

Notice of Meeting



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Eastern Area Planning Committee

Wednesday, 7th February, 2018 at 6.00 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, 30 January 2018

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. Those taking part in Public Speaking are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

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



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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: stephen.chard@westberks.gov.uk / charlene.hurd@westberks.gov.uk / jessica.bailiss@westberks.gov.uk



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To: Councillors Peter Argyle, Pamela Bale, Graham Bridgman, Keith Chopping, Richard Crumly, Marigold Jaques, Alan Law (Vice-Chairman), Alan Macro, Tim Metcalfe, Graham Pask (Chairman), Richard Somner and Emma Webster

Substitutes: Councillors Lee Dillon, Sheila Ellison, Nick Goodes, Tony Linden, Mollie Lock and Quentin Webb

Agenda

Part I

Page No.

- 1. Apologies**
To receive apologies for inability to attend the meeting.
- 2. Minutes** 7 - 24
To approve as a correct record the Minutes of the meeting of this Committee held on 17th January 2018.
- 3. Declarations of Interest**
To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' [Code of Conduct](#).
- 4. Schedule of Planning Applications**
(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications.)



Agenda - Eastern Area Planning Committee to be held on Wednesday, 7 February 2018
(continued)

- (1) **Application No. & Parish: 17/03079/COMIND - Land Between Francis Baily and Kennet Schools and Land Adjacent To Dunstan Park, Thatcham,** 25 - 42
Proposal: The flood alleviation scheme comprises a series of strategically located bunds (earth embankments) in Dunstan Green and Siege Cross play area varying in height from 0.4m to 1m. A shallow swale approximately 440m long is proposed along the perimeter of the Kennet School playing fields to collect and convey water into storage basins in Siege Cross play area, allowing the water to drain at a controlled rate into the existing surface water sewer system. The scheme also includes re-profiling a section of Harts Hill Road to divert flood water off the carriageway and into Dunstan Green.
- Location:** Land Between Francis Baily and Kennet Schools and Land Adjacent To Dunstan Park, Thatcham, Berkshire
- Applicant:** West Berkshire Council
- Recommendation:** To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION**
- (2) **Application No. & Parish: 17/02578/RESMAJ - Firlands Farm, Hollybush Lane, Burghfield Common, Reading, Berkshire, RG7 3JN** 43 - 74
- Proposal:** Approval of reserved matters following outline permission 14/01730/OUTMAJ (Appeal reference APP/W0340/A/2228089)-Erection of 90 dwellings with vehicular access to Hollybush Lane and associated public open space, landscaping and drainage work. Matters seeking consent: Appearance, Landscaping, Layout and Scale.
- Location:** Firlands Farm, Hollybush Lane, Burghfield Common, Reading, Berkshire, RG7 3JN
- Applicant:** HDD Burghfield Common Ltd
- Recommendation:** To **DELEGATE** to the Head of Development and Planning to **APPROVE THE RESERVED MATTERS APPLICATION** subject to conditions



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- (3) **Application No. & Parish: 17/03304/FULD - garden land to the rear of 17 Church Gate, Thatcham, RG19 3PN** 75 - 92
Proposal: Erection of a new dwelling
Location: garden land to the rear of 17 Church Gate, Thatcham, RG19 3PN
Applicant: Mr and Mrs James
Recommendation: to **DELEGATE** to the Head of Development & Planning to **APPROVE PLANNING PERMISSION** subject to conditions
- (4) **Application No. & Parish: 17/03374/FULD - Knappswood Farm, Pangbourne Road, Upper Basildon, Berkshire RG8 8LN** 93 - 120
Proposal: Demolition of existing house containing 3 units and erection of 2 dwellings.
Location: Knappswood Farm, Pangbourne Road, Upper Basildon, Berkshire RG8 8LN
Applicant: Mr John Wakefield
Recommendation: To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to conditions (Section 8.1).

Items for Information

5. **Appeal Decisions relating to Eastern Area Planning** 121 - 122
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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(continued)



DRAFT

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

EASTERN AREA PLANNING COMMITTEE**MINUTES OF THE MEETING HELD ON
WEDNESDAY, 17 JANUARY 2018**

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

Also Present: Jessica Bailiss (Policy Officer (Executive Support)), Gareth Dowding (Senior Engineer), Andrew Morrow (Senior Minerals and Waste Planning Officer), David Pearson (Development Control Team Leader) and Shiraz Sheikh (Acting Legal Services Manager)

Apologies for inability to attend the meeting: Councillor Alan Law, Councillor Alan Macro and Councillor Tim Metcalfe

PART I**45. Minutes**

The Minutes of the meeting held on 20th December 2018 were approved as a true and correct record and signed by the Chairman.

46. Declarations of Interest

Councillor Emma Webster declared an interest in Agenda Item 4 (1), but reported that, as her interest was a personal or another registrable interest, but not a disclosable pecuniary interest, she determined to remain to take part in the debate and vote on the matter.

47. Schedule of Planning Applications**(1) Application No. & Parish: 17/02241/MINMAJ - Former Theale Quarry, Deans Copse Road, Theale**

(Councillor Emma Webster declared a personal interest in Agenda Item 4(1) by virtue of the fact that she was West Berkshire Council's appointed representative on the Royal Berkshire Fire Authority however, had not discussed the application. As her interest was personal and not prejudicial or a disclosable pecuniary interest she determined to remain to take part in the debate and vote on the matter.)

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 17/02241/MINMAJ in respect of the development of three industrial buildings for the processing of non-hazardous materials, together with a small office, parking, storage areas and internal roads.

In accordance with the Council's Constitution, Mr Tom Wright, objector, and Mr Matt Fenton, applicant, addressed the Committee on this application.

Mr Wright in addressing the Committee raised the following points:

- His view represented the views of most residents who lived within a mile of the site.

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- Some residents had attended the site visit and felt that the application was up for approval as part of West Berkshire Council's overall waste plan.
- The recycling plant adjacent to the site was operated by the same company who had submitted the application. Both sites would use the same entrance if approved.
- Although not objecting to the application, there were a number of issues outstanding relating to the existing adjacent site that Mr Wright was concerned about. It was necessary for the application to be considered cumulatively with the existing site. There was a biomass boiler on the existing adjacent site that ran 24 hours a day, seven days a week, creating noise and was a nuisance. Noise levels had not been monitored since it was installed. The new site would incorporate a much noisier shredding machine, which would run at 100 decibels and a wood-chipping machine that would run at 110 decibels.
- It was felt reasonable that the Council should implement conditions that ensured a sound assessment was carried out once the site was operating if approved.
- Mr Wright was concerned about littering along Dean Copse Road and felt that a condition should be included if the application was approved, to ensure this did not become an issue.
- Dean Copse Road was often closed due to flooding and it was hoped that the applicant would extend his drainage system proposed for the site, to include the road as a gesture of good will.
- Mr Wright stated that he would like to see a condition added that ensured white noise reversing alarms were fitted to all site plant and vehicles.
- There was no clarity within the Officer's report regarding the hours or exports of recycling activity. This needed to be kept within the hours of 7am and 6pm.
- Mr Wright was concerned over lighting being installed on the site.

The Chairman invited Members of the Committee to ask any questions relating to the points raised by Mr Wright.

Councillor Marigold Jaques noted that residents were concerned about the noise being created by the existing site and asked Mr Wright if the issue had ever been reported to the Council's Environmental Health Service. Mr Wright confirmed that residents had expected the company operating on the site to investigate and therefore the Environmental Health Service had not been contacted. Mr Wright stated that 85 decibels might not seem very intrusive however, when this level of noise continued all day and frequently at night, it became problematic.

Councillor Keith Chopping was of the understanding that the baler and shredder would create more noise than the bio-mass boiler on the adjacent site. Mr Wright confirmed that this was correct and stated that 110 decibels would be created by the new site. Councillor Chopping also noted that Mr Wright had asked that white noise reversing alarms be installed and the Chairman highlighted that this was included within the conditions to the report.

Councillor Richard Crumly noted that Mr Wright had spoken of flooding in the area and asked if the site was also prone to this issue. Mr Wright stated that flooding was not an issue on the site however, Dean Copse Road ran parallel to the site and flooded regularly. Flooding on the road often stopped all vehicles using it apart from four by four vehicles. Residents were suggesting that as a good will gesture, the applicant implement

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a drainage system that included flood water coming from the south on Dean Copse Road.

Councillor Graham Bridgman referred to the agenda pack and noted the two points raised by Mr Wright i.e. external lighting and hours of working. Both of these issues were already covered by conditions within the report. Mr Wright confirmed that with regards to hours of working he was highlighting an anomaly within the application. The noise assessment stated that no recycling should take place between 11pm and 7am, although it stated that there might be movements on the site between these hours. However, another reference to hours of working within the application concurred with the Planning Officer's report, which stated that operation on the site would be restricted to between the hours of 7am and 6pm Monday to Friday and between 7am and 1pm on Saturdays.

Regarding external lighting, Mr Wright stated that there was currently a portakabin/security building with lighting at the entrance and another light that shone very brightly on the site. He did not feel that there should be more lighting than this if the application was approved.

Councillor Pamela Bale asked Mr Wright if he had viewed the Officers comments regarding surface water run off on page 30 of the agenda. This issue was also covered by a condition (page 60). Mr Wright confirmed that he was referring to the flooding issue on Dean Copse Road rather than on the site. He was suggesting the applicant help to mitigate the problem.

Mr Fenton in addressing the Committee raised the following points:

- He aimed to address the concerns raised by Mr Wright.
- Firstly he referred to the noise on the existing site. His view was that the current application should be considered on its own merit. Regarding the bio-mass boiler on the adjacent site, he stated that he would be happy to meet with residents to help address their concerns.
- Regarding noise on the proposed development, a substantial noise assessment had been undertaken and this had provided a prediction of what the noise level would be and it had been concluded that this would be lower than that already incurred by the nearby residential area.
- There were conditions to ensure white noise reversing alarms were fitted and regarding external lighting.
- Regarding littering on Dean Copse Road, every effort was made to keep this to a minimum including sheeting of skips/vehicles. It was thought that residents might be getting confused between vehicles leaving the adjacent site and those leaving the tip site to the east, which had historically brought mud out onto Dean's Copse Road.
- The proposed site was not on a flood plain. Development of the site would not increase flooding.
- Mr Fenton noted the discrepancy that Mr Wright had mentioned relating to the hours of working and confirmed that he would look in to this.

Councillor Mollie Lock asked if lorries ever turned up and queued prior to the site gates opening. Mr Fenton reported that there was a Delivery Management Plan in place that covered lorries travelling to the site and helped to prevent queuing.

Councillor Bridgman noted that a Haulage and Access Scheme was referenced within the report and update sheet and asked how it would be ensured that drivers only used

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the routes designated for HGVs. Mr Fenton stated that HGVs could only come from the east and effort was made to ensure drivers were aware of the correct routes. Mr Fenton confirmed that vehicles were tracked and therefore it could be demonstrated if a vehicle had gone off track.

Councillor Argyle asked for confirmation that the wood chipper would only be operated during the stipulated daytime hours. Mr Fenton confirmed this to be correct.

Councillor Quentin Webb stated that the Royal Berkshire Fire and Rescue Service had made a notification with the Officer's report that a private fire hydrant(s) and sprinkler system should be installed. Mr Fenton stated that fire suppression in such buildings was a contentious subject as they had to comply with many regulations. Fire suppression was taken very seriously and it would be ensured as part of environmental regulations. Mr Fenton indicated that there was a fire hydrant in close proximity to the site.

Councillor Chopping referred to the comments made by Mr Wright regarding the level of noise created by the proposed shredders. Mr Fenton stated that a noise assessment had been carried out and had concluded that there would not be an adverse impact. He was unsure if the noise would be louder or quieter than the current bio-mass boiler. Councillor Chopping asked who had carried out the noise assessment and Mr Fenton confirmed that this had been undertaken by an independent organisation. Councillor Chopping did not feel that there was clarity on whether the noise levels would be lower than the adjacent residential area. The Chairman confirmed that a more in-depth explanation on this issue would be sought from Officers.

Andrew Morrow explained that assessing the impact of noise was the responsibility of Environmental Health and he was not an expert in this field, however as far as he understood a baseline level would have been recorded at the nearby residential area and the impact of any new noise was modelled on that baseline. The Chairman stated that he was of the view that if the application was approved and there was subsequently a problem with the level of noise caused by the site then there was Environmental Health legislation that could be acted upon.

Councillor Chopping asked if recommendations made by consultees were included within conditions by Planning Officers, Andrew Morrow confirmed that there were.

Councillor Webb asked Officers to comment of the recommendations made by Royal Berkshire Fire and Rescue Service in relation to sprinklers. Andrew Morrow stated that this would be included as an informative as he felt that it was beyond the realms of the planning system. Councillor Webb was of the view that the implementation of a sprinkler system had been recommended as a condition rather than an advisory comment. David Pearson reported that the operation had to adhere to other licensing and regulatory legislation. Mr Pearson stated that in light of the Grenfell Tower disaster, it was possible that building regulations might change however, this was not generally considered a planning consideration.

Councillor Bale referred to the comments made by Royal Berkshire Fire and Rescue Service and felt that sprinklers should be included as a condition. The Chairman highlighted that enforcement of this issue was by other licensing authorities. Legal Officer Shiraz Sheikh reiterated that that Planning Officers had suggested that the implementation of such systems be an informative.

Councillor Bridgman raised a couple of questions for the Highways Officer. First he referred to condition 21 on the update sheet, which detailed the Construction Method Statement, which referenced 'The preferred haul route' to and from the site. Councillor Bridgman asked if this was referring to construction vehicles.

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Secondly Councillor Bridgman noted the use of the word 'preferred' under the Haulage and Access Scheme and he felt that the use of wording needed strengthening to 'have to use'. Councillor Bridgman queried if any vehicle monitoring took place to ensure vehicles were using the correct routes.

Highways Officer, Gareth Dowding, confirmed that the word 'preferred' had to be used as vehicle drivers could use any route that they were legally permitted to. Vehicles might not necessarily come from junction 12 of the M4 and therefore the word 'preferred' had to be used.

Councillor Bridgman asked if Officers would consider monitoring vehicles. Gareth Dowding stated that the applicant would be asked to provide information on how he was ensuring vehicles were making use of the 'preferred' routes.

