied that the amended plan would offer suitable screening. However, if Members were minded to request a review and subsequent change to the plan then a new application would be required. David Pearson suggested that a condition could be included to ensure a revised plan was presented to Planning Officers within two months of the Committee meeting – if Members were minded to support Officers recommendation for approval.

Councillor Alan Macro asked whether the planning provision needed to comply with the previous parking policy or the current policy. Gareth Dowding stated that he had no concerns about parking provision in light of the current policy and neither was he concerned about the location of the spaces near the steep verge.

Councillor Keith Chopping highlighted Mr Drabble's request to include more evergreen trees/plants in the landscaping plan and asked how the Residents Association could be involved in reviewing revised plans. David Pearson suggested that the plans would be shared with the Parish Council and that they would be best placed to highlight the plans to the Residents Association.

Members discussed the location and height of the hedge which was designed to screen the additional parking spaces. It was noted that the revised plans illustrated a hedge along the line of the parking spaces which resulted in a constant hedge height and cleaner appearance.

Councillor Pamela Bale suggested that the Committee should not focus on the means to mitigate the developer's mistake but rather that they should work towards reinforcing the previous conditions. Therefore, the developer should be requested to remove the parking spaces and reinstate the landscape plan. Councillor Macro supported those comments.

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Councillor Emma Webster proposed acceptance of the Officers' recommendation with the inclusion of sending the revising landscaping plan to Planning Officers within two months of the Committee Meeting. Councillor Bridgman seconded the proposal.

In considering the above application Members voted on the proposal to accept Officers recommendation. Members' votes did not produce a majority outcome. Therefore, Councillor Graham Pask, as Chairman of the Committee, cast his vote in favour of the proposal.

RESOLVED that the Head of Development and Planning be authorised to grant planning permission subject to the following 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

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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

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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)

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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 Assessment 10976NIA01 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 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:

- [TO BE DETERMINED BY OFFICERS UNDER DELEGATED AUTHORITY]

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

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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).

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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).

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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

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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. This shall ensure that the hedge is retained at a minimum height of 1.8 metres from ground level at the south western side of the hedge.

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)

12. Application No. & Parish:17/01042/OUTD - Land Adjacent to Larch House, Sulhamstead, Reading, RG7 4BB

Agenda Item 4(3) concerning Planning Application 17/01042/OUTD – an 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 was withdrawn from the agenda and would therefore not be considered by the Committee at the meeting on 5 July 2017.

13. Appeal Decisions relating to Eastern Area Planning

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

(The meeting commenced at 6.30 pm and closed at 9.35 pm)

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CHAIRMAN

Date of Signature

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Agenda Item 4.(1)

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(1)	17/00743/FUL Theale	28 th July 2017	Proposed change of use of land from agricultural to outdoor recreational and leisure facilities with parking. Land North of Englefield Road, Theale. West Berkshire Council

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/00743/FUL>

Recommendation Summary: Subject to no overriding objections being raised by Highways Officers to **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1).

Ward Member(s): Councillor Macro

Reason for Committee determination: The application has been called to committee by Councillor Macro on the basis that West Berkshire Council is the applicant and the proposal is associated with the provision of the new Theale Primary School, which is controversial in the area.

Committee Site Visit: 19th July 2017

Contact Officer Details

Name: Emma Nutchey
Job Title: Principal Planning Officer
Tel No: (01635) 519111
Email: emma.nutchey@westberks.gov.uk

1. RELEVANT PLANNING HISTORY

No relevant planning history.

2. PUBLICITY

The site notice expired on 10th May 2017 and the neighbour notification letters expired on 24th April 2017.

3. CONSULTATIONS AND REPRESENTATIONS

3.1 Consultations

- Englefield Parish Council:** Initially no objections were raised however following receipt of the first series of amended plans objections were raised for the following reasons:
- 1) Barriers not strong enough to withhold travellers.
 - 2) Car parking not sufficient
 - 3) Footpath not wide enough to hold supporters, standing room and walkers.
 - 4) Boundary fence post and rail not adequate.
 - 5) Changing rooms not adequate.
 - 6) Impact on the condition of footpath 13/1
- Fisher German:** No objections however response highlights that pipelines maybe impacted on by the development. The applicant has been sent a copy of the response.
- Highways:** Request the submission of amended plans to show additional car parking. 25 parking spaces were originally proposed which is insufficient when consideration is given to the number of players, 22, plus a referee and linesman. On this basis no parking would be available for visitors or spectators.
- Amended plans have been submitted which show the provision of 44 parking spaces plus 4 disabled spaces and details of a reinforced surfacing system to ensure the car park can be used in all weather. Final comments from highways will be reported on the update sheet.
- Natural England:** No objections raised. Highlights requirement to assess impact on AONB and protected species.

Public Rights of Way:	Initial objections raised on the basis that the proposals would obstruct footpath 13/1. These objections have now been removed following the receipt of revised plans. See main report below for full details.
Sport England:	Supports the proposal with conditions.
Theale Parish Council:	Comments on revised plans are reserved until further changes received however initially an objection was raised for the following reasons: <ol style="list-style-type: none"> 1) Impact of footpath. 2) Concerns a reduction in site size would leave insufficient space for spectators. 3) Grass surface for parking area is inappropriate 4) Parking area of insufficient size 5) Boundary treatments inadequate in terms of the level of landscaping in a rural area and for security purposes.
Trees:	<p>No objection raised in principle to the proposed change of use of the site, and the level of landscaping proposed however additional tree planting within the native hedgerows is sought.</p> <p>The amended plans show the additional tree planting as requested and the proposals are considered to be acceptable.</p>
Ecology:	No comments received at time of writing
Drainage:	No comments received at time of writing

3.2 Representations – As of 14th July 2017

Total: 15 Object: 10 Support: 5 Comment: 0

Summary of Objections:

- Land outside of settlement boundary
- This youth footpath pitch seeks to replace an adult pitch and therefore is not large enough or adequate to meet the needs of local teams.
- Insufficient parking
- Insufficient space for spectators
- Field is part of the gap separating Theale from the hamlet of North Street
- Overhead cables and underground pipes cross the field
- Concern for the need for floodlighting
- What will happen to the remaining field
- Change of use will facilitate further development in the future

- No changing facilities etc are provided on site and are far away
- Danger when the ball crosses the road
- Impact on footpath
- Noise impacts when games are taking place
- Need to ensure access to the golf course is kept clear

Summary of Support:

- Welcome a new sports pitch and open green public space
- The new pitch will not impact on neighbouring users

4. PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for West Berkshire comprises:

- West Berkshire Core Strategy (2006-2026)
- West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)
- Housing Site Allocations Development Plan Document

4.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions. The NPPF is supported by the Planning Practice Guidance (PPG).

4.3 According to paragraph 215 of the NPPF, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

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

- NPPF Policy
- ADPP1: Spatial Strategy
- ADPP4: Eastern Area
- CS13: Transport
- CS14: Design Principles
- CS16: Flooding
- CS17: Biodiversity and Geodiversity
- CS18: Green Infrastructure
- CS19: Historic Environment and Landscape Character

4.5 The Council Housing Site Allocations Development Plan Document (DPD) was adopted on the 9th May 2017. Policy C1 defines the settlement boundaries, replacing Policy HSG.1 of the Local Plan. The application site is

located approximately 0.15km to the north of the settlement boundary of Theale, a Rural Service Centre. In planning policy terms the site is within the open countryside. Immediately to the south of the site are existing playing fields which are also outside, but immediately adjacent to the settlement boundary.

- 4.6 A number of policies from the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) remain part of the development plan following the publication of the Core Strategy. The following are relevant to this application:
- OVS.6: Noise Pollution
 - TRANS.1: Meeting the Transport Needs of New Development
- 4.7 The following local policy documents adopted by the Council are material considerations relevant to the development:
- Quality Design SPD (2006)
 - Planning Obligations SPD(June 2013)

5. DESCRIPTION OF DEVELOPMENT AND PROPOSAL

- 5.1 Full planning permission is sought for the construction of a new under 15s football pitch on land north of Englefield Road with associated car parking, boundary treatments and new landscaping. This application is made following the approval of application 16/00724/COMIND under which full planning permission was granted for a new 1.5 form entry primary school in Theale. Located on the site of existing playing fields this proposal resulted in the loss of one undersized adult football pitch and it is this pitch that the applicant is effectively seeking to replace. A statement of public benefit has been submitted with the application. An extract from this document is contained below:

'Theale Parish Council booking records show over the last three years that the Northstreet Playing Field Pitches have been used on average for 55 games / matches per football season. Though the loss of one pitch is not a critical issue, maintaining pitch numbers to present levels is desirable and moreover a dedicated junior pitch will attract younger players – the remaining pitches all being suitable for adult games. Theale Tigers (through club – 6 to U16s) are not at present scheduled to play in Theale and the provision of a junior pitch may encourage the club to return to community play. Finally, Theale as a residential community is set to grow in the years ahead – there is an existing consent at Lakeside, western land to the North of Lakeside has been zoned within LDP and other applications for housing are emerging in the North East of Theale. Approving this application for a replacement playing field will help maintain the good level of playing field provision enjoyed at present within Theale.'

- 5.2 Whilst the extant permission for a new school forms part of the justification for this proposal this application is a stand alone submission and must be considered on its own merits.
- 5.3 In terms of the detailed design of the scheme the pitch will be accessed from a private road currently serving Theale Golf Club and the existing sports

pitches/playing field to the south. 44 car parking spaces are provided on site with an additional 4 disabled spaces. The parking area is to be surfaced using Terram 'GrassProtecta' heavy duty polyethylene reinforcement mesh (11mm standard grade). This reinforces the ground and is overlaid with grass.

- 5.4 A 1.3m high post and rail fence is proposed along the northern and western boundaries supplemented by a mix of native hedge and tree planting. Gates are also proposed within the fence line to allow people to retrieve any balls which are kicked off the pitch. The southern boundary, adjacent to public footpath THEA/13/1 comprises a 1.3m high post and rail fence only. Along the eastern boundary a new native mixed species hedge line is proposed along with a 1.8m high open wire-mesh fence to prevent any low balls from leaving the pitch.
- 5.5 During the course of the application amended plans have been received to show a number of amendments to the scheme, in summary these include:
- Amendment to the red line to exclude footpath THEA/13/1 and repositioning of the fence along this boundary to remove the need for gates on the footpath.
 - An increase in the number of car parking spaces and changes to the surfacing of this area.
 - Addition of trees within the planting scheme.
 - Provision of a 1.8m high fence parallel to footpath THEA/7/1

6. APPRAISAL

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

- The Principle of Development
- The Impact on the Character and Appearance of the Area
- Impact on Neighbour Amenity
- Highway Matters
- Public Rights of Way
- Flood Risk & Drainage
- Trees
- Ecology
- Community Infrastructure Levy
- Other matters
- Presumption in Favour of Sustainable Development

6.1 The Principle of Development

6.1.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 provides that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The key policies that are relevant to this application are Core Strategy Policies ADPP1, ADPP4, CS18 and Policy C1 of the Housing Site Allocations DPD.

6.1.2 The spatial strategy for West Berkshire district (as set out in Core Strategy policy ADPP1) is clear that development will follow the existing settlement

pattern and comply with the relevant spatial strategies (policy ADPP4 has regard to the Eastern area in which the site falls). The spatial strategy also sets out that most development will be within or adjacent to the settlements included in the settlement hierarchy, and related to the transport accessibility of settlements, their level of services and the availability of suitable sites for development. Within the open countryside only appropriate limited development will be allowed that focuses on addressing identified needs.

- 6.1.3 The application site lies outside the current settlement boundary. In accordance with Policy ADPP1 the applicant has sought to demonstrate that the proposal will meet an identified need for additional recreational space within Theale both at the current time and in the future given the planned demographic growth for the area.
- 6.1.4 Paragraph 69 the NPPF recognises that the planning system has an important role to play in facilitating social interaction and creating healthy and inclusive communities. The provision of sports facilities is one way to achieve this and the importance of ensuring access to such areas is recognised within Policy CS18 of the Core Strategy. This policy seeks to protect and enhance green infrastructure within the district and looks for new development to provide high quality multi functional space. This application meets with the aims and objectives of this policy.
- 6.1.5 While the site is within the open countryside it is accepted that the proposal meets with an identified need as required by Policy ADPP1 and the provision of new high quality recreational space meets with the objectives of Policy CS18 and the guidance within the NPPF, with particular reference to paragraphs 69, 70 and 73. As such, subject to compliance with the development plan as a whole the principle of development is considered to be acceptable.