The Chairman asked if signage could be placed at the site exits to help correctly direct vehicle drivers. Gareth Dowding confirmed that effort was made to keep highway signage to a minimum however, it would be expected that the applicant would provide the necessary signage within the site.

Councillor Emma Webster referred to the hours of construction and felt that a condition should be added on the hours of working. Councillor Webster stated that she was unable to find a condition that related to the hours of build. Condition number three referred to operation rather than construction. Andrew Morrow stated that he would ensure that this was addressed.

Secondly Councillor Webster referred to the 'preferred' haulage route and queried if the word 'required' could be used instead. The Chairman stated that it would be difficult to use the word 'required' with regards to haulage routes, when vehicles drivers could use any route they were legally permitted to.

Finally Councillor Webster referred to conversations regarding the recommendations by the Royal Berkshire Fire and Rescue Service and stated that the consequences of not implementing hydrants could be devastating. She therefore recommended that stronger wording was required on this point.

Councillor Crumly referred to paragraph 6.8.6 on page 44 of the report and asked if the Planning Department had been approached regarding a planning application for waste disposal on the tip site to the east. It was confirmed that no-one had approached the Planning Department on this issue.

Councillor Lock referred to page 22 of the report, which included comments from the Environmental Health Team, who concluded that further consideration needed to be given to near surface soils unless the ground was to be hard surfaced. Councillor Lock noted that no surface soils were analysed and therefore queried if the soils were taken. Mr Morrow confirmed that this would be picked up under the conditions relating to contaminated land if approved.

Councillor Webb expressed his view that the area was a good location for the type of buildings proposed. He also used the opportunity to thank Officers for answering questions at the site visit.

Councillor Bridgman proposed that Members accept the Officer's recommendation to approve planning permission subject to the conditions being added that had been discussed by Members. He felt that the site was in keeping with the Council's waste policy. However, there were issues ongoing with the existing site and these would need to be taken up with the Environmental Health Department. Councillor Bridgman could not see a reason to refuse the application on planning grounds. Shiraz Sheikh asked Councillor Bridgman to clarify which conditions he would like to see added and Councillor

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Bridgman confirmed that these were in regards to the hours of construction and that a hydrant be installed. Councillor Crumly seconded the proposal.

The Chairman asked if there were any Members who would like to add to the debate before they voted on the proposal by Councillor Bridgman.

Councillor Chopping added that the comments raised by the Parish Council were dealt with by the different agencies. The site was in flood zone one and therefore there was little concern about flooding. Regarding the matter of noise, Councillor Chopping was prepared to accept the application on the basis that if noise issues did arise, these would be dealt with by Environmental Health. Councillor Bale queried if it was possible to add a condition requesting that the Environmental Health Department carry out a noise assessment. Mr Morrow stated that there was a current noise assessment that had assessed baseline levels for the residential area. The closest residential properties were the sensitive receptors in terms of the assessment.

Councillor Webster requested that the condition on construction be a standalone condition.

Councillor Richard Somner referred to noise concerns and highlighted that the level of noise considered was 'at the residential properties' and not 'from the residential properties' and therefore included noise from the nearby railway and M4. Councillor Somner further stated that he had two concerns, firstly regarding the two bridges that were nearby on Burghfield Road between Dean's Copse Road and Reading. Councillor Somner urged that regular surveys be carried out on the two bridges. Secondly Councillor Somner stated that the 'preferred' route via Calcot was not preferable to the residents of his ward area.

Councillor Crumly highlighted that the site was for non-hazardous materials and that there were not many areas suitable for such a site but in his view this site was. Councillor Crumly was therefore happy to support approval of the application.

Councillor Bridgman reiterated the additional conditions to support his proposal:

- A separate condition regarding the hours of working during construction.
- A condition regarding the implementation of a fire hydrant.

The Chairman invited Members to vote on the proposal given by Councillor Bridgman and seconded by Councillor Crumly and at the vote the notion was carried.

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

Conditions

1. Commencement

The development hereby permitted shall be started within three years from the date of this decision notice and implemented strictly in accordance with the approved plans and details specified within this decision notice.

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. Standard list of approved plans

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

Planning Statement Material Processing Facility ref CRM.192.005 (dated July 2017)

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Drawing 'Site Plan Proposed Layout ref PL1002.C (dated October 2016)'

Drawing 'Site Office Plans and Elevations ref PL.1100 (dated October 2016)'

Drawing 'Unit 1 Elevations ref PL.1102.B (dated October 2016)'

Drawing 'Unit 1 Plans ref PL.1101.B (dated October 2016)'

Drawing 'Unit 2 Plans and Elevations ref PL.1103.A (dated October 2016)'

Drawing 'Unit 3 Plans and Elevations ref PL1104 (dated October 2016)'

Reptile Survey (July 2017) ref CRM.192.005.EC.R.003

Preliminary Ecological Appraisal (July 2017) ref CRM.192.005.EC.R.002

Tree survey report – Theale Quarry (dated January 2017) produced by Venners Arboriculture

Drawing 'Appendix 4 Tree protection plan ref PL1002 (dated Oct 2016)' within Tree survey report – Theale Quarry (dated January 2017) produced by Venners Arboriculture

Drawing 'Site Plan showing visibility splays ref CRM.192.005.T.D.003 Oct 2017' sent via email on 6 October 2017 from Enzygo to West Berkshire Council

Theale Quarry BREEAM pre-assessment ref 125164 (13 July 2017) produced by HRS Services Limited

Landscape and Visual Impact Assessment (August 2017) ref CRM.192.005.L.R.001

Except as may otherwise be amended by other conditions in this decision notice.

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

3. Hours of working

Unless otherwise agreed in writing by the Local Planning Authority no operations or activities authorised by this permission including the receipt, movement and despatch of goods vehicles shall be carried out except between the following hours:

0700 and 1800 Mondays to Fridays

0700 and 1300 Saturdays

and no such operations shall be carried out on Sundays, Bank Holidays or Public Holidays

Reason: In the interests of the amenities of the area. This condition is imposed in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy CS14 of the West Berkshire Core Strategy 2006-2026.

4. Details of external lighting

Prior to the erection of any external lighting on site details shall be submitted to and approved by the Local Planning Authority. The external lighting shall be installed in accordance with the approved scheme. The approved external lighting shall thereafter be retained.

Reason: Inappropriate external lighting would harm the special rural character of the locality. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy 2006-2026, and Supplementary Planning Document Quality Design June 2006.

5. Ecological mitigation

The development shall be undertaken in full accordance with Section 5.2 'Further Survey and Mitigation' of the 'Preliminary Ecological Appraisal (July 2017) ref

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CRM.192.005.EC.R.002', and Section 5.2 'Mitigation' of the 'Reptile Survey (July 2017) ref CRM.192.005.EC.R.003' including the creation of a reptile hibernacula which shall be created in line with best practice (English Nature, 2001), details of which shall be submitted for approval, prior to its creation in line with condition 6 of this decision notice.

Reason: To ensure the protection of species protected by law. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

6. Reptile hibernacula

No development shall take place until details of a reptile hibernacula to be created on site have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall encompass a 1 metre deep and 1 metre wide east-west running trench which will be dug and filled with inert clean fill (hardcore, brick rubble, logs). The rubble shall then be covered with topsoil and turf leaving several parts exposed to allow access. Specifications for this including the proposed location of the hibernacula shall be submitted to and approved in writing by the Local Planning Authority. The reptile hibernacula shall be created in accordance with the approved scheme. The approved reptile hibernacula shall thereafter be retained.

Reason: To ensure the protection of species protected by law. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

7. Surfacing of Access and haul road

The access and internal haul road which runs between the highway, offices, and Units 1, 2 and 3 shown on approved Drawing 'Site Plan Proposed Layout ref PL1002/C (dated October 2016)' shall be surfaced with a bonded concrete or tarmacadam material across the entire width. The haul road shall be maintained and retained at all times for the use hereby permitted.

Reason: To avoid spillage of loose material onto the carriageway and in the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework, policies WLP27 and 31 of Waste Local Plan for Berkshire 1998-2006, policy TRANS.1 of the West Berkshire District Local Plan and policy CS13 of the West Berkshire Core Strategy 2006-2026.

8. Wheel cleaner / washer

No development shall take place until a scheme has been submitted to and approved by the Local Planning Authority which shall include:

- i) Details for monitoring the highway to assess the need for installation of wheel cleaning facilities together with the methodology of reporting;
- ii) Time scale for the period of monitoring, and for the subsequent provision of wheel cleaning facilities if it is agreed between the Local Planning Authority and Highway Authority that wheel cleaning facilities are required;
- iii) The scheme shall ensure that if it is deemed that wheel cleaning facilities are required, the distance the facilities shall be sited from the highway are provided;
- iv) The scheme shall ensure that if it is deemed that wheel cleaning facilities are required, details of the surfacing of areas between the highway and the wheel cleaning facilities are provided;
- v) The scheme shall ensure that if it is deemed that wheel cleaning facilities are required, the full details of the wheel cleaning facilities, including maintenance procedures are provided.

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The development shall be carried out in complete accordance with the approved scheme. Any wheel cleaning facilities that are installed shall be maintained and retained at all times for the use hereby permitted. All heavy goods vehicles exiting the site shall pass through and use any wheel washing/cleaning equipment provided.

Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework, policies WLP27 and 31 of Waste Local Plan for Berkshire 1998-2006, policy TRANS.1 of the West Berkshire District Local Plan and policy CS13 of the West Berkshire Core Strategy 2006-2026.

9. Weighbridge and welfare facilities

Prior to the erection of any weighbridge or welfare facilities on site, details shall be submitted to and approved by the Local Planning Authority. The weighbridge and welfare facilities shall be installed in accordance with the approved scheme. The approved weighbridge and welfare facilities shall thereafter be retained to the approved specifications.

Reason: Details of the weighbridge and welfare facilities were not fully provided with the application and are required to ensure that the proposed details are acceptable. This condition is imposed in accordance policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

10. Oil tanks/fuel/chemical storage

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

Reason: To minimise the risk of pollution of the water environment and soils. This condition is imposed in accordance with the National Planning Policy Framework, the National Planning Policy for Waste, policy WLP30 of the Waste Local Plan for Berkshire 1998-2006, and policy OVS.5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

11. Repair/Maintenance of Vehicles

Repair, maintenance and refuelling of plant and machinery shall, where practicable, only take place on an impervious surface drained to an interceptor and the contents of the interceptor shall be removed from the site.

Reason: To minimise the risk of pollution of the water environment and soils. This condition is imposed in accordance with the National Planning Policy Framework, the National Planning Policy for Waste, policy WLP30 of the Waste Local Plan for Berkshire 1998-2006, and policy OVS.5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

12. Burning

No waste or other materials shall be burnt at the site.

Reason: To protect the amenities of the locality from the effects of dust and mud arising from the development. This condition is imposed in accordance with the National Planning Policy Framework, policy WLP30 of the Waste Local Plan for Berkshire 1998-2006, policy CS14 of the West Berkshire Core Strategy 2006-2026 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

13. Buildings

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The site offices, unit 1, unit 2 and unit 3 identified on approved Drawing 'Site Plan Proposed Layout ref PL1002.C (dated October 2016)' shall be constructed in accordance with the specifications on approved:

Drawing 'Site Plan Proposed Layout ref PL1002.C (dated October 2016)';

Drawing 'Site Office Plans and Elevations ref PL.1100 (dated October 2016)';

Drawing 'Unit 1 Elevations ref PL.1102.B (dated October 2016)';

Drawing 'Unit 1 Plans ref PL.1101.B (dated October 2016)';

Drawing 'Unit 2 Plans and Elevations ref PL.1103 (dated October 2016)'; and

Drawing 'Unit 3 Plans and Elevations ref PL1104 (dated October 2016)'.

Thereafter, they shall be maintained and retained for the duration of the use on site.

Reason: This condition is imposed in accordance policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

14. BREEAM

The offices identified on Drawing 'Site Plan Proposed Layout ref PL1002.C (dated October 2016)' and Drawing 'Site Office Plans and Elevations ref PL.1100 (dated October 2016)' hereby permitted shall achieve Very Good under BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme). This building shall not be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of Very Good has been achieved for the development, has been issued and a copy has been provided to the Local Planning Authority.

Reason: To ensure the development contributes to sustainable construction. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS15 of the West Berkshire Core Strategy 2006-2026 and Supplementary Planning Document Quality Design June 2006.

15. Samples of materials

No development shall take place until samples, and an accompanying schedule, of the materials to be used in the construction of the external surfaces of the buildings and hard surfaced areas hereby permitted, have been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure that the external materials are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework, policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy CS14 of the West Berkshire Core Strategy 2006-2026.

16. Receipt of waste

The throughput of waste at this site shall not exceed 82,000 tonnes per annum of non-hazardous waste without prior agreement in writing from the Local Planning Authority.

Reason: In the interests of local amenity. This condition is imposed in accordance policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

17. Records of waste

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From the date the site begins to receive waste the operators shall maintain records of the monthly receipt of waste and shall make them available to the Local Planning Authority at any time upon request. All records shall be kept for at least 24 months following their creation or such longer period as the Local Planning Authority may specify in writing. These records shall include the quantities and types of waste including that which is transferred from:

-the Theale Waste Recycling and Transfer Facility (originally permitted under planning reference 13/01928/MINMAJ) which is adjacent to the west of the development hereby permitted; and

-the site hereby permitted to the Theale Waste Recycling and Transfer Facility (originally permitted under planning reference 13/01928/MINMAJ)

Reason: In order that the Local Planning Authority can monitor the receipt of waste to the site. This condition is imposed in accordance policy WLP30 of the Waste

Local Plan for Berkshire 1998-2006 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

18. Waste storage

With the exception of the storage of wood waste associated with wood chipping in stockpiles of no more than 5 metres in height and in full accordance with the scheme to be approved via conditional discharge pursuant to condition 19, no waste storage operations shall take place on the site outside of the approved buildings.

Reason: In the interests of local amenity. This condition is imposed in accordance policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

19. Waste processing

With the exception of wood chipping no waste transfer, recycling, or processing shall be undertaken on the site outside of the approved buildings, and wood chipping shall only be undertaken on the site subsequent to the submission and approval of details of:

- (i) The proposed location of the wood chipper within the site; and
- (ii) The proposed location of the stockpiles of processed and unprocessed wood material within the site.