6.2 Impact on the Character and Appearance of the Area

- 6.2.1 The application site comprises part of an existing agricultural field. Views from North Street, which runs adjacent to the western boundary of the field, are largely obscured by an established hedge. A private road serving the golf club and existing playing fields runs alongside the southern boundary and from here views of the site can be obtained. The eastern boundary is adjacent to Theale Golf Course. To the south of the access road lies the existing playing fields, beyond which is the built up settlement of Theale.
- 6.2.2 Footpath THEA/13/1 runs parallel to the southern boundary and THEA/7/1 runs along the eastern edge of the site. Following amendments to the scheme both footpaths are outside of the application site.
- 6.2.3 The site sits within and forms part of the rural landscape which is important to the setting of Theale. Notwithstanding this however the neighbouring land uses to the east and south both comprise of recreational facilities i.e. the golf course to the east and playing fields to the south. As such it is considered that the proposed sports pitch will compliment and site comfortably alongside

these existing land uses. Furthermore these existing uses demonstrate how such low scale development can sit discreetly within the rural landscape with little visual impact. Given the nature and scale of the proposed sports pitch, the use of post and rail fencing and native mixed species planting to mark the boundaries and a sympathetic car parking surfacing treatment which is overlaid with grass, it is considered that the proposal can similarly be accommodated within this rural environment without causing any significant adverse visual harm.

- 6.2.4 Concern has been raised by the Parish and some residents for the level of security around the site. Officers welcome the use of post and rail fencing as this style of fencing is complementary to the rural character of the site and reflective of that used elsewhere locally. The site is fully enclosed with gates and highly visible from the private access road serving the golf course which adds an element of natural surveillance. As such it is considered that the proposal provides a successful balance between enclosing the site and respecting the rural environment.
- 6.2.5 The proposal will be particularly visible from the two footpaths which border the site however for the reasons set out above, the design of the scheme is not considered to result in a harmful visual impact.
- 6.2.6 Approximately 0.7km to the west of the site lies the edge of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). By reason of the distance and the nature of the proposals it is not considered that the proposed sports pitch would have a harmful impact on the AONB or its setting.
- 6.2.7 Concern has been raised for the need for flood lighting and the impact of this on the open countryside. No flood lighting or lighting of any type is proposed as part of this scheme. A condition has also been attached to remove permitted development rights for external lighting and requires that a formal planning application is made for that purpose should it be necessary.
- 6.2.8 The NPPF and Core Strategy place great weight on the protection of the natural environment and promote high quality design. For the reasons set out above it is considered that the proposed scheme can be accommodated without any significant adverse harm on the character of the area or to the AONB and as such the scheme accordance with Policies ADPP4, CS14 and CS19 of the Core Strategy and the guidance within the NPPF.

6.3 Impact on neighbouring amenity

- 6.3.1 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the Framework. Core Strategy Policy CS14 states that new development must make a positive contribution to the quality of life in West Berkshire.
- 6.3.2 Concern has been raised by some objectors for the impact of noise from the sports pitch when games are in play. Given the distance of the site from the nearest residential property, the frequency of use, and that only a single pitch

is proposed, it is not considered that the proposal would generate sufficient noise to cause a material adverse impact.

- 6.3.3 To conclude it is not considered that the proposal will result in any material adverse impacts that would be deemed to be harmful to the golf course or other users of the neighbouring sports pitches. As such the proposal complies with Policy CS14 of the Core Strategy and the guidance within the NPPF.

6.4 Highways Matters

- 6.4.1 Amended plans have been sought to address concerns for the shortfall in the number of car parking spaces proposed. Originally 25 spaces were proposed which is considered to be insufficient when one considers that a football team is made up of 22 players plus a referee and linesman plus the need for parking for spectators and visitors.

- 6.4.2 The revised plans now show the provision of 44 parking spaces plus 4 disabled spaces. Details of a surface ground reinforcement system have also been provided which is to be overlaid with grass. This Terram 'GrassProtecta' heavy duty polyethelene reinforcement mesh will ensure the parking area can be used in bad weather and provide a reinforced surface for parking. Comments from the Highways officer on the amended plans are to be provided on the update sheet.

6.5 Public Rights of Way

- 6.5.1 The application site is bound by footpath THEA/13/1 which runs parallel to the southern site boundary and footpath THEA/7/1 which borders the eastern boundary. Following the submission of amended plans both footpaths are located outside of the application site.

- 6.5.2 With respect to footpath THEA/13/1 amended plans have been submitted which show the proposed post and rail fencing to be positioned to the north of this public right of way ensuring it remains unobstructed by the proposals. The presence of a vehicular crossing point over the right of way is acceptable subject to appropriate signage to warn drivers of the existence of the footpath and footpath users that vehicles will be turning into and out of the site. The submission of these details and the construction of the signage on site has been secured by condition.

- 6.5.3 A 1.8m high wire mesh fence has been provided to protect walkers using footpath THEA/7 as this path runs perpendicular to the goal. Given the orientation of the pitch and the removal of some of the existing planting along this boundary such a fence is considered to be necessary. It should however be noted that a new native mixed species hedge is proposed along this boundary however it will take time to establish.

- 6.5.4 The Public Rights of Way officer has requested that footpath THEA/13/1 should be levelled and grassed to mitigate the effects of the development. Such works have been considered by officers however given the intensity of

the new use and the number of additional people it will result in using the path this is not considered to be a reasonable or justified request and as such has not been taken forward.

- 6.5.5 In conclusions no objections are raised by the Public Rights of Way Officer and the proposal is not considered to have a materially adverse impact on the public rights of way around the site. As such the proposal is considered to accord with Policy CS14 of the Core Strategy and paragraph 75 of the NPPF which states that planning policies should protect public rights of way.

6.6 Flood Risk and Drainage

- 6.6.1 The site lies within Flood Zone 1. The NPPF seeks to direct new development to such sites which are deemed to be at a low risk of flooding. Given the size of the site, and the low level of risk, a Flood Risk Assessment is not required. Furthermore given the nature of the works, which do not involve the creation of any areas of hard standing, the proposals are not considered to have any adverse impacts in this regard.

6.7 Trees

- 6.7.1 Amended plans have been received during the course of the application to provide for additional planting around the site boundaries. The proposals include a mix of native species to include hedges and new trees. This will ensure the proposal over time blends into the existing landscape. As such the proposal accords with Policy CS19 of the Core Strategy.

6.8 Ecology:

- 6.8.1 The application has been supported by a preliminary ecological appraisal report and a site habitat plan. During the survey no signs of badgers were identified. It is considered that the woodland to the north west of the site in conjunction with the hedgerow to the north may provide strong linear features which bats could use for transit and foraging. It is recognised that some trees are to be removed from this boundary however these are immature and their removal is not considered to significantly alter the ecological value of this corridor. The report concludes that the scheme will not have a material impact on the ecological value of the site and recommendations are made regarding the timing and phasing of some works and the need for licenses.
- 6.8.2 No comments have been received from the Council's Ecologist. The submitted Protected Species Assessment has been referenced as an approved document so the measures and recommendations identified within the report with regards to timing of works and phasing for example are adhered to.

6.9 Community Infrastructure Levy

- 6.9.1 The proposed development is not liable for CIL.

6.10 Other Matters:

6.10.1 Concern has been raised as to where spectators and visitors will stand to watch the game. There is room on both touch lines for spectators.

6.10.2 Concern has been raised as to what will happen to the remainder of the field. This agricultural land remains outside of the application site and the use of the land is unaffected by these proposals. The granting of this permission would not change the planning status/use of this neighbouring land.

6.11 Presumption in favour of sustainable development

6.11.1 The NPPF places a strong emphasis on sustainable development. All planning applications must result in sustainable development with consideration being given to economic, social and environmental sustainability aspects of the proposal.

6.11.2 The proposal will meet with an identified local need to provide for new recreational facilities within Theale serving both the existing community and meeting with the long term demands as the population grows. The scheme will deliver a clear social benefit. The proposal is not considered to result in any significant adverse visual harm and as such the environmental strand of sustainable development has been met with. The scheme will not deliver any direct economic benefits however it may support existing clubs and the construction phase may support existing businesses/suppliers. The economic benefits are considered to be neutral however the scheme will deliver strong social and community benefits.

7. Conclusion

7.1 For the reasons set out above it is recommended that the application be approved.

8. Recommendation

Subject to no overriding objections being raised by Highways Officers to **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1).

8.1 Recommended conditions

1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 Plans

The development hereby approved shall be carried out in accordance with drawing title numbers:

- Proposed Site Plan drawing number PL301 rev. 9
- Hard and Soft Landscape GA drawing number LLD1063/01 rev. 10
- Detailed Plant Schedule and Planting Specification July 2017
- Landscape Specification July 2017
- Gate & Fence Details drawing number PL302 rev. 1
- Preliminary Ecological Appraisal report, Protected Species Assessment October 2016

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

3 Boundary treatment

The sports pitch hereby approved shall not be brought into use until the fencing has been erected in accordance with the details shown on drawing number LLD1063/01 rev.10 titled Hard and Soft Landscape GA and drawing titled Gate & Fence Details drawing number PL302 rev. 1. The boundary treatment shall thereafter be retained in accordance with the approved details.

Reason: The boundary treatments are an important element in the design of the scheme. 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).

4 Landscaping

All landscape works shall be completed in accordance with the submitted plans, schedule of planting and retention, programme of works and other supporting information including drawing numbers LLD1063/01 REV 10 dated 13.10.2016 and supported by the Detailed plant schedule and planting specification ref LLD1063/KM/06.07.17. Any trees, shrubs or hedges planted in accordance with the approved scheme which are removed, die, or become diseased within five years from completion of this development shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy July 2006-2026.

5 External Lighting

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no external lighting shall be installed across the site without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To have regard to the setting of the development within the open countryside and to protect the amenity of neighbouring occupiers and wildlife. 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).

6 Signage for PROW and cars

The sports pitch hereby approved shall not be brought into use until details of the proposed signage to be erected at the vehicular entrance into the site has been submitted to and approved in writing by the Local Planning Authority and thereafter constructed and retained in accordance with the approved details. The signage must warn vehicle drivers of the existence of the footpath, and footpath users of the fact that vehicles will be turning into and out of the site across the footpath. The submitted details shall include a plan to show where each sign will be positioned, what it will say and its appearance.

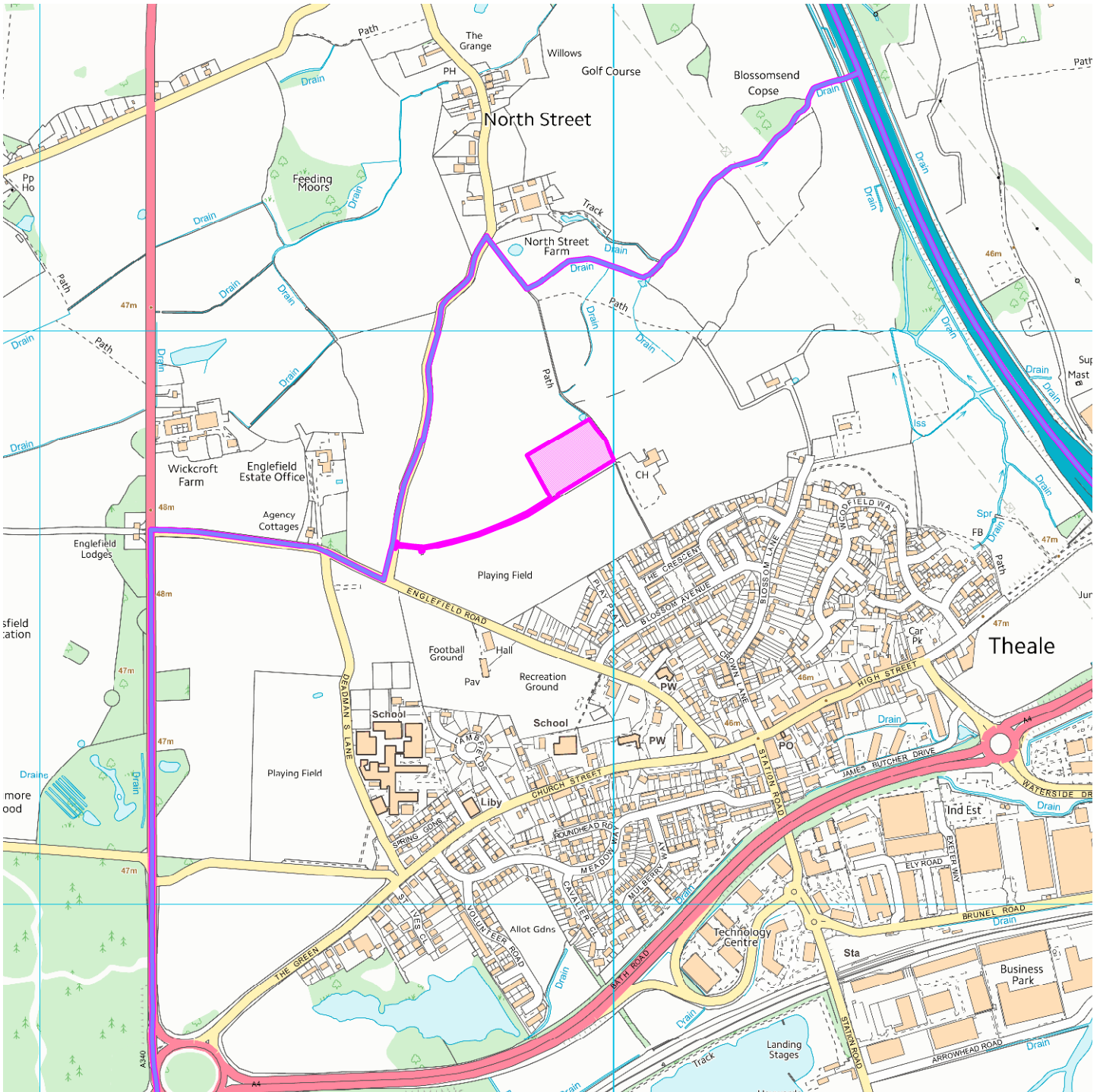
Reason: To ensure the safety of users of footpath THEA/13/1 in accordance with Policy CS14 of the West Berkshire Core Strategy (2006-2026) and paragraph 75 of the National Planning Policy Framework.