Reason: In the interests of local amenity. This condition is imposed in accordance policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

20. Agreement on storage of skips

No storage of skips, shipping containers, plant or machinery shall take place on site until details of a storage area have been submitted to and approved by the Local Planning Authority. Thereafter, skips, shipping containers, plant and machinery shall only be stored within this approved area to a maximum height of 5 metres and the storage shall be incidental to operation of the site.

Reason: In the interests of amenity. This condition is imposed in accordance with the National Planning Policy Framework, policy WLP30 of the Waste Local Plan for Berkshire 1998-2006, policy CS14 of the West Berkshire Core Strategy 2006-2026, and policy OVS.5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

21. Construction method statement

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

1. The parking of vehicles of site operatives and visitors
2. Loading and unloading of plant and materials
3. Storage of plant and materials used in constructing the development
4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
5. Wheel washing facilities
6. Measures to control the emission of dust and dirt during construction
7. A scheme for recycling/disposing of waste resulting from demolition and construction works
8. The preferred haul route to and from the site by heavy goods vehicles being via the section of the Dean's Copse Road to the east of the site access hereby approved, Burghfield Road, and the A4 where reasonably possible.

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).

22. Visibility splays before occupation

The development shall not be brought into use until the visibility splays at the access have been provided in accordance with drawing number CRM.192.005.T.D.003 received by West Berkshire Council on 6 October 2017. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 1.05 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).

23. HGV, car and light van parking provided to standards

No development shall take place until details of the vehicle parking and turning spaces/areas have been submitted to and approved in writing by the Local Planning Authority. Such details shall show how the parking spaces are to be surfaced and marked out. The development shall not be brought into use until the vehicle parking and turning spaces/areas have been provided in accordance with the approved details. The parking and/or turning spaces shall thereafter be kept available for parking and turning at all times.

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

24. Motorcycle and Cycle storage

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No development shall take place until details of the motorcycle and cycle parking and storage spaces have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the motorcycle and cycle parking and storage spaces have been provided in accordance with the approved details and retained for these purposes at all times.

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

25. Delivery Management Plan

No development shall take place until details of a Delivery Management Plan have been submitted to and approved in writing by the Local Planning Authority. The Plan shall ensure delivery and collection vehicles access the site at staggered intervals, to mitigate the risk of more than one vehicle waiting at the security gate that could lead to queuing on Deans Copse Road. Thereafter the Delivery Management Plan shall be adhered to and retained for the purposes of deliveries to the site and collections from the site at all times.

Reason: To ensure there is adequate and safe access into the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan

26. Land contamination

No development approved by this planning permission shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site are each submitted to and approved, in writing, by the local planning authority:

(i) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site;

(ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

(iii) The results of the site investigation and detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken; and

(iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons:

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This site lies on a historic landfill and potential sources of contamination have been identified. This site is located above a secondary aquifer and in close vicinity to a surface watercourse. These are controlled water receptors which could be impacted by any contamination present on site. Further investigation is required to determine the extent of any contamination present and to what extent it poses a risk to controlled waters. Any risk identified would need to be adequately resolved to ensure that this does not impact on controlled water receptors. This may include remedial works to resolve contamination issues.

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

27. Verification Report

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reasons:

To ensure that contamination at the site is remediated, so that it does not pose an unacceptable threat to controlled waters.

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

28. Unsuspected contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons:

To ensure that any unexpected contamination encountered during the development is suitably assessed and dealt with, such that it does not pose a unacceptable risk to ground or surface water.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

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29. Piling

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: There is significant potential that hotspots of contamination may be present. Piling would need to be undertaken in a fashion not to lead to the mobilisation of contaminants into groundwater. Groundwater is particularly sensitive at this location because the proposed development is located upon a secondary aquifer.

30. Reversing Alarms

HGVs and fork lift trucks shall be fitted with non-tonal (white noise) reversing warning alarms.

Reason: To protect the amenities of the locality from the effects of noise arising from the development. This condition is imposed in accordance with the National Planning Policy Framework, the National Planning Policy for Waste, policy WLP30 of the Waste Local Plan for Berkshire 1998-2006, policy CS14 of the West Berkshire Core Strategy 2006-2026 and policy OVS.6 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007

31. Odour and dust monitoring scheme

Within 2 months of the commencement of the receipt of waste at the development site hereby permitted, a scheme and programme of the measures for the monitoring and mitigation/suppression of odour and dust resulting from the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

- 1) The identification of the elements of the operations hereby permitted which are, or have the potential to, generate adverse odours or dust;
- 2) An odour monitoring strategy to ensure the ongoing monitoring of odour or dust emissions from the sources identified;
- 3) The mitigation measures proposed to minimise the effects of the odours or dust;
- 4) An odour complaints procedure specifying how odour and dust complaints will be investigated, documented and where appropriate rectified; and
- 5) Provisions for an annual review and update of the odour and dust mitigation strategies reflecting outcomes from the odour and dust complaints procedure where required.

The approved scheme including the odour and dust mitigation strategies which shall be updated as required, shall be implemented in full and complied with at all times.

Reason: To protect the amenities of the locality from the effects of odour and dust arising from the development. This condition is imposed in accordance with the National Planning Policy Framework, the National Planning Policy for Waste, policy WLP30 of the Waste Local Plan for Berkshire 1998-2006, policy CS14 of the West Berkshire Core Strategy 2006-2026 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

32. Landscaping

No development or other operations shall commence on site until a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority which shall encompass the principles set out in 'Section 6.2' and the

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'Landscape Strategy Plan – Rev A (dated August 2017) ref CRM.192.005.L.D.015.A' of the approved Landscape and Visual Impact Assessment (August 2017) ref CRM.192.005.L.R.001. The details shall include schedules of plants noting species, plant sizes and proposed numbers and densities, an implementation programme, and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure:

- a) Completion of the approved landscape scheme within the first planting season following completion of development.
- b) Any trees shrubs or plants that die or become seriously damaged within five years of their planting shall be replaced in the following year by plants of the same size and species.

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

33. Landscape Management Plan

No development or other operations shall commence on site until a landscape management plan including long term design objectives, management responsibilities and maintenance schedules for a period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The plan shall include any areas of existing landscaping including tree planting and also include any areas of proposed landscaping.

Reason: To ensure the long term management of existing and proposed landscaping in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

34. Tree Protection

Protective fencing shall be erected and retained intact for the duration of the development in accordance with Drawing 'Appendix 4 Tree protection plan ref PL1002 (dated Oct 2016)' within Tree survey report – Theale Quarry (dated January 2017) produced by Venners Arboriculture. Within the fenced area, there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

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

35. Drainage

No development shall take place until details of the sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority. These details shall:

- 1) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards. These shall include the retrofitted SuDS measures within the development to provide betterment over the existing situation;
- 2) Include a ground investigation survey including groundwater monitoring to provide data for 3 months undertaken during the period November to March (inclusive). The groundwater levels should be used to design the surface water drainage system and ensure that there is no negative impact on the system from groundwater;
- 3) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;

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- 4) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;
- 5) Include pre-treatment methods to prevent any pollution or silt leaving the site or causing any contamination to the soil or groundwater.
- 6) Include a management and maintenance plan for the lifetime of the development. This plan shall incorporate arrangements for management and maintenance and any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime;

The sustainable drainage measures shall be implemented and maintained in the approved condition thereafter.

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 applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006).

36. Haulage and access scheme

No development shall take place until a scheme of haulage and access has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall detail the methods to be employed to inform the drivers:

-of all heavy goods vehicles that use the site that the preferred haul route to and from the site should be via the section of the Dean's Copse Road to the east of the site access hereby approved, Burghfield Road, and the A4 where reasonably possible;

-of all vehicles accessing the site for the purposes of importing processed or unprocessed waste material in association with the development hereby permitted, that all waste shall be netted, sheeted, or placed within containerised vehicles when accessing the site.

Reason: This condition is imposed in accordance with the National Planning Policy Framework, the National Planning Policy for Waste, policy TRANS.1 of the West Berkshire District Local Plan and policy CS13 of the West Berkshire Core Strategy 2006-2026.

37. Sheeting of waste

All vehicles exiting the site hereby permitted for the purposes of transporting processed and unprocessed waste, shall ensure that all processed and unprocessed waste is netted, sheeted, or placed within containerised vehicles.

Reason: This condition is imposed in accordance with the National Planning Policy Framework, the National Planning Policy for Waste, policy TRANS.1 of the West Berkshire District Local Plan and policy CS13 of the West Berkshire Core Strategy 2006-2026.

38. Travel Plan

Within 6 months of the date of occupation of the first of the buildings hereby approved, a travel plan for the site shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall follow the principles set out in the travel plan submitted alongside planning application 17/02241/MINMAJ including (without limitation) timescales

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for achieving milestones and for regular reviews of the travel plan and be implemented in accordance with the agreed timescales, including regular reviews of its measure in the context of reducing the need to travel by means of the private car.

Reason: To ensure the development reduces reliance on private motor vehicles and manages its associated freight movements. 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), Supplementary Planning Document Quality Design (June 2006), and Policies LTP SC1 and LTP K12 of the Local Transport Plan for West Berkshire 2011-2026.

39. Fire hydrant

No development shall take place until a scheme has been submitted to and approved by the Local Planning Authority which shall include the:

- i) Specifications for the installation of a functional fire hydrant and associated infrastructure; and
- ii) Maintenance procedures necessary for the functional fire hydrant and associated infrastructure.

The use of the three industrial buildings and office hereby approved shall not commence until the fire hydrant and associated infrastructure have been installed in accordance with the approved plans. Thereafter the fire hydrant and associated infrastructure shall be maintained and retained at all times in association with the use hereby permitted and in accordance with the approved scheme.

Reason: In the interests of fire safety. There are at present, no available public mains in this area to provide a suitable water supply in order to effectively fight a fire. This condition is imposed in accordance with the NPPF, policies CS5 and CS14 of the West Berkshire Core Strategy 2006-2026, and the Quality Design West Berkshire Supplementary Planning Document June 2006.

40. Hours of working during construction period

Unless otherwise agreed in writing by the Local Planning Authority no operations or activities authorised by this decision notice associated with the construction of the development including the receipt, movement and despatch of all vehicles shall be carried out except between the following hours:

0700 and 1800 Mondays to Fridays

0700 and 1300 Saturdays

and no such operations shall be carried out on Sundays, Bank Holidays or Public Holidays.

Reason: In the interests of the amenities of the area. This condition is imposed in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy CS14 of the West Berkshire Core Strategy 2006-2026.

48. 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 7.40 pm)

CHAIRMAN

Date of Signature

Agenda Item 4.(1)

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(1)	17/03079/COMIND Thatcham	07 February 2018	<p>The flood alleviation scheme comprises a series of strategically located bunds (earth embankments) in Dunstan Green and Siege Cross play area varying in height from 0.4m to 1m. A shallow swale approximately 440m long is proposed along the perimeter of the Kennet School playing fields to collect and convey water into storage basins in Siege Cross play area, allowing the water to drain at a controlled rate into the existing surface water sewer system. The scheme also includes re-profiling a section of Harts Hill Road to divert flood water off the carriageway and into Dunstan Green.</p> <p>Land Between Francis Baily and Kennet Schools and Land Adjacent To Dunstan Park, Thatcham, Berkshire</p> <p>West Berkshire Council</p>

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/03079/COMIND>

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

Ward Member(s): Councillor Alan Law

Reason for Committee determination: More than 10 letters of objection

Committee Site Visit: 31 January 2018

Contact Officer Details

Name: Simon Till
Job Title: Senior Planning Officer
Tel No: (01635) 519111
Email: Simon.till@westberks.gov.uk

1. PLANNING HISTORY

No relevant planning history.

2. PUBLICITY

Site Notice Expired: 29 December 2018
Neighbour Notification Expired: 01 December 2018

3. CONSULTATIONS AND REPRESENTATIONS

3.1 Consultations

Parish Council: No objections subject to:
-Continued collaboration with residents to address concerns;
-Consideration for the impact on allotments on Dunstan Green;
-Dunstan Green's village green status is considered and that there is pest control prior to build up.

Highways: I have the following comments to the current proposals:
-Visibility splays (forward around bends and at junctions) for the new cycle paths have not been provided. This are sought and should be in accordance with current guidance;
-Proposed changes to the vertical profile of Harts Hill Road are satisfactory;
-The construction traffic element of the application has been agreed to be controlled and managed by a Construction Management Plan. This is a common arrangement for applications for this part of a development. Consequently a Condition will be recommended in due course;
-The haul routes are shown on in Figure 7-1 of the DAS – these appear logical and satisfactory;
-The period of construction is anticipated to run from February until October. This period of nine months is an acceptable period for construction.

Overall, aside from the construction period, the impact of this scheme on highways is minimal and thereby the principal of the application is acceptable.

Conservation Officer: No response received by date of writing.

Tree Officer: I have no objection to the application, but further details on tree protection and landscaping will be required. Conditions recommended regarding tree protection and detailed scheme of landscaping.

Environmental Health: Conditions recommended in respect of working hours and land contamination.

Ecology:	The application raises no concerns with regard to the storage and collection of refuse and recycling.
Tree officer	<p>The plans provide have identified the trees at the site to be lost as indicative circles only, but provide no further details, therefore the impact to trees and hedges was determined during my site visit.</p> <p>The majority of the trees and hedges to be lost are of very little amenity value, apart from the hedge and tree to the south of dunstan green, which due to its location adjacent to the A4 make it more desirable, and whilst its identified for removal, I'm glad that suitable landscaping has been identified to mitigate the loss, so overall I don't have major objection to the proposed scheme.</p> <p>There are other trees along the proposed route of the bunds which might be indirectly affected, but due to the nature of the works, the use of fixed tree protection, would not be a workable solution, so the use of a tree informative to provide the contractor with some guidance, would be more beneficial, and can be added along with the relevant tree conditions.</p> <p>The Landscaping proposals provide by Kirkham landscape planning, has provided a comprehensive scheme, to both mitigate the losses and provide a better landscaped structure for the areas affected.</p> <p>Conclusion:</p> <p>The majority of the trees/hedges and scrub to be lost are of very little landscape value, and will be mitigated by the new landscaping, there are other trees within the works areas to be retained and could be affected by the works is precaution are not undertaken.</p> <p>I have no objections to the application. Condition recommended in respect of compliance with the submitted scheme of landscaping and an informative regarding tree protection.</p>
National Allotments Association	No comments received by date of writing.
Sport England	Following receipt of details confirming that works would not result in a detrimental impact on ability to utilise sports pitches, no objection.
Government Pipelines Agency	Holding objection – in discussions with applicant re. securing survey and access work to pipeline on Dunstan Green.
Archaeologist	No objections subject to a condition requiring that works are undertaken in accordance with the recommendations of the Written Scheme of Investigation.