Informative:

1. No cars shall be parked on or within the legal width of the footpath.

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Land North of Englefield Road, Theale

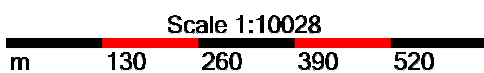


Map Centre Coordinates :

Scale : 1:10027

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Organisation	West Berkshire Council
Department	
Comments	
Date	13 July 2017
SLA Number	0100024151

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Agenda Item 4.(2)

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(2)	17/00472/FULMAJ Crookham Common	28 th July 2017	Development of five live/work units. Land North of Travellers Friend, Crookham Common Road, Crookham Common. Ressance Land No.12 Limited

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/00472/FULMAJ>

Recommendation Summary: To **DELEGATE** to the Head of Development & Planning to **REFUSE PLANNING PERMISSION** for the reasons set out in section 8.1 of this report.

Ward Member: Councillor Denton-Powell

Reason for Committee determination: The application has been called to committee by Councillor Boeck on the basis that the scheme will make use of previously developed land in a setting adjacent to some 160 homes. The proposal for 5 live/work units is intended to address members' concerns previously raised in respect of an earlier application

Committee Site Visit: 19th July 2017

Contact Officer Details

Name: Emma Nutchey
Job Title: Principal Planning Officer
Tel No: (01635) 519111
Email: emma.nutchey@westberks.gov.uk

1. RELEVANT PLANNING HISTORY

14/02998/FULD Development of four live/work dwellings
Refused 8th April 2015 and dismissed at appeal on 11th May 2016.

A copy of this appeal decision is attached with the proposed plans at the back of this report.

The appeal was dismissed for the following reason:

- 1) The site lies within the open countryside in an unsustainable location. Notwithstanding the proximity of the site to a pub, shop and its location on a bus route the site would be isolated to some degree and would result in an unacceptable likely reliance on the private car for future occupiers. In summary the Inspector concludes that the site is not deemed to be an appropriate location for new residential development.

2. PUBLICITY

Site notice expired on 24th May 2017
Neighbour notification letters expired on 11th May 2017
Advertised in the Newbury Weekly News on the 27th April 2017

3. CONSULTATIONS AND REPRESENTATIONS

3.1 Consultations

Thatcham Town Council	No objections subject to safeguards to ensure compliance with mixed live/work units in perpetuity.
Highways	Objection raised on the basis that the site is within an unsustainable location as concluded by the Inspector in respect of application 14/02998/FULD. For full details please see the main report. In regards to the design of the access and proposed parking the scheme is considered to be acceptable. Amended plans have been submitted to demonstrate that the required visibility splays can be achieved.
Drainage	No comments received at the time of writing
Waste	No objections subject to conditions. Highways have confirmed the access is acceptable for refuse vehicles to turn.

Public Protection

No objections subject to conditions regarding unforeseen contamination, hours of work, dust minimisation and a noise informative.

Thames Water

No comments received at time of writing.

3.2 Representations – As of 13th July 2017

Object: 3 letters and a further letter containing 24 signatures.

Support: 15 letters and a petition signed by 41 residents in support of the scheme.

Summary of support:

- Bring jobs to the area
- The design of the houses are in keeping with the area
- Live/work units will minimise commuting
- Access to shop and pub
- Development will enhance the area
- NPPF seeks a wide choice of homes to be available
- Will support existing rural facilities
- Example of small scale infill development
-

Summary of objections:

- Earlier schemes refused and see no change in circumstance
- Environmental and highway concerns
- Impact on neighbour amenity particularly with respect to an increase in noise
- Use is out of character with the rural area
- The houses would harm the character and appearance of the area
- While businesses are initially small they may grow
- Highways impacts due to increased traffic movements, makes pedestrian routes more dangerous.
- Impact on air quality
- Footpath THAT/21/6 can get very muddy and not safe
- The road is very fast and busy

4. PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for West Berkshire comprises:

- West Berkshire Core Strategy (2006-2026)
- West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)
- Housing Site Allocations Development Plan Document

4.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions. The NPPF is supported by the Planning Practice Guidance (PPG).