Civil Contingencies	I have no adverse comments to make indeed I support the work in relation to the flood alleviation.
Public Open Space	No objections subject to landscaping being of an appropriate standard.
Ecologist	No comments received by date of writing.

3.2 Community Infrastructure Levy

No CIL is payable for this proposed development.

3.3 Representations

Total: 29 letters Object: 26 Support: 3

Summary of material planning considerations raised in representation letters:

Against

- Will not address the causes of flooding, unnecessary and a waste of public money;
- May cause localised flooding in the gardens of nearby properties in Siege Cross residential state, and flooding of allotments and Dunstan Green and will render the area surrounding the scheme as Flood Zone 3(a);
- Would render public amenity spaces on Dunstan Green and Siege Cross estate unusable due to collecting high volumes of standing water;
- Part of site is former landfill and may contain contaminated land;
- Would result in development on existing allotments and Dunstan Green, which has Village Green status;
- Will result in a detrimental impact on local ecology including bats that forage in trees on Siege Cross;
- Bunds will detract from character and appearance of the area;
- Loss of play and outdoor gym equipment from the northern (Dunstan Green) and southern (Siege Cross) parts of the site;
- Increased waterlogging and flooding to sports pitches on Kennet School land;
- Loss of trees and vegetation in southern part of site;
- New trees will result in overshadowing and loss of outlook of residential properties close to Dunstan Green and Siege Cross open spaces;
- Bunds will generate overlooking of residential properties on Harts Hill Road and Siege Cross estate;
- Will create hidden areas behind bunds increasing likelihood of crime;
- May cause access difficulties for Thames Water in accessing the sewage network;
- Application not accompanied by a flood risk assessment;
- Poor layout of pedestrian routes through southern part of scheme;
- Disruption to residential amenity during construction.

In favour

- Need to plan for future flood events and alleviate this;
- Evidence of previous flooding in south eastern area of Thatcham. In 2007 large numbers of properties around Pipers Lane, south and downhill of the proposed works, along with

properties elsewhere in Thatcham, were flooded. These properties continue to be in danger of flooding. Failure to approve this scheme would lead to continued risk to these properties and many others;

-Scheme designed in consultation with, and using funding secured by, Thatcham Flood Forum residents group who support the proposed works.

Other matters

- Will devalue properties in the vicinity of the scheme;
- Would result in the creation of a reservoir;
- Risk of unexploded ordnance in vicinity of scheme;
- Poor maintenance of existing drains and gulleys which led to previous flooding
- Consultation has not taken place in a transparent manner;
- The application has not been publicised sufficiently.

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.

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
- Policy CS5: Infrastructure Requirements and Delivery
- Policy CS13: Transport
- Policy CS14: Design Principles
- Policy CS16: Flooding
- Policy CS 17 Biodiversity and Geodiversity
- Policy CS18: Green Infrastructure
- Policy CS19: Historic Environment and Landscape Character

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

- TRANS.1: Meeting the Transport Needs of New Development
- OVS5: Environmental Nuisance/Pollution Control
- OVS.6: Noise Pollution

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

- West Berkshire Supplementary Planning Guidance: House Extensions (adopted July 2004)
- West Berkshire Supplementary Planning Document Series: Quality Design (SPDQD), (adopted June 2006)
-Part 1 Achieving Quality Design
- Planning Obligations SPD

4.7 The requirements of the following other pieces of legislation are also a material consideration in respect of this planning application:

- The Wildlife and Countryside Act 1981 (as amended).
- The Conservation of Habitats and Species Regulations 2010.

4.8 The proposed works were screened under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA) and it was concluded that Environmental Impact Assessment was not required. A screening opinion (included in the applicant's design and access statement) confirming this was issued on 29 September 2017.

5. DESCRIPTION OF DEVELOPMENT

5.1 The application site is located entirely within the defined settlement boundary of Thatcham, in land spread between Dunstan Green and Marsh Meadow, east of Harts Hill Road; the playing fields associated with Kennet School and public open space to the south east of the school, off Agricola Way that is associated with the surrounding Siege Cross housing estate. The application proposes the installation of a series of bunds and Swales within the site for the purposes of flood alleviation for housing and commercial properties along the A4 Bath Road and to the south east of Thatcham in the southern parts of the Siege Cross estate and the neighbouring Pipers Way Industrial Estate (Colthrop).

5.2 The application site occupies an area of land comprising 10.9 hectares. The northern part of the site, alongside Harts Hill Road and the A4 Bath Road is bordered by allotments and open space to the east, while to the west, across Harts Hill Road, is mid 20th Century residential development. The central elements of the scheme are confined within the complex of existing sports pitches that serve Kennet School and Francis Bailey School. The southern part of the scheme is located within public open space that is surrounded by medium density residential development constructed in the 1980s and early 1990s. This land is intersected by walking and cycling routes and pedestrian cut-throughs into the surrounding housing estate.

6. APPRAISAL

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

- Principle of the development

- The impact on flood risk in the surrounding area;
- Impact on the character and appearance of the area;
- The impact on residential amenity;
- The impact on public open spaces and allotments;
- The impact on trees and ecology;
- The presumption in favour of sustainable development

6.1 Principle of the development

6.1.1 The application site is located within the defined settlement boundary of Thatcham. The proposed works are required for the purpose of flood alleviation in the event of severe rainfall conditions and comprise part of a package of several related schemes being undertaken throughout Thatcham following severe flooding that took place in 2007. Thatcham is defined under the settlement hierarchy set out in the Core Strategy as an Urban Area which is relied upon to deliver a wide range of services and act as the focus for the majority of development. The proposed works, by seeking to alleviate flood risk in the area, would support the needs of the existing community and future development in the Urban Area. In light of these considerations the principle of development is accepted.

6.2 Impact on flood risk in the surrounding area:

6.2.1 The application site lies substantially outside of flood zones 2 and 3. The Environment Agency have raised a query with a small area of flood zone 2 land north of Peachey Drive that appears to fall within the red line site boundary, but the drainage engineer has confirmed that this land will not form part of the proposed works. It is noted that as the development is of over 1 hectare in flood zone 1 the requirements of Policy CS16 include a requirement for a flood risk assessment. However, this application has been prepared in conjunction with the lead flood authority, based on a base of technical information and seeks to alleviate flood risk. Therefore the lead flood authority has confirmed as per the note dated 29 January 2018 that while a formal document entitled as a flood risk assessment has not been prepared, the process of assessing flood risk has been satisfactorily addressed during preparation of the flood alleviation measures that have been recommended and brought forward in this application.

6.2.2 The proposed works are composed of a series of swales, bunds and shallow excavations that are designed to direct and slow the flow of water in order to allow additional time for high volumes of rain water to be absorbed into the ground. The proposed works are designed for rainfall events with a probability of taking place between once every 30 years (1 in 30) and once every 100 years (1 in 100). These measures have arisen as part of a wider flood risk management strategy for Thatcham that was designed following floods in 2007 which resulted in flood damage to large areas of Thatcham, and in particular in respect of this scheme many residential properties to the south of the site surrounding Pipers Way.

6.2.3 The proposed scheme would work by directing excess rain and surface water falling on and towards the north of the site towards shallow areas of low lying and excavated land contained by bunds that, in the event of severe rainfall in the 1 in 30 to 1 in 100 year event category, would serve to slow the passage of water and act as temporary rain water storage basins, allowing water to drain into the land naturally over the course of up to 48 hours, preventing large amounts of water from

travelling downhill to the south in a short space of time, and thereby reducing the risk of flooding to lower lying land and properties. It is therefore considered that the scheme would act to significantly reduce the risk of flooding in the area, in accordance with the requirements of the NPPF, and the aims of Policy CS16.

- 6.2.4 Your officer notes that a number of objections have been received in respect of concerns regarding the area surrounding the site becoming more prone to localised flooding, and also the loss of public open spaces due to standing rainwater. The applicant has confirmed that calculations have been made to model the impact of a 1 in 1000 year extreme rainfall event following completion of the proposed works and that in the case of such an extremely rare event the proposed works would still not result in an increased risk of flooding to properties surrounding the site. In respect of the loss of public open spaces and sports fields to standing water, the applicant has provided details of the drawdown time (the time taken for standing water to dissipate) for the various parts of the site. In the case of a 1 in 30 year rainfall event this would be a maximum of 22 hours, and in the case of a 1 in 100 year event water would dissipate over a maximum of 48 hours. It is therefore not the case that average rainfall conditions would result in the areas of public open space within the site being rendered unusable for significant periods of time. Any minor alteration in the ground conditions on these parts of the site must be considered against the significant benefits of the scheme to the quality of life of residents who might otherwise be affected by flooding. In light of the above considerations the proposed works are considered to result in significant benefits in terms of alleviating flood risk to vulnerable properties, and are therefore accordant with national and local policy in this respect.

6.3 Impact on the character and appearance of the area

- 6.3.1 The proposed works would result in a series of bunds being erected on public land that is well used and visually conspicuous. The northern element of the site takes in land included within Dunstan Green, which has village green status and should therefore be considered to be of high amenity value to the local community, and would result in the erection of bunds of up to 1.5 metres in height, although the majority of bunding in this location would be below 1 metre in height. To the south west of Dunstan Green the Bluecoats School, a Grade I listed building is located alongside a car park. The application proposes a scheme of trees erected at regular intervals alongside Harts Hill Road in order to soften the visual impact of the bunds from dwellings and public land in this direction. Your officer has considered the impact of the proposed bunds on the character and appearance of Dunstan Green. While it is considered that the appearance of a number of man made structures will detract somewhat from the current open appearance of the land in this location, it is nevertheless noted that the proposed works will result in a significant public benefit. The scheme has been designed with some sensitivity to visual amenity, with bund heights of between 0.5 metres and 0.75 metres to the northern part of Dunstan Green, while higher bunds of between 1 metre and 1.5 metres are situated close to the existing skateboard ramp and play area on the southern part of the site which is more developed, closer to the A4 Bath Road and therefore less visually sensitive. While the proposed works would be located approximately 25 metres from the listed building, it is considered that in light of the clear visual separation between the building and the proposed bunds, including both a car park and the public highway, the works would not be such as to detract from the setting of the listed building. Your officer notes that the proposed landscaping buffer of trees alongside Dunstan

Green will assist in softening the impact of the proposed works on public views and in consideration of these matters and the level of public benefit afforded by the works the less than substantial detriment to visual amenity in the vicinity of Dunstan Green is not considered sufficient to merit a reason for refusal of the proposed works.

- 6.3.2 A number of objections raise concerns in terms of the visual impact of the proposed works to the south east of the site, on public open space alongside Agricola Way on the Siege Cross estate. It is noted that this land is well used by dog walkers, cyclists and runners and children using the surrounding cycleways as a route to school, as well as containing a play area and outdoor gym area and therefore has significant public amenity value. The proposed works on this part of the site would entail excavation of the land to a depth of up to 0.5 metres, and creation of bunds surrounding the land with a height of between 1.1 metres to the south east boundary and 45 centimetres to the north east boundary. While it is noted that objections relate to the public value of the land and visual harm resulting from the erection of bunds, your officer notes that although it is well mown the open space has little other benefit to visual amenity. It is therefore considered that the shallow excavation and erection of bunds proposed would not significantly impact on the visual amenity of users of the land or cycle paths. In respect of the erection of bunds, while these would be visually conspicuous within the land, they are not considered to be of such a height or nature as to result in harm to visual amenity.
- 6.3.3 It is noted that on the south east of the site, on the footpath leading north from Agricola Way the majority of a line of mature trees is to be retained alongside a 0.8 metre bund, and this will be accompanied by supplementary landscaping. The tree officer has endorsed the landscaping scheme for the site, and along with other new planting to be undertaken in the area surrounding the part of the site off Agricola Way, and the new line of trees to be planted alongside Harts Hill Road, your officer considers that the proposed landscaping scheme will improve the character of the site. In terms of the works to the Kennet and Francis Bailey School sports pitches, in light of the nature of this land that is used for educational purposes it is not considered that the works in this location would result in any significant harm to visual amenity from within the site or surrounding public locations.
- 6.3.4 In light of the above considerations overall the proposed works are considered to be of an acceptable quality of design that will not result in significant harm to visual amenity in the area surrounding the site, nor detract significantly from the character and appearance of the area in such a manner as to outweigh the significant benefits of the scheme in terms of alleviating flood risk.

6.4 Impact on residential amenity

- 6.4.1 A number of objections have raised concerns with the proposed works in respect of the increased potential of overlooking, due to the proximity of the works to the rear and side boundaries of dwellings on the Siege Cross estate. In response to these concerns the applicant has supplied sections showing the bunds against the existing ground level from four locations within this part of the scheme. These sections demonstrate that the tallest of the bunds in this vicinity are approximately 0.8 metres higher than the existing ground level and located 12 metres from the fence of the nearest dwelling and 23 metres from its rear elevation. Your officer has

reviewed the sections that have been provided and considers that while the bunds in this location might slightly increase the potential for members of the public using the open space to see above the fence line of surrounding dwellings it is unlikely that the bunds would be frequently used by walkers, and that such views as would be available, given the separation of the bunds from the rear boundaries of surrounding residential properties, would be unlikely to exceed those available from neighbouring dwellings. Therefore your officer does not consider this impact to be such as to result in sufficient detriment to residential amenity so as to merit a reason for refusal of the proposed works.

6.4.2 Objections to the application refer to concerns regarding overshadowing and the loss of public views across Dunstan Green for dwellings on Harts Hill Road caused by the proposed line of new trees alongside Dunstan Green. However, your officer notes that these trees would be some distance from the front elevation of those dwellings, and therefore unlikely to cause any significant level of overshadowing to them. In respect of the loss of views, the tree officer has considered the scheme and commented that the proposed landscaping will contribute positively to visual amenity in the area, and your officer considers that while the proposed line of trees might result in some reduction in wider views it would not result in the loss of those views and would instead act to soften and improve views from the west across Dunstan Green.

6.5 Impact on public spaces and allotments

6.5.1 The proposed works include works to two public open spaces, Dunstan Green and the Siege Cross estate amenity land. The public open space manager has raised no objection to the proposed works subject to satisfactory landscaping being provided. The Town Council has requested that the impact on Dunstan Green, a registered village green, is considered. While the works will entail the erection of bunds across the green, the scheme provides public access routes through the bunding. Therefore the works are not considered to be such as to prevent the public from accessing and using the land of the green, or to restrict accessibility in such a manner as to render the green inaccessible. In respect of flooding affecting the green, while the works would result in use of the green for temporary water storage in a severe rainfall event, such an event would be very infrequent and the temporary loss of amenity that would result is not considered to weigh significantly against the public benefits of preventing flooding of homes and property. Similarly, open space on the Siege Cross estate would not be rendered permanently unusable. Public play equipment on both sites would be retained, with the play area on Dunstan Green moved slightly north. Works to excavate the land on the Siege Cross Estate would be phased so as to allow public access to part of the land throughout the development of the scheme. Works to land on Kennet School would be limited to take place during the summer holiday so as not to interrupt teaching at the school.

6.5.2 The bunds on Dunstan Green extend to take in a stretch of allotment land approximately 25 metres in length. While it is noted that objections raise concerns with the loss of this land and the impact of the scheme on allotments, it is not considered that the land included in the bund would result in a significant loss of land from use as allotments. In respect of concerns regarding the impact of stored rainwater on allotments, your officer notes that this might in the occasional event of a severe rainfall event result in damage to or loss of crops or a change to

groundwater conditions. However, this must be balanced against the likelihood of such events resulting in damage to vulnerable properties in the event that the flood alleviation scheme is not constructed. Neither the Town Council nor the National Allotments Association, who have both been consulted, have raised any objection to the scheme. You officer therefore considers that while the scheme might entail some limited detrimental impact on the allotments, this impact would not be so harmful as to merit a reason for refusal of the proposed works.

- 6.5.3 The proposed works would result in several diversions to existing footpaths, including the cycle track and an informal pedestrian route from the residential estate across the public open space on the Siege Cross estate, and works to impose new footpaths over the bunds on both Siege Cross and Dunstan Green. It is noted that some objections refer to the fact that a footpath has not been imposed directly from a pedestrian exit from Scrivens Mead into the open space, resulting in walkers taking a less direct route across the open space, or walking over an unsurfaced part of the bund. However, the proposed route over the bund would be located half way between the northern exit from Scrivens Mead and another southern exit from Scrivens which is also available to pedestrians. This is a design matter that is not considered to be such as to result in significant detriment to access to and from the housing estate, and the design rationale of placing the pedestrian route half way between the two exits is accepted.

6.6 Impact on trees and ecology

- 6.6.1 The proposed works would result in some impacts on local trees, with a number of trees and hedges being removed as part of the scheme, on Dunstan Green and Siege Cross. However, a comprehensive scheme has been provided for landscaping and improvement of planting on the site. The tree officer has assessed the scheme and confirmed that overall he is satisfied that the proposed works will result in an improvement to the quality of landscaping on the site and an improvement to the visual contribution of the site to local amenity. Therefore the proposed works are not considered to result in a detrimental impact on trees.
- 6.6.2 The application is accompanied by a phase 1 habitat survey that sets out a number of recommendations at section 6 which makes recommendations in respect of the impact of the works, including a requirement for more surveying work to be undertaken in respect of tree foraging bats and a badger sett. Your officer recommends a condition requiring that the recommendations of section 6 of the report are implemented during the course of development of the site, in accordance with a timetable to be agreed before works commence. Subject to these recommendations being implemented the proposed works are not considered to be such as to result in a detrimental impact on ecology on or near to the site.

6.7 Assessment of sustainable development

- 6.7.1 The NPPF states that there is a presumption in favour of sustainable development. It goes on to define three roles of sustainable development: An economic, social and environmental role. The proposed works are assessed against these roles as follows:

-In terms of the economic dimension, the proposed works would provide economic benefits in terms of providing flood alleviation, which seeks to prevent detrimental

impacts of flooding on local business continuity and in terms of the cost of property damage. The proposed works are therefore considered to contribute positively to the economic role of sustainable development.

-In terms of the social dimension, the proposed works would prevent flooding of dwellings which might otherwise result in people suffering the temporary or permanent loss of their living accommodation, whilst retaining access to valuable public open spaces. Therefore the proposed works are considered to contribute positively to social sustainability.

-In terms of environmental sustainability the proposed works would result in some loss of visual amenity on Dunstan Green, and the loss of some trees and vegetation on the site. However, these would be partially mitigated by the provision of a good scheme of landscaping for the site.

In light of these considerations it is your officer's view that the strong benefits of the scheme in terms of the economic and social dimensions of sustainable development significantly outweigh the minor disbenefit in terms of the environmental dimension.

6.8 Other matters

- 6.8.1 Your officer notes that a number of letters of objection refer to duties under legislation relating to reservoirs. However, these matters fall outside of the principle planning legislation and are not the remit of planning to consider.
- 6.8.2 In respect of undertaking works to a registered village green it is understood that the applicant has contacted the Planning Inspectorate who are the responsible authority for such matters.
- 6.8.3 An objection notes an error at part 8 of the application form where it is stated that the applicant, Stuart Clark, is not an employee of the Council. Stuart Clark's position in submitting this application on behalf of the Council is Principal Engineer. While your officer notes this error, it is clear from the application form and submitted details that the application has been submitted on behalf of West Berkshire Council. Therefore this matter is not considered to be prejudicial to the consideration of this application.
- 6.8.4 Letters of objection raise concerns in respect of the level of public consultation undertaken during both design of the proposed flood alleviation scheme and in advertising this application. Your officer notes that public consultation in preparation of the scheme is a matter outside of the scope of consideration of the application. No statement of consultation has been submitted with the application and it is therefore not possible for your officer to comment on this matter. In respect of publicity of the application, letters notifying neighbours of the application and inviting their comments were sent on the 10th November 2017, and site notices were displayed in four locations alongside the application site on 8th December 2017, giving a deadline for comments of 29 December 2017. Details of the application were published in the local press on 16 November 2017, and on the Council's website. The Council has therefore exceeded its statutory duty to consult members of the public on the application.
- 6.8.5 The government pipelines agency has lodged an objection in respect of the proposed works restricting access to part of the pipeline on Dunstan Green. It is

understood that the applicant is in negotiations with the pipelines agency in respect of securing access to this part of the pipeline. This matter is controlled by other legislation administered by the pipelines agency and it will be necessary for the applicant to resolve the objection prior to commencing works. However, it is not considered to be a reason for refusal of the application.

6.8.6 Objections raise concerns with the potential for the bunds in Siege Cross to increase the likelihood of crime. However, it is noted that the majority of bunds in this location are less than a metre in height and as such opportunities would be limited. The proposed works are therefore not considered to be such as to significantly jeopardise community safety.

6.8.7 Representations on this application have raised concerns in respect of a former area of landfill. The environmental health officer has recognised the potential for elements of the site to contain contamination and has therefore recommended a condition in respect of addressing any contamination identified during development of the site.

7. CONCLUSION

7.1 While the proposed works would result in some detriment to visual amenity in the vicinity of Dunstan Green and residents' concerns regarding the potential for the works to result in localised flooding of the Siege Cross amenity area are noted the proposed works would offer considerable public benefits to the local community in terms of the alleviation of flood risk for a large number of dwellings and commercial properties to the south of the site. It is therefore your officer's view that these public benefits would significantly outweigh any temporary disbenefits during construction or during a severe rainfall event where public access to amenity land might be restricted or the detriment to visual amenity that would result from the erection of bunds. Consequently your officer recommends this application for conditional approval.

8. FULL RECOMMENDATION

DELEGATE to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1).

8.1 Schedule of conditions

1. Full planning permission 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); to enable the Local Planning Authority to review the desirability of the development should it not be started within a reasonable time.

2. Standard approved plans

The development hereby permitted shall be carried out in accordance with drawing numbers [drawing numbers to be inserted by officer].

Any material change to the approved plans will require a formal planning application to vary this condition under Section 73 of the Act. Any non-material change to the approved plans will require a non-material amendment application prior to such a change being made.

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

3. **Construction method statement**

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

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

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).

4. **Archaeology**

Development of the flood alleviation scheme hereby approved shall take place in accordance with the recommendations of the Written Scheme of Investigation by Cotswold Archaeology submitted by email on 20 December 2017.

Reason: To ensure that any archaeological remains that are found are adequately recorded in accordance with the requirements of the NPPF (2012) and Policy CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

5. **Ecology**

No works shall commence on site until a full schedule for carrying out the recommendations made at section 6 of the ecology report has been submitted and approved under a formal discharge of conditions application. Development works shall thereafter be undertaken in accordance with the approved schedule of ecological works.

Reason: To secure the protection of local ecology in the site and surrounding area in accordance with the NPPF (2012) and Policy CS17 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

6. Working hours

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:

7.30 am to 6.00 pm on Mondays to Fridays, 8.30 am to 1.00 pm on Saturdays and no work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with the NPPF (2012) Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

7. Contaminated land

Should any unforeseen contamination be encountered during the development, the developer shall inform the LPA immediately. Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved by the LPA in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA upon completion of the development.

Reason: In order to protect the amenities of proposed occupants/users of the application site in accordance with the NPPF (2012) and Policy OVS5 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

8. 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 KLP/276/17/01, KLP/276/17/02, KLP/276/17/03 Rev B, KLP/276/17/04 Rev B, KLP/276/17/05 Rev C, KLP/276/17/06 Rev B dated 12th December 2017. 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 Local Plan Core Strategy (2006-2026) 2012.

Informative – Tree protection

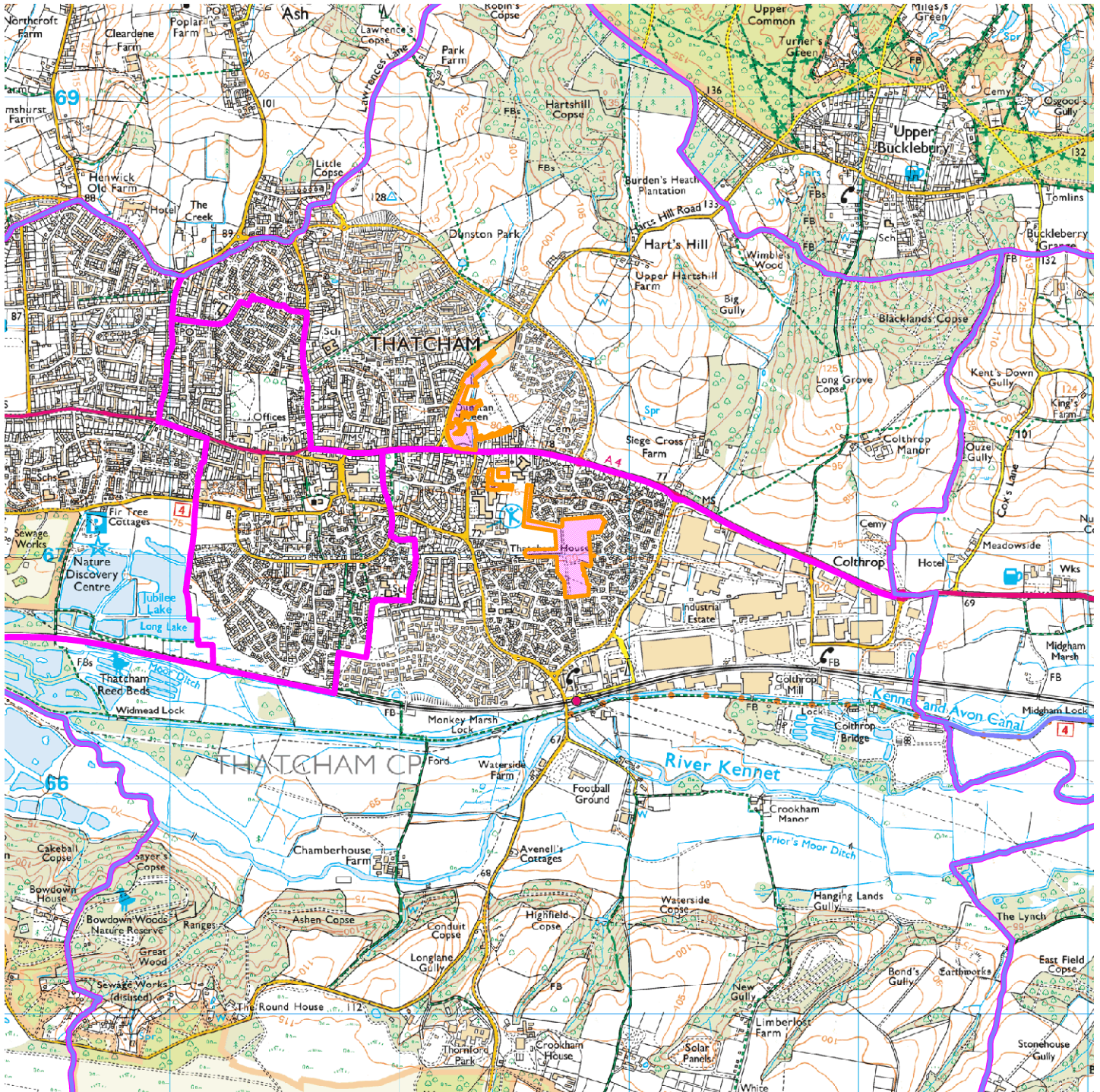
To ensure that the trees, which are to be retained, are protected from damage, ensure that all works occur in a direction away from the trees.

- In addition that no materials are stored within close proximity i.e. underneath the canopy of trees to be retained.
- Ensure that all mixing of materials that could be harmful to tree roots is done well

away from trees (outside the canopy drip line) and downhill of the trees if on a slope, to avoid contamination of the soil.