- 4.3 According to paragraph 215 of the NPPF, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 4.4 The West Berkshire Core Strategy (2006-2026) is the first development plan document (DPD) within the new West Berkshire Local Plan. It sets out a long term vision for West Berkshire to 2026 and translates this into spatial terms, setting out proposals for where development will go, and how this development will be built. The following policies from the Core Strategy are relevant to this development:
- NPPF Policy
 - ADPP1: Spatial Strategy
 - ADPP3: Thatcham
 - CS1: Delivering New Homes and Retaining the Housing Stock
 - CS6: Affordable Housing
 - CS9: Location and Type of Business Development;
 - CS10: Rural Economy
 - CS13: Transport
 - CS14: Design Principles
 - CS17: Biodiversity and Geodiversity
 - CS19: Historic Environment and Landscape Character
- 4.5 The Council Housing Site Allocations Development Plan Document (DPD) was adopted on the 9th May 2017. Policy C1 defines the settlement boundaries, replacing Policy HSG.1 of the Local Plan. The application site is located approximately 1.5km west of the settlement of Brimpton and is 3km from central Thatcham (figures taken from the Inspector's decision). In planning policy terms the site is within the open countryside.
- 4.6 A number of policies from the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) remain part of the development plan following the publication of the Core Strategy. The following are relevant to this application:
- OVS.6: Noise Pollution
 - TRANS.1: Meeting the Transport Needs of New Development
- 4.7 The following local policy documents adopted by the Council are material considerations relevant to the development:
- Supplementary Planning Document, Quality Design SPD (2006)
 - Delivering Investment for Sustainable Development (June 2013)

5. DESCRIPTION OF DEVELOPMENT AND PROPOSAL

- 5.1 The application site is a parcel of agricultural land to the north of the Travellers Friend public house most recently used for the grazing and stabling of horses. To the south of the site is the public house, shop and B&B

accommodation associated with the Travellers Friend. To the west is an existing mobile home park and to the east are four detached residential dwellings.

- 5.2 The proposal seeks full planning permission for the erection of five 4 bedroom dwellings with an attached work space linked to the main house by an integral door. Parking is proposed on the driveways.

6. APPRAISAL

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

- The Principle of Development and site sustainability
- The Impact on the Character and Appearance of the Area
- Impact on Neighbour Amenity
- Highway Matters
- Flood Risk & Drainage
- Affordable Housing
- Community Infrastructure Levy
- Presumption in Favour of Sustainable Development

6.1 The Principle of Development

- 6.1.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 provides that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

- 6.1.2 The Council is able to demonstrate a 5 year supply of housing and as such in accordance with paragraphs 14, 49 and 215 of the NPPF the policies within the Core Strategy and Housing Site Allocations Development Plan Document (HSA DPD) provide an up to date framework for housing development. The key spatial policies that are relevant to this application are Core Strategy Policies ADPP1, ADPP3, CS1 and Policy C1 of the HSA DPD.

- 6.1.3 The spatial strategy for West Berkshire district (as set out in Core Strategy policy ADPP1) is clear that development will follow the existing settlement pattern and comply with the relevant spatial strategies (policy ADPP3 relates to the Thatcham area in which the site falls). The spatial strategy also sets out that most development will be within or adjacent to the settlements included in the settlement hierarchy, and related to the transport accessibility of settlements, their level of services and the availability of suitable sites for development. Within the open countryside only appropriate limited development will be allowed that focuses on addressing identified needs.

- 6.1.4 The application site lies outside of any defined settlement boundary. The site is located some 1.5km to the west of Brimpton, a small village which is not defined within the settlement hierarchy due to its small scale and level of facilities. The site is 1.5km from Thatcham train station and some 3km to central Thatcham. The site is situated within a fairly isolated location and thus falls within an area where development is strictly controlled.

- 6.1.5 The site does not constitute previously developed land and is neither within or adjacent to a settlement within the hierarchy. Consequently the proposal would be contrary to Policies ADPP1, ADPP3 and CS1 of the Core Strategy and a significant degree of weight is afforded to this conflict.
- 6.1.6 Consideration is given to the nature of the proposed units and their combined live works use. It is recognised that paragraph 21 of the NPPF supports the principles of such properties and states that 'Local authorities should facilitate flexible working practices, such as the integration of residential and commercial uses within the same unit.' This however does not negate the need to meet with the strategic policies within the local plan and the objectives of the NPPF which ultimately aims to steer new development to those locations which are most sustainable.
- 6.1.7 The application has been supported by a live/work viability report which seeks to set out the benefits of such forms of development and highlights the growing trend for home working within the UK. It is understood that within West Berkshire home working is higher than the national average with more than 1 in 8 people working in this way (page 18 of the report) and the application seeks to demonstrate the presence of an existing demand for this type of property. While ADPP1 allows for limited development in the countryside which focuses on addressing an identified need, it is considered that such a need could be better met through new development within a more sustainable location. Ultimately the issue here is one of location and the benefits of home working described in the accompanying report do not address the fundamental concerns held with the isolated and unsustainable characteristics of this site.
- 6.1.8 The applicant has sought to draw the council's attention to some appeal decisions which conclude that live/work units would be likely to enable some, even if modest, reductions in carbon emissions from transport compared with if the uses were located separately. While it is not disputed that there maybe a reduction in commuting due to the nature of the properties the Inspector states at paragraph 29 of the appeal decision that "the proposal would be likely to give rise to day to day travel needs for all members of the household that would outweigh the lack of commuting." Officers continue to share these conclusions.
- 6.1.9 Policy CS10 of the Core Strategy encourages proposals to diversify the rural economy but states that such proposals should be particularly located in or adjacent to Rural Service Centres and Service Villages. The location of this site does not meet with these criteria. The Inspector in reaching his conclusions with respect to the appeal scheme recognised the general benefits of live/work units and these are not disputed however such uses must be suitably located. It is the precise location of the proposed development which is of concern here.
- 6.1.10 As part of this proposal the applicant has promoted two key changes to the scheme since the previous appeal. Firstly, the provision of a shared electric car which will be available to future occupiers through the provision of a Car

Club, thereby removing the reliance on unsustainable transport. This is a welcomed facility however it is not considered that it would be sufficient to reduce the reliance on the private car to a level that would overcome the Inspector's decision to dismiss any appeal on the grounds of sustainability. Residents in this location would still be required to use their car for a large percentage of their journeys and the availability of such a vehicle would not reduce this. Furthermore there is no guarantee that future occupants would want to make use of this facility.

6.1.11 Secondly, the proposal seeks to make improvements to the footpath running west from the site along Crookham Common Road to link with public footpath THAT/26/1. Footpath THAT/26/1 runs along the western boundary of the mobile homes park and links into THAT/26/2 which connects with Chamberhouse Mill Lane, a main road into Thatcham. This network of footpaths does not facilitate commuting by reason of their design. They are unlit, potentially muddy routes most commonly used by recreational walkers. Furthermore at some 3km from central Thatcham these walking distances greatly exceed the CIHT guidelines (Table 3.2, "Guidelines for Providing for Journeys on Foot" 2000) which recommends a 'preferred maximum' walking distance of 800m to town centres and 2km for commuting. In conclusion these works are not considered to address the inspectors concerns for the reliance of future residents on the private car.