- To ensure the above, erect chestnut pale fencing on a scaffold framework at least out to the canopy extent to preserve rooting areas from compaction, chemicals or other unnatural substances washing into the soil.
- If this is not possible due to working room / access requirements The ground under the trees' canopies on the side of construction / access should be covered by 7.5cm of woodchip or a compressible material such as sharp sand, and covered with plywood sheets / scaffold boards to prevent compaction of the soil and roots. This could be underlain by a non-permeable membrane to prevent lime based products / chemicals entering the soil
- If there are any existing roots in situ and the excavation is not to be immediately filled in, then they should be covered by loose soil or dry Hessian sacking to prevent desiccation or frost damage. If required, the minimum amount of root could be cut back to using a sharp knife.

Land Between Francis Baily and Kennet Schools and Land Adjacent To Dunsta

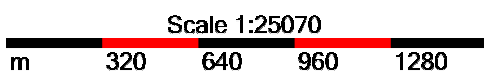


Map Centre Coordinates :

Scale : 1:25069

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Organisation	West Berkshire Council
Department	
Comments	
Date	25 January 2018
SLA Number	0100024151

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Agenda Item 4.(2)

Item No.	Application No. and Parish	13 Week Date	Proposal, Location, Applicant
(2)	17/02578/RESMAJ Sulhampstead	5 January 2018 ¹	Approval of reserved matters following outline permission 14/01730/OUTMAJ (Appeal reference APP/W0340/A/2228089)- Erection of 90 dwellings with vehicular access to Hollybush Lane and associated public open space, landscaping and drainage work. Matters seeking consent: Appearance, Landscaping, Layout and Scale. Firlands Farm, Hollybush Lane, Burghfield Common, Reading, Berkshire, RG7 3JN HDD Burghfield Common Ltd

¹ Extension of time agreed with applicant until 9 February 2018

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

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/02578/RESMAJ>

Recommendation Summary: To **DELEGATE** to the Head of Development and Planning to **APPROVE THE RESERVED MATTERS APPLICATION** subject to conditions

Ward Member: Councillor Keith Chopping

Reason for Committee Determination: Level of objection

Committee Site Visit: 31st January 2018

Contact Officer Details

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

1. INTRODUCTION

- 1.1 This application seeks approval of the reserved matters pursuant to the approval of outline planning permission at Firlands Farm for the erection of 90 dwellings with vehicular access to Hollybush Lane and associated public open space, landscaping and drainage work. The matters seeking consent are Appearance, Landscaping, Layout and Scale.
- 1.2 This application is to be considered by committee because of the level of objection.

2. PLANNING HISTORY

2.1 The following applications are relevant to this site and development:

- 14/00605/SCREEN: EIA Screening Opinion Request. Determined EIA not required 14/04/2014.
- 14/01730/OUTMAJ: Outline application for the erection of up to 129 dwellings with vehicular access on to Hollybush Lane and associated public open space, landscaping and drainage work. Matters to be considered: Access. Refused planning permission 22/10/2014.
- APP/W0340/A/14/2228089: Appeal against refusal of 14/01730/OUTMAJ. Amended scheme for 90 dwellings granted planning permission by Planning Inspectorate 06/07/2015.
- 16/01413/COND1: Application for partial approval of details reserved by Condition 10 (Foul Water) of Planning Permission APP/W0340/A/14/2228089 (14/01730/OUTMAJ). Approved 20/07/2016.
- 17/01449/COND2: Application for approval of details reserved by Condition 9 (SuDS) of Planning Permission APP/W0340/A/14/222808 (14/01730/OUTMAJ). Approved 13/09/2017.

2.2 Following the refusal of 129 dwellings, a reduced scheme for no more than 90 dwellings was granted outline planning permission on appeal. Whilst the description of development refers to up to 129 dwellings, Condition 5 of the Outline Permission stipulates the maximum of 90 dwellings that shall generally accord with the principles shown on the Revised Parameters Plan EMS.2458_008C.

2.3 A S106 unilateral undertaking was deposited as part of the appeal, which is conditionable on the grant of planning permission at appeal and commencement of development. The undertaking obliges the site owners to offer to transfer (first to the Council, second to the Parish Council) the open space (collectively the space for play and amenity located generally in the northern area of the site and forming part of the woodland, and the village green) before occupation of 90% of the dwellings. If neither offer is accepted to set up a Management Company to manage the open space.

3. PROCEDURAL MATTERS

Environmental Impact Assessment

- 3.1 The Council issued a screening opinion for the development on 14th April 2014 (reference 14/00605/SCREEN), which concluded that the proposal is not EIA development, and therefore EIA was not required. Since the approval of the outline permission, the 2017 EIA Regulations have come into force. According to the Planning Practice Guidance, subsequent applications made after 6 April 2015 in respect of development which has never been determined to be EIA development should be treated in line with the revised thresholds. As such, a new screening opinion has been issued confirming that the proposal continues to not be EIA development.

Publicity

- 3.2 Publicity of the application has taken place in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the West Berkshire Council Statement of Community Involvement. Site notices were displayed along the site frontage on 31/10/2017 to expire on 21/11/2017. Neighbour notification letters have been sent to 102 local recipients.

Amended plans and documents

- 3.3 An application can be amended after it has been submitted. This often occurs to address any concerns raised by planning officers and/or consultees, and normally changes are accepted provided they do not substantially alter the original proposal. The table below summarises the amendments and additional information that have been received during the consideration of this application.

	Date	Summary
1	11/12/2017	These submissions address the following concerns raised by planning/housing/highway/tree/countryside officers: (a) Removal of curtilage and parking spaces from visibility splays. (b) Inclusion of build-out to road layout 90 degree corner to west of plot 19. (c) Re-siting of plots 61-62 to provide for deeper rear gardens. (d) Details of hard surface finishes. (e) Full update to landscaping sheets (hard and soft landscaping). Also showing provision of fruit trees within rear gardens of identified plots.
2	19/12/2017	(f) Revised tracking and visibility plans. (g) Amended adoptable highways plan showing inclusion of pedestrian footpaths. (h) New Plan showing pedestrian connectivity. For cross referencing in proposed access condition. (i) Plot/bedroom/parking space spreadsheet. (j) A long section between plots 65/66 and the existing dwellings at Acorn Gardens is provided. (k) The distribution of affordable housing has been amended. (l) An additional Ecological Management Plan has been submitted, to address BBOWT objection.

3	05/01/2018	Amended distribution of affordable housing, at requests of planning/housing officers. Due to the reconfiguration of the layout, the plot numbers have been regularised and house type drawings also updated accordingly.
4	10/01/2018	Amended Arboricultural Impact Assessment (with Method Statements and Woodland Management Plan).
5	18/01/2018	Further amended Arboricultural Impact Assessment (with Method Statements and Woodland Management Plan), correcting an error and superseding submission 4.
6	19/01/2018	Amended site plan to set back Plot 18 from the road and increase the width of the parking spaces for Plot 19, at request of Highway Authority.
7	19/01/2018	Amended site plan to make minor alterations to the road bend and build out junction to the front of Plot 18, at request of Highway Authority.
8	29/01/2018	Amended highways adoption plan to include internal visibility splays.

3.4 According to the PPG, where an application has been amended it is up to the local planning authority to decide whether further publicity and consultation is necessary. In deciding whether this is necessary the following considerations may be relevant:

- Were objections or reservations raised in the original consultation stage substantial and, in the view of the local planning authority, enough to justify further publicity?
- Are the proposed changes significant?
- Did earlier views cover the issues raised by the proposed changes?
- Are the issues raised by the proposed changes likely to be of concern to parties not previously notified?

3.5 All of the amendments made were technical in nature, involving direct negotiation with relevant officers, and unrelated to concerns raised through public consultation (as summarised in Section 4.2 of this report). Having regard to the advice in the PPG, full statutory and public re-consultation was not considered necessary.

Community Infrastructure Levy

3.6 As residential development, the proposal is CIL liable. Based on the applicant's completed CIL forms the liability of the development is £1,333,687.50. 40% of the units are affordable housing, and therefore these units will be eligible for social housing relief. The precise amount chargeable will be independently verified prior to issuing a CIL Liability Notice.

4. CONSULTATION

4.1 Statutory and Non-Statutory Consultations

4.1.1 The following is a summary of the consultation responses received. The full consultation responses are available on the Council's website.

Consultee	Response
Sulhampstead Parish Council:	No objections. The Parish Council is pleased to note the landscaping adjacent to Hollybush Lane, which will go some way towards screening the development. It is noted that there is still only one entry and exit to the site, which is of serious concern. Hollybush Lane is a very busy and at times congested road, and the extra traffic from Firlnads will add to this problem significantly. However, it is noted that matters related to access have already been determined.
Burghfield Parish Council (adjacent parish):	Object. Layout contravenes Burghfield VDS; concern over housing density; concerns over car parking provisions; storage and access for recycling waste collection; maintenance and ownership of public open space and play equipment, who will be responsible?
Ufton Nervet Parish Council (adjacent parish):	No objections.
Environment Agency:	Due to increased workload prioritisation we are unable to provide comments on this application. We are not a statutory consultee for reserved matters applications.
Natural England:	No objection (statutory nature conservation sites); refer to standing advice for protected species; encourage biodiversity and landscape enhancements.
Thames Water:	No objection (sewerage infrastructure capacity / surface water drainage strategy); no comments (water capacity).
Highways Authority:	No objections (following minor technical amendments).
Environmental Health:	No comments.
WBC Ecology:	No response.
WBC Lead Local Flood Authority:	No objections.
WBC Planning Policy Officer:	No comments.
WBC Transport Policy Officer:	No response
WBC Tree Officer:	Conditional permission (following minor amendments to landscaping scheme).
WBC Rights of Way Officer:	No response

WBC Housing Officer:	No objections (following minor amendments to affordable housing distribution)
WBC Education Officer:	No response
WBC Grounds Maintenance Officer:	Conditional permission (following minor amendments to landscaping scheme).
WBC Archaeological Officer:	No objection.
WBC Waste Management Officer:	Requested amendments.
WBC Minerals and Waste Planning Officer:	No response
Thames Valley Police:	No response
Royal Berkshire Fire and Rescue Service:	Conditional permission.
Ministry of Defence:	No response
West Berkshire Spokes:	No response
Ramblers Association:	No response
Berks, Bucks and Oxon Wildlife Trust:	Objection. Application does not demonstrate a net gain in biodiversity, does not adequately protect and enhance existing deciduous woodland which is a Habitat of Principle Importance under the NERC Act 2006, and risk potential disturbance to protected species.
NHS Care Commissioning Group:	No response

4.2 Public representations

4.2.1 Following public consultation, 12 individual contributors have made representations.

All 12 object to the proposal. The issues raised can be summarised as follows:

- Loss of green space
- Brownfield sites should take priority
- Harm to the character and appearance of the area
- Harm to local distinctiveness of Burghfield
- Three storey dwellings are out of character with the area
- Adverse effect on biodiversity – harm to habitats and species
- Query proposed wildlife/ecological proposals
- Harm to woodland on the site
- Adverse effect on air quality
- Increased pollution
- Village is already overpopulated
- Traffic generation

- Concern with additional traffic generation in close proximity to a school
- Exacerbate existing traffic problems in the area
- Traffic problems around Hollybush Lane and Reading Road
- Traffic data supporting application is now out of date, particularly in relation to school travel
- Damage to speed bumps
- Increased noise from traffic
- Query parking provision and double parking on some plots
- Farm access is an attempt for future development beyond the application site
- Increased pressure on local infrastructure, services and amenities (exacerbating existing problems) – doctor surgeries, healthcare, schools, dentists, shops, police, sewerage, foul drainage
- No impact assessment of local schools
- Standing water on site and resulting drainage problems
- Query acceptability of the drainage information
- Flood risk assessment has not been updated
- Adverse effect on local house prices.

5. PLANNING POLICY

- 5.1 West Berkshire Core Strategy 2006-2026 (WBCS):
Policies: ADPP1, ADPP6, CS1, CS4, CS5, CS6, CS8, CS10, CS13, CS14, CS15, CS16, CS17, CS18, CS19
- 5.2 Housing Site Allocations Development Plan Document (HSA DPD):
Policies: GS1, P1
- 5.3 West Berkshire District Local Plan 1991-2006 Saved Policies 2007 (WBDLP):
Policies: OVS.5, OVS.6, TRANS.1, RL.1, RL.2, RL.3
- 5.4 Replacement Minerals Local Plan for Berkshire 2001 (RMLP):
Policies: 1 and 2
- 5.5 Material considerations:
- National Planning Policy Framework (NPPF)
 - Planning Practice Guidance (PPG)
 - Planning for Growth Written Ministerial Statement (23/03/2011)
 - House Extensions SPG (2004)
 - Quality Design SPD (2006)
 - Planning Obligations SPD (2015)
 - Burghfield Parish Design Statement (August 2011)

6. APPRAISAL

6.1 Principle of development

- 6.1.1 The principle of development has been accepted through the granting of outline planning permission, and does not fall to be re-considered under this reserved matters application. Access was also considered at the outline stage.
- 6.1.2 As such, the scope of this application is the consideration of the scale, layout, appearance and landscaping reserved matters, together with any planning considerations which arise from these matters.

6.2 Existing residential character of surrounding area

- 6.2.1 According to Core Strategy Policy CS14, new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. Considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place. Development proposals will be expected to (amongst others): make efficient use of land whilst respecting the density, character, landscape and biodiversity of the surrounding area; and consider opportunities for a mix of uses, buildings and landscaping.
- 6.2.2 According to Core Strategy Policy CS19, in order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural, and functional components of its character will be considered as a whole. In adopting this holistic approach, particular regard will be given to (amongst others): the sensitivity of the area to change; and ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- 6.2.3 The Council's Quality Design SPD (Parts 1 and 2) also reinforces these policies in terms of ensuring new development is appropriate in scale to its context. Part 3 (Residential Character Framework) of the Quality Design SPD shows a mix of defined residential character areas within Burghfield.
- 6.2.4 In light of the above policies, it is of great importance that any development of the application site respects the existing residential character of the surrounding area. These considerations cross-cut issues of scale, layout, appearance and landscaping.
- 6.2.5 The residential development on the eastern side of Hollybush Lane, surrounding Willink School to the west, north and east is identified in the SPD as post war suburban. This character area covers a large area within the western extent of Burghfield and is therefore is considered to have the greatest influence of local distinctiveness. This housing comprises mainly small houses built in the post-war period. These are a combination of private developments and local authority planned residential growth. There is mainly two storey semi-detached houses, with some terraces.

- 6.2.6 In the main, houses have small plots with uniform frontages and building design. The street structure comprises looped roads with some cul-de-sacs. The houses generally have small, uniform front gardens, generally open to the road and absent of boundary treatments. The front of the plots are mostly defined by grass lawns and shrubs. There are generous highway verges, with maturing trees and substantial grassed areas, which contribute to the spaciousness of the area. Many houses have driveways, with some garages (both courts on integrated within houses), but on street parking is prevalent with some laybys.
- 6.2.7 The houses are mainly brick, with some rendered and clad elevations. The roofs are generally simple gable-ended, dual-pitched and tiled. Close boarded fencing and brick walls are the prevailing boundary treatments.
- 6.2.8 The residential development along Hollybush Lane to the east of Willink School and on the southern side of the road south-east of the application site, is identified in the SPD as semi-rural. These areas comprise very low density housing, mostly detached and semi-detached, with individual plots at irregular intervals. Most houses are two storey in scale with a number 2.5 storeys in scale. Some of these houses are historical ribbon development along Hollybush Lane, in addition to a few grounds of dwellings within separate and discreet 'estates'. These houses typically have significant setbacks, and front gardens and driveways enclosed by walls and hedgerows. They are typically on larger plots with generous gardens and mature landscaping. The houses are characterised by their variety in form and materials, and often have distinctive architectural detailing.
- 6.2.9 North-west of the application site along the southern side of Hollybush Lane is residential development identified in the SPD as post 2000 housing, with some pockets of semi-rural (matching the description above) as Hollybush Lane leaves the settlement. The post 2000 housing includes a discreet estate "Acorn Gardens", which abuts the application site to the north-west, and a small number of houses at Bramble Close, further north off Hollybush Lane.
- 6.2.10 These areas comprise predominantly houses of higher (PPG3) densities, although markedly spacious by comparison to many modern-day estates. Housing at Acorn Gardens is a mix of 2 and 2.5 storey scale, whereas Bramble Close is solely 2 storey. Nonetheless, the street structure features a typical block layout in a loose grid pattern, slight variations in building line and heights to break up the appearance of frontages, and smaller front gardens. There is, however, a good level of planting within the public realm that softens the overall appearance of the area. Parking is provided on street, on driveways, and within garages.
- 6.2.11 Overall, the surrounding area displays a mix of residential character that has evolved as the area has development. There is, however, local distinctiveness in terms of the scale, layout, road structure, appearance, architecture, frontage composition, parking, and landscaping that should inform the detailed design of this development.

6.3 Scale reserved matter

- 6.3.1 “Scale”, in relation to reserved matters, means the height, width and length of each building proposed within the development in relation to its surroundings.
- 6.3.2 The overall objective of the planning and development guidelines within the Burghfield Parish Design Statement is that new development should conserve and enhance the character of the Parish, incorporating sympathetic design and reflecting the surrounding environment. In particular, new development should respect the height of the existing and adjacent buildings and should essentially maintain a continuous building line, traditionally not exceeding 2 storeys.
- 6.3.3 At outline stage, the revised Design and Access Statement included a Scale and Massing Plan, which showed up to 2.5 storey development centrally within the developable area, and up to 2 storey development around the edges of the developable area. It was envisioned that *“[the] majority of houses will be no more than two stories tall (to a maximum of 9m from ffl to ridge). Some taller buildings are proposed along the [central] Street to create greater enclosure of this main route, enhancing legibility and creating character. These taller buildings will be two and a half storeys tall, to a maximum of 10.5m from ffl to ridge. Buildings are likely to be arranged as detached dwellings or semi-detached pairs, with occasional instances of small terraces.”* This information was illustrative given that scale is a reserved matter.
- 6.3.4 In the outline appeal decision letter, the Inspector commented that *“[a] condition [was] required to limit the maximum number of dwellings and ensure that development generally accords with the revised parameters plan in order to provide clarity and to safeguard the character and appearance of the area. Whilst the revised parameters plan is illustrative and did not form part of the application, the general extent of built development and open space and the retention of woodland are fundamental to the acceptability of the principle of the development on the site. [The Inspector did] not consider it necessary at [the outline] stage to specify the maximum height or number of storeys of the dwellings however as this would be dealt with through reserved matters.”*
- 6.3.5 The site topography is currently generally flat and there are no significant changes in ground levels between the site and surrounding land. However, the site ground levels are proposed to be raised by an average of 0.6m to facilitate an acceptable drainage scheme. This increase is considered tolerable, subject to the specific relationships between proposed development near the north-western and neighbouring buildings at Acorn Gardens. A Site Section (drawing P1387.SEC.01) has been provided to demonstrate this relationship, and raises no concerns given the gentle slope proposed to bridge the two levels. The separation distance between proposed development on this boundary and existing properties at Acorn Gardens is sufficient to avoid a significant perceivable variance in scale, provided no dormer windows are subsequently constructed under permitted development (discussed at Section 6.15).
- 6.3.6 The overall character of the area surrounding area is described in Section 6.2. Two storey development is prevalent, with some examples of 2.5 storey, including the adjacent estate to the north-west. The maximum scale of the proposed dwellings is 2.5 storeys. Ten 2.5 storey dwellings are proposed, the remainder are two storey.

- 6.3.7 The majority of the two storey buildings measure between 7.5m and 9m in height, which is considered to be in keeping with the scale of the surrounding area.
- 6.3.8 The maximum proposed building height is 10m for the 2.5 storey dwellings (Plots 5, 6, 14, 15, 56, 57, 64, 65, 86 and 87). Their distribution is shown on the Building Heights Plan (P1387/03 Revision P). Plots 64 and 65 are a pair of semi-detached townhouses located on the north-western boundary at the terminus of the main access road. This is a logical place in terms of reinforcing legibility to place a large scale building, and so is considered acceptable subject to the relationship with adjacent development at Acorn Gardens. The others plots are located centrally within the development and do not appear visually disproportionately large in scale to adjacent two storey dwellings. Given the well-enclosed nature of the site, it is considered that the small number of larger dwellings proposed would not be inappropriate. A larger number of 10m high buildings in different locations may be excessive and unacceptable.
- 6.3.9 The majority of development is in keeping with the scale of the surrounding area. A small number of taller 10m high dwellings are proposed; however, they are not disproportionately larger than the majority of the dwellings, and they are well located. As such, this limited number of taller dwellings is considered acceptable.

6.4 Layout reserved matter

- 6.4.1 “Layout”, in relation to reserved matters, means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

Character

- 6.4.2 According to the Quality Design SPD, new development should begin with an understanding of the area’s existing character and context and its design should evolve from West Berkshire’s rich landscape and built heritage. Development should seek to complement and enhance existing areas, using architectural distinctiveness and high quality urban design, to reinforce local identity and to create a sense of place; one that is successful and enjoyed.
- 6.4.3 As described above, the surrounding area is predominantly characterised by post-war suburban housing with looping road structures and occasional cul-de-sacs. More recent development has adopted a traditional grid structure, with perimeter blocks, and representing good quality urban design. It is considered that the proposed road structure respects both these characters due to its use of perimeter blocks, and gentle curves within the road that reflect the local suburban characteristics.
- 6.4.4 The proposed plot sizes are small compared to historical development, but density and character must be balanced against the need to make effective use of land in accordance with current planning policy. The acceptability of the proposed garden sizes is addressed elsewhere in this report, but in terms of respecting local character, it is considered that, on the balance of these issues, the plot sizes are acceptable in terms of the character of the area.

- 6.4.5 A mix of detached and semi-detached houses is proposed with a few short terraces. This mix is considered to be in keeping with the character of the area. The acceptability of the housing mix in terms of housing supply considerations is discussed elsewhere in this report.
- 6.4.6 Burghfield Parish Council object on the basis that the layout contravenes Burghfield VDS. As detailed above, the proposed development is considered to respect the character of the area. The VDS includes some specific guidelines which are relevant to the proposed layout, including that: (1) the character of the narrow winding lanes throughout the Parish should be carefully considered within proposals for new development; and (2) any new development should seek to maintain and enhance the existing network of footpaths and walkways throughout the Parish, providing additional paths/pedestrian links where appropriate. It is considered that the proposed layout strikes an appropriate balance between respecting the winding character of lanes in the area, whilst achieving a good standard of current best practice urban design such as permeability, and a high quality public realm that benefits from good levels of natural surveillance. It is considered that the proposals comply with the VDS in this respect.

Continuity and enclosure

- 6.4.7 According to the Quality Design SPD, new development needs to ensure that public and private spaces are clearly distinguished. Successful public spaces are usually well defined by buildings, structures and hard or soft landscaping. These tend to be spaces which are edged by active frontages (e.g. front doors, large windows); spaces which are overlooked or benefit from natural surveillance, enabling people to keep an eye on the public realm and therefore make it feel safer and free from crime and vandalism. Successful private spaces tend to be enclosed by buildings and only overlooked by the user's home or property. In general, it is best that access is only gained from the property itself.
- 6.4.8 Overall, the layout of the development achieves a clear distinction between public and private spaces, and the orientation of buildings around the road layout ensures a generally good level of overlooking and natural surveillance of the public spaces. The few more vulnerable edges to perimeter blocks (for example, side boundaries of gardens that abut the public realm) are enclosed by brick walls, which provide an additional level of security than the prevailing use of fencing. There are few exposed edges, and they are generally in areas benefitting from good natural surveillance, and therefore these areas are considered acceptable.
- 6.4.9 For the above reasons it is considered that the amended proposed layout can achieve a good quality level of continuity and enclosure.

Quality of the public realm

- 6.4.10 According to the Quality Design SPD, opportunities for interaction with public space should be maximised in new development and a high quality public realm can encourage a sense of community ownership and respect. To ensure its attractiveness and success, all public spaces should have an identified use and take full advantage of outward facing buildings, active edges and perimeter blocks which assist with natural surveillance. Hard and soft landscaping should also be

incorporated and can provide a key opportunity for a sensitive and innovative design proposal. The structure of pedestrian and vehicle movement will help frame a landscape strategy; functional elements such as footpaths, car parks, cycleways and bin storage are all elements that need to be considered as well as the soft planting scheme itself. Early consideration of landscaping will also allow relationships to be developed between internal and external spaces and can influence the design of the buildings.

6.4.11 Overall, the public spaces of the proposal are considered to achieve a high standard of design. The consistent character and appearance of development throughout the site, and the access to the public open space, will encourage a sense of ownership. There are no ambiguous spaces without an identified use. Hard and soft landscaping has been integrated throughout the development. The proposal is considered to achieve a good quality public realm.

Ease of movement

6.4.12 According to the Quality Design SPD, new development should be readily permeable with connected layouts allowing safe, direct routes for pedestrians and cyclists. This will maximise opportunities for interaction and minimise personal risk and isolation. A movement strategy should be considered for any new development, prioritising the needs of pedestrians and cyclists, ensuring direct and convenient access to the main movement network and providing cycle storage appropriately located in a well-used overlooked location. Parking provision should also be well planned and convenient to use for pedestrians as well as drivers. Servicing will also need to be considered, ensuring that movements by large vehicles such as refuse removals and emergency vehicles do not conflict with the normal movement flows.

6.4.13 The locations of pedestrian access into the site were agreed as part of the outline permission, and the proposed footpaths through the woodland complete the connection. The proposed layout is readily permeable for pedestrians and cyclists, with consideration given to desire lines for residents of all properties. There is no direct access route through to the Village Green (field to the south east), but planning officers have explored this matter with the applicant and concluded that it is not achievable without the legal rights of access for future residents. Whilst there is no direct access, the Village Green is accessible to residents without significant detour (i.e. via Hollybush Lane), and so this is not considered to justify an objection.

6.4.14 Residential parking is mostly provided within individual plots, and complies with the parking requirement. On this basis, it is unlikely that on-street parking would significantly detract from the character and appearance of the area. As addressed under highway matters, the layout is considered technically acceptable by the Highways Authority in terms of free flow of traffic.

6.4.15 It is considered that the proposed car parking arrangements would not result in any areas which would become visually dominated by car parking to the detrimental of the overall quality of the development.

6.4.16 For the above reasons, it is concluded that the proposed layout demonstrates a high standard of design, in terms of how it functions, and that respects the character and appearance of the area.

6.5 Appearance reserved matter

- 6.5.1 “Appearance”, in relation to reserved matters, means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 6.5.2 According to the Quality Design SPD, new development should begin with an understanding of the area’s existing character and context and its design should evolve from West Berkshire’s rich landscape and built heritage. Development should seek to complement and enhance existing areas, using architectural distinctiveness (through construction materials and techniques).
- 6.5.3 The form of the proposed dwellings is generally in keeping with the character of the wider area. The buildings have simple forms with dual-pitch, gable-ended roofs. The proposed gabled projections and dormer windows are in keeping with comparable features in the surrounding area.
- 6.5.4 Red brickwork is proposed for all dwellings. Some dwellings have tile hangings, and a select few houses have painted brickwork. Roof tiles are proposed in two colours. Samples have been submitted for consideration (photos are included within the committee plans pack), and are considered to be of sufficiently good quality.
- 6.5.5 The plans indicate that the elevation detailing is fairly plain, with some articulation on individual houses in the form of porches, brick window lintels and string courses, bay windows, and hanging tiles. However, this level of detailing is in keeping with the post-2000 development and post-war suburban development. Without this limited detailing, plainer elevations would appear bland and detract from the character and appearance of the area. As such, a planning condition is recommended to ensure that these features are constructed in accordance with the approved plans.
- 6.5.6 For the reasons detailed above, it is concluded that subject to conditions the appearance of the development would be acceptable and comply with Core Strategy Policies CS14 and CS19.

6.6 Landscaping reserved matter

- 6.6.1 “Landscaping”, in relation to reserved matters, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes:
- (a) screening by fences, walls or other means;
 - (b) the planting of trees, hedges, shrubs or grass;
 - (c) the formation of banks, terraces or other earthworks;
 - (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
 - (e) the provision of other amenity features.

- 6.6.2 Detailed hard and soft landscaping proposals accompany the application. These have been assessed by the Council's Tree Officer and Grounds Maintenance Manager, and recommended minor amendments to species and distribution have been incorporated into revised proposals.
- 6.6.3 A tree preservation order from 2011 covers the entire site and includes all trees present at that time. The outline permission established that the woodland fronting onto Hollybush Lane is to be retained as part of the development and will form public open space. The outline permission also secures a Village Green (field to the south east, opposite side of private track) as public open space.

Soft landscaping

- 6.6.4 The application is accompanied by a combined Arboricultural Impact Assessment, Method Statement, and Woodland Management Plan (ACD, Reference MILL21003aia-ams, Revision E). Trees to be removed include three category B (moderate quality), and a number of low and poor quality specimens. No trees of high value are to be removed. Remedial tree surgery work is also proposed. The Council's Tree Officer and Grounds Maintenance Manager are satisfied with the standard of soft landscaping proposed for these areas.
- 6.6.5 The soft landscaping within the developable area comprises ornamental trees and low level planting to plots. The proposed species to be planted has been amended to suit the recommendations of the Council's Tree Officer. Overall, the proposals are considered to be of a sufficient standard to be accepted.

Hard landscaping

- 6.6.6 The roads and pavements of the development are being built to adoptable standards, and therefore to be constructed of tarmac. However, there are areas of Keyblok concrete block paving in charcoal laid in herringbone pattern is proposed to small cul-de-sacs and the south-western road. Keyblock concrete block paving in burnt ochre in herringbone pattern is proposed for driveways, and concrete slabs are proposed for patios and hard surfacing within plots. Hoggin footpaths with timber edging are proposed for the walks through the woodlands, with no dig construction where appropriate.
- 6.6.7 The proposed selection of hard surfacing materials is considered to respect the character and appearance of the development, and be comparable with the palette at Acorn Gardens. No objections have been raised by the Lead Local Flood Authority in terms of the proposals drainage specifications.

Play area

- 6.6.8 A children's play area is proposed within the woodlands. The proposed play equipment respects the woodland setting with predominantly wooden play equipment and rubber chipping surfacing. A good selection of play equipment is proposed. The Grounds Maintenance Manager welcomes the proposals, which are considered to be high quality play provision.
- 6.6.9 For the above reasons, the proposed landscaping of the site is considered acceptable.

6.7 Housing mix

- 6.7.1 Housing mix considerations falls within the scope of the layout and scale reserved matter because these matters are determinative on the mix of houses and any flatted development. During the outline application an indicative housing mix was provided. The indicative mix comprised 2, 3, 4 and 5 bed market houses, 1 bed affordable flats, and 2 and 3 bed affordable houses.
- 6.7.2 According to Core Strategy Policy CS4, residential development will be expected to contribute to the delivery of an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community, including those with specialist requirements. The mix on an individual site should have regard to:
- The character of the surrounding area.
 - The accessibility of the location and availability of existing and proposed local services, facilities and infrastructure.
 - The evidence of housing need and demand from Housing Market Assessments and other relevant evidence sources.
- 6.7.3 The proposed mix comprises 2, 3, 4 and 5 bed market houses, but with more 2/3 bed units and less 4/5 bed units. A mix of 1, 2, and 4 bed affordable units are proposed. This mix of smaller units better reflects the latest housing need identified in the 2016 Berkshire SHMA, and is considered to have due regard to the character of the surrounding area and the accessibility of the site. The Housing Officer raises no objections to the size of the affordable units, and the mix is considered to adequately reflect the housing mix of the development as a whole. As such, the proposed development is considered to comply with Core Strategy Policy CS4 in this respect.

6.8 Affordable housing

- 6.8.1 Affordable housing considerations falls within the scope of the layout reserved matter in terms of the distribution of affordable units within the development. A pre-condition was applied to the outline permission stipulating that a scheme for the provision of affordable housing will be subject to prior approval before development commenced. The agent has indicated that they wish to agree the distribution of affordable dwellings at reserved matters stage, prior to submitting details to discharge the outline condition.
- 6.8.2 According to Core Strategy Policy CS6, the affordable units will be appropriately integrated within the development. According to the Planning Obligations SPD, to ensure satisfactory integration, affordable housing on new developments should be fully integrated within the general market housing. The Council expects affordable housing to be 'pepper potted' throughout a development. Where practicable, this means that affordable housing should be in groups of not more than 5 dwellings at any single location within the development.
- 6.8.3 Two rounds of amended plans have been submitted to improve the distribution of proposed affordable housing, and maximise integration. The Building Tenure Plan (P1387/04 Revision P) shows the proposed distribution. This shows groups of more than five, but there has been a meaningful attempt to distribute affordable

housing across the site. The external appearance of the affordable units do not materially vary from the market housing. On balance, the latest proposal for affordable housing are considered to be sufficiently well integrated into the development as a whole. The Housing Officer has raised no objections to the layout and sizes of the proposed affordable units.

6.9 Outdoor amenity space

- 6.9.1 Core Strategy Policy CS14 requires new developments to demonstrate high quality design. Good design relates not only to the appearance of a development, but the way in which it functions. According to Part 2 of the Quality Design SPD, the Council considers that it is essential for the living conditions of future residents that suitable outdoor amenity space is provided in most new residential developments. The provision of good quality outdoor amenity space is determined primarily by the layout and landscaping of the development, and so is a relevant consideration at this stage.
- 6.9.2 According to the SPD, depending on the size of the dwelling, a garden should be large enough to accommodate such features as garden shed, washing lines and other domestic features and should allow for opportunities for sitting outside in comfort and reasonable privacy and, in family dwellings, for children's play. It is the quality of outdoor space, as detailed above, that matters most but as a general guide the following garden sizes are suggested for houses:
- 1 and 2 bedroom houses and bungalows, from 70sqm
 - 3 or more bedroom houses and bungalows from 100sqm
- 6.9.3 There are a mix of garden sizes proposed. The majority of gardens just about comply with these minimum expectations, a few exceed, and a not insignificant number fall short. However, generally the regular shape of the gardens mean that there are realistic opportunities for accommodating domestic features and providing for private outdoor recreation. Given that there are no obvious areas for improvement within the constraints of the site, in general the identified deficiencies are not considered so significant as to warrant the refusal of the application. Overall, the proposed development provides sufficient opportunities for future residents to make use of the outdoor amenity space associated with their properties.

6.10 Residential amenity

- 6.10.1 One of the core planning principles of the NPPF is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. According to Core Strategy Policy CS14, new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. The impact of the development on the amenity of existing occupants of land and buildings surrounding the site is determined primarily by the layout and scale of development, as so is a relevant consideration at this stage.

- 6.10.2 Given the well enclosed nature of the site, the only neighbouring properties directly affected by the development back onto the north-western boundary of the site from Acorn Gardens. Proposed Plots 65 to 69 back directly onto these properties.
- 6.10.3 In all cases the separation distance between opposing windows would be in excess of 21m. There is also a good level of natural screening along the boundary from the existing tree cover, which would filter views and minimise any overbearing impacts. The tree cover is significantly reduced approximately around the rear boundary of 80 Acorn Gardens, but the proposed line of houses stops short of this area and so does not raise concerns.
- 6.10.4 The applicant has confirmed that the rear boundary treatments for Plots 58 to 70 is set back slightly from the existing boundary with Acord Gardens, and therefore the existing boundary treatments to the neighbouring properties will remain unaffected.
- 6.10.5 The Site Section drawing (P1387.SEC.01) demonstrates an acceptable relationship between Plots 58-70 and Acorn Gardens, with sufficient separation distance, a gradual change in levels, and intervening trees along some parts of the boundary. The introduction of second floor dormer windows in the roofs of these properties would introduce concerns of overlooking, but future permitted development rights can be restricted by condition.
- 6.10.6 In terms of the amenity of future occupants of the development, in general the orientation and separation distances between proposed dwellings results in satisfactory relationships that avoid undue overlooking or overshadowing.
- 6.10.7 Some of the separation distances between directly opposing windows within the perimeter block are less than 21m. However, these specific relationships have been carefully assessed, and given their orientation, and the position of windows, all such relationships are considered acceptable. The restriction of permitted development rights is addressed in Section 6.15.
- 6.10.8 Subject to conditions to restrict specific future permitted development rights, it is concluded that the proposed development would have an acceptable impact on the amenity of existing and future occupants.

6.11 Sustainable construction and renewable/low carbon energy

- 6.11.1 Sustainable construction measures and renewable/low carbon energy policy requirements are primarily determined by the detailed design of the development, and thus are relevant considerations as part of this reserved matters application.
- 6.11.2 According to Core Strategy Policy CS15, new residential development will meet a minimum standard of Code for Sustainable Homes Level 6. However, the Written Ministerial Statement of 25th March 2015 withdraws the Code for Sustainable Homes. According to the Planning Practice Guidance, local planning authorities have the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of access and water, and an optional nationally described space standard. Local planning authorities will need to gather evidence to determine whether there is a need for additional standards in their area, and justify setting appropriate policies in their Local Plans. There is no

current policy with the statutory development plan that is consistent with this guidance.

- 6.11.3 Core Strategy Policy CS15 also requires a 20% reduction in carbon dioxide emissions from the use of renewable energy or low/zero carbon energy generation on site or in the locality. Following the withdrawal of the Code for Sustainable Homes, the baseline for this assessment no longer exists, and as such compliance is not possible for practical reasons.

6.12 Highway matters

- 6.12.1 Access was a matter of detailed consideration at the outline stage, and so falls outside the scope of this application. "Access", in relation to reserved matters, means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where "site" means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made.
- 6.12.2 There are, however, a number of highway matters which are particularly relevant to the layout and landscaping reserved matters, including internal road layout and design, and parking provision.
- 6.12.3 The application is accompanied by technical plans, including an Access Road Longitudinal Section (P518/39/A), Proposed Extent of Adoptable Construction (P518/42/D), Visibility Splays (P518/43/B) and Swept Path Analyses for refuse vehicles (P518/32/D), fire tender (P518/33/C) and large car (P518/34/C).
- 6.12.4 Highway officers recommended a series of minor amendments to the road layout, visibility splays, and extent of adoption. They are satisfied that the proposed layout is acceptable. There are a number of visibility splays to junctions and bends within the development that must be provided before the roads and used and thereafter kept free of obstructions, which can be secured by condition.
- 6.12.5 Parking levels for each dwelling have been checked to ensure they comply with the current residential parking standards in Policy P1 of the HSA DPD. It is necessary to condition that these parking spaces are kept available for parking on a permanent basis. Prior approval of cycle storage can be secured by condition.
- 6.12.6 The waste collection points are all within easy reach of the main road network. There are a few houses which would have to move their receptacles some distance on collection days, but officers are satisfied that the position of collection points is the best achievable with the proposed layout.
- 6.12.7 An interested party has suggested that the farm access point is an attempt to allow for future expansion of development to the adjacent farmland, and request its removal. The provision of a farm access is not objectionable in itself. Designing a road structure that allows for ease of access to surrounding uses, or to future expansions is good urban design practice because it avoids future problems providing access in case of a situation where access may be required; this does not mean (and should not be construed as meaning) that further development on

adjacent land would be acceptable. Any future application would be considered on its merits at the time of the application. There are not considered to be any sound planning reasons for redesigning this farm access.

6.12.8 Overall, highway officers is satisfied that the proposed detailed design of the site is acceptable in terms of the highway matters raised.

6.13 Drainage

6.13.1 The application submission includes a Storm and Foul Site Drainage Strategy plan (P518/35/E) which also details finish floor levels. A drawing entitled Alternative Off-site Swale link to Benham's Ditch (P518/40/A) is also included. Conditions 9 and 10 of the outline permission require the prior approval and implementation of a surface water drainage scheme and details of sewage disposal respectively. These technical drainage matters fall outside the scope of the reserved matters application, and therefore these details must be subject to separate approval pursuant to these conditions. Ground levels are addressed elsewhere in this report in terms of their impact on the design of the development

6.14 Biodiversity

6.14.1 The previously submitted ecology reports were all submitted to support the landscaping scheme and layout, and so constitute background documents to this application.

6.14.2 On 6th November 2017, BBOWT objected to the application because the application does not demonstrate a net gain in biodiversity, does not adequately protect and enhance existing deciduous woodland which is a Habitat of Principle Importance under the NERC Act 2006, and risk potential disturbance to protected species. It also recommends that, to avoid impacts on foraging bats and other light sensitive species, the applicant should submit a sensitive lighting strategy that demonstrates that the proposed lighting scheme will not negatively impact light sensitive species.

6.14.3 The applicant has subsequently submitted an Ecological Management Plan, which includes a Statement on Biodiversity Gain. An updated consultation response from BBOWT is expected but has not been received at the time of writing, so this response, and an appraisal of the ecological impacts, will be reported on the Update Report.

6.15 Permitted development rights

6.15.1 The implications of future permitted development (PD) rights are primarily determined by the scale, layout and appearance of the development, and so is a relevant consideration to this application.

6.15.2 According to the Planning Practice Guidance, conditions restricting the future use of PD rights will rarely pass the test of necessity and should only be used in exceptional circumstances. The scope of such conditions needs to be precisely defined, by reference to the relevant provisions in the Town and Country Planning

(General Permitted Development) (England) Order 2015, so that it is clear exactly which rights have been limited or withdrawn. Area wide or blanket removal of freedoms to carry out small scale domestic and non-domestic alterations that would otherwise not require an application for planning permission are unlikely to meet the tests of reasonableness and necessity.

- 6.15.3 After first occupation, all houses would normally benefit from PD rights for their enlargement/extension, alterations to the roof, porches, outbuildings, hard surfaces, and minor additions such as chimneys and antennas. Walls, fences and other means of enclosure are also permitted development up to 1m adjacent to a highway and 2m elsewhere.
- 6.15.4 In this instance, restrictions on Class A permitted development rights for extensions are recommended for plots 1-6, 9, 11-13, 16-17, 19-43, 45-55, 71, 73, 77, 80, and 82-90. This is primarily on the grounds that the relationships between dwellings, as currently