6.1.12 As recognised by the Inspector within his report, the site is adjacent to a small shop and also a public house containing a restaurant, bed and breakfast and community meeting room facilities. There is also a bus route that runs along Crookham Common Road with stops in front of the public house. The buses however run on a two hourly service and do not operate on a Sunday. Furthermore the 40 mph speed limit, which increases to 60 mph just west of the site would deter people from walking and cycling. The inspector concludes on these points that overall the location is not well served in terms of provision for either walking or cycling, particularly for more vulnerable groups of road users such as children. These conclusions remain relevant to this application.

6.1.13 Whilst recognising the changes that have been made to the proposal by the applicant as a means to address the Inspectors concerns it is considered that while the proposal would provide employment opportunities and a likely reduction in commuting patterns for those employed in the office space, its location would give rise to an overall unacceptable likely reliance on the private car for future occupiers. Also due to the size of the properties, which are family homes the proposal would be likely to give rise to day to day travel needs for all the members of the household and this would outweigh the lack of commuting. Furthermore five dwellings are now proposed instead of 4, as was presented under the appeal and as such these impacts and the unsustainable nature of the site are even more significant.

6.1.14 In conclusion the proposal is contrary to Policies ADPP1, CS1 and CS13 of the Core Strategy and the guidance within the NPPF which seeks to promote sustainable development.

6.2 Impact on the Character and Appearance of the Area

- 6.2.1 The proposed development is for five large dwellings. While the dwellings and their attached live work units are substantial, sited as proposed, behind the far larger public house and its B&B wing and shop, the dwellings would not be prominent in views from Crookham Common Road. The site itself is well contained and surrounded by existing development to the west, south and east, and the layout of the development would space the proposed live/work units well, both in terms of their relationship to each other and the layout of development surrounding the site.
- 6.2.2 The compact and low rise nature of the dwellings on the adjacent mobile home site are noted however there are a variety of house types, including a number of larger dwellings in generous plots scattered along Crookham Common Road between the site and the Brimpton settlement boundary. As such dwellings of this size would not be totally out of character. The site is considered to be of a suitable size to accommodate the amount of development proposed without having an undue impact on the character and appearance of the surrounding area. The design of the dwellings themselves, while somewhat suburban in character, is considered to be of sufficient quality of design so as to not result in a harmful visual impact and due to the varied character of the nearby residential development, is not considered to be such as to appear alien in the local context.
- 6.2.3 The NPPF places a great importance on delivering high quality design and similarly Policy CS14 of the Core Strategy aims to achieve this. Policy CS19 seeks to protect and conserve the character and appearance of the area. For the reasons set out above the proposal is considered to meet with the requirements of these policies.

6.3 Impact on neighbouring amenity

- 6.3.1 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the Framework. Core Strategy Policy CS14 states that new development must make a positive contribution to the quality of life in West Berkshire.
- 6.3.2 The front elevations of plots 1 to 3 are set back in excess of 25m from the edge of the site and some 48m from the side elevations of the nearest properties within the mobile home site. A similar relationship exists with Model Cottage, there is approximately 45m between the rear elevation of plot 3 and the side of this existing dwelling.
- 6.3.3 Plot 5 is located at an angle facing towards the mobile home park. The orientation is such that any overlooking from the front windows would be oblique. Habitable room windows are proposed at a first floor level in the side elevation however at a distance of in excess of 20m from the side elevation of the nearest mobile home property this is not considered to result in a harmful overlooking impact.

- 6.3.4 With respect to plot 4 the orientation of this property and the separation distances are such that it would not result in any adverse impacts on the amenity of the occupiers of Hideaway, the nearest neighbouring dwelling.
- 6.3.5 To conclude the proposal is considered to accord with Policy CS14 of the Core Strategy and the guidance within the NPPF with respect to having regard to the amenity of neighbouring lands users.

6.4 Highways Matters

- 6.4.1 With reference to the recent appeal decision in respect of application 14/02998/FULD, the Inspector made the following comments:
- The appeal site would not benefit from a regular bus service;
 - The location is not well served in terms of provision for either walking or cycling, particularly for more vulnerable groups of road users such as children;
 - *“Whilst the proposal would provide employment opportunities and a likely reduction in commuting patterns for those employed in the office space, its location would give rise to an overall unacceptable likely reliance on the private car for future occupiers. Therefore I conclude that the proposal would be contrary to CS Policy CS13 that seeks, among other matters, to reduce the need to travel, facilitate sustainable travel and demonstrate good access to key services and facilities.”*
- 6.4.2 When taking all matters into consideration, Highways object to the proposal on the basis that the issue of poor sustainability remains. Furthermore, as the current proposals are for five live/work units whereas the appeal application was for only four units, it is considered that the current proposals lend more weight to the issue of lack of sustainability on the grounds of trip intensification due to the one additional unit. As such the proposal fails to comply with Policy CS13 of the Core Strategy which seeks to, amongst other things, reduce the need to travel, facilitate sustainable travel and demonstrate good access to key services and facilities.
- 6.4.3 In regards to other matters the road layout provides for a 4.8m wide carriageway, which is appropriate for this scale of development. The site plan shows adequate parking, and a turning head for emergency and service vehicles. Waste vehicles would not be expected to enter the site as it would remain private. Following the receipt of an additional plan it is been demonstrated that the required visibility splays of 2.4m x 160m can be achieved. Although no cycle stores are shown in the rear gardens, this issue could be controlled by a condition.

6.5 Flood Risk and Drainage

- 6.5.1 The site lies within Flood Zone 1. The NPPF seeks to direct new development to such sites which are deemed to be at a low risk of flooding. No objections have been raised by the drainage officer.

6.6 Affordable Housing

6.6.1 In accordance with Policy CS6 of the Core Strategy 20% of the units should be provided as affordable housing. In accordance with this policy the applicant seeks to provide 1 affordable unit.

6.7 Community Infrastructure Levy

6.7.1 The proposed development is CIL liable and the relevant forms have been completed.

6.8 Presumption in favour of sustainable development

6.8.1 The NPPF places a strong emphasis on sustainable development. All planning applications must result in sustainable development with consideration being given to economic, social and environmental sustainability aspects of the proposal.

6.8.2 In terms of the benefits, the proposal would increase the supply of housing by a modest amount and thus in turn may well provide a degree of construction employment and patronage for the adjacent public house and local store. In addition the work element of the proposal would be likely to decrease the need for commuting and may provide additional security and employment opportunities for residents in the locality.

6.8.3 However in terms of negative aspects, the proposal would mean that future occupiers of the housing would primarily be dependent on the private car to access most of the services and facilities required for day to day living. While an electric car share scheme is being offered this does not improve the sustainability attributes of the site to a significant degree and the concerns for travel remain. Furthermore the distance and nature of the footways and nearby roads make walking and cycling to Brimpton and Thatcham unattractive options. The proposed works to footpath THAT/26/1 are not considered to alter this viewpoint.

6.8.4 The site is in an open countryside location outside of any settlement boundary. As such the proposal would be contrary to policies ADPP1, ADPP3, CS1 and CS13 of the Core Strategy and to paragraph 55 of the NPPF and it is not considered that there are any considerations which outweigh this conflict.

7. Conclusion

7.1 For the reasons set out above it is recommended that the application be refused.

8. Recommendation

To **DELEGATE** to the Head of Development and Planning to **REFUSE PLANNING PERMISSION** for the reasons set out in section 8.1 below.

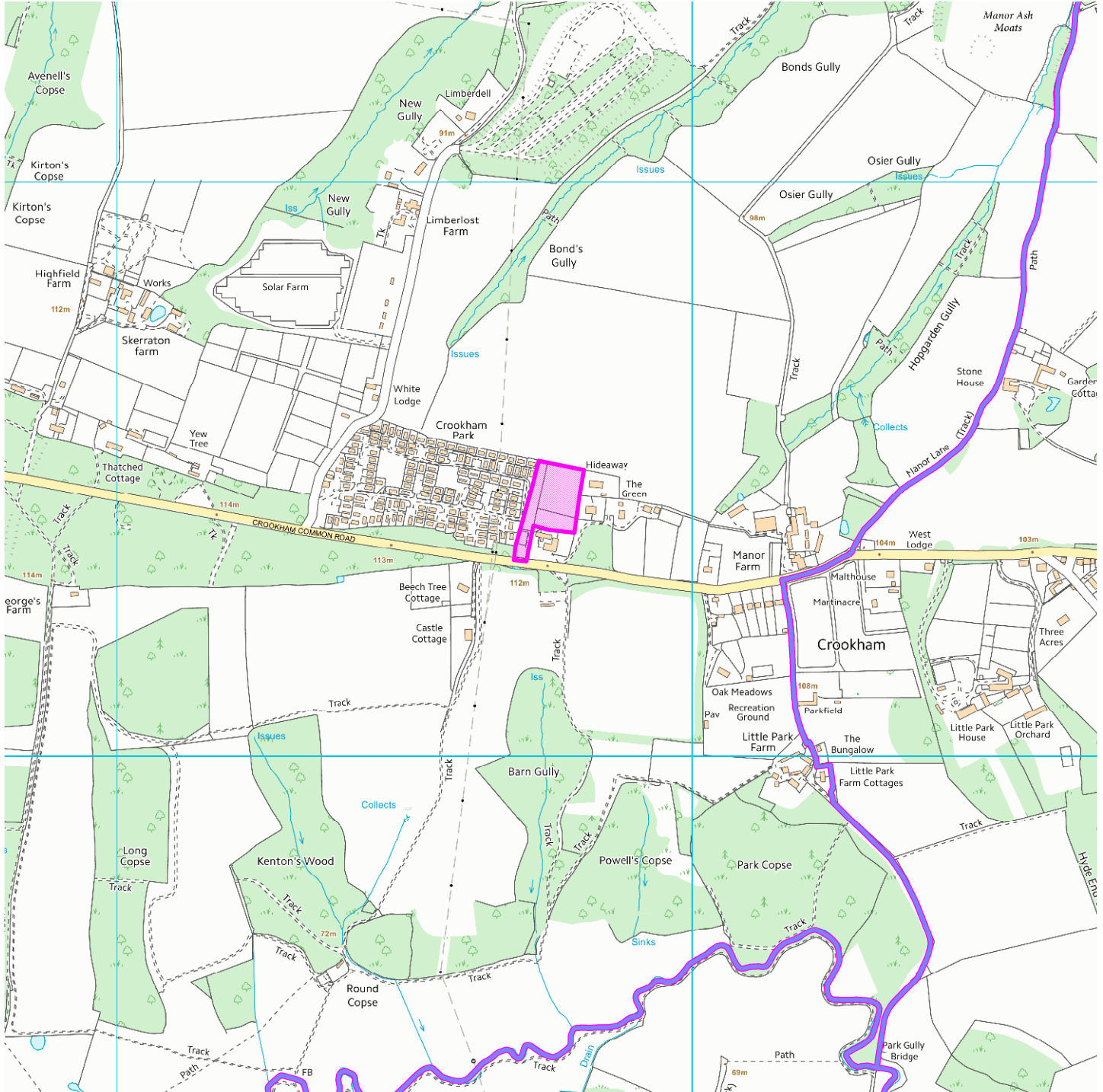
8.1 Refusal reason

- 1 The proposed development conflicts with the up-to-date housing supply policies of the statutory development plan in terms of the location and scale of new housing. The proposed development of five live/work units would result in the siting of new residential development within the open countryside in a location that is poorly served by access to local services and amenities and would result in an increase in the use of the private motor vehicle. Accordingly, the application is contrary to the National Planning Policy Framework, Policies ADPP1, ADPP3, CS1 and CS13 of the West Berkshire Local Plan Core Strategy (2006-2026), and Policy C1 of the Housing Site Allocations Development Plan Document (2006-2026).

- 2 The development fails to provide a planning obligation to deliver affordable housing. The application is therefore contrary to the National Planning Policy Framework, the Planning Practice Guidance, Policy CS6 of the West Berkshire Core Strategy (2006-2026) and the Planning Obligations SPD.

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Land North Of Travellers Friend, Cokkham Common Road, Crookham Common



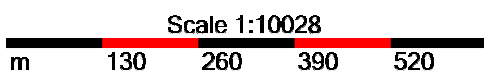
Map Centre Coordinates :

Scale : 1:10027

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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	13 July 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
THATCHAM 16/00625/OUTMAJ PINS Ref 3163018	Land East Of Tull Way Thatcham	Outline Application for the erection of 75no. dwellings associated access and public open space. Matters to be considered: Access.	Delegated Refusal	Allowed 28 Bloor Homes Southern.6.1 7
TILEHUSRT 16/03454/FUL PINS Ref 3171991	27 Dell Road Tilehurst	The demolition of the existing bungalow and erection of a self build replacement chalet bungalow	Delegated Refusal	Dismissed 30.6.17

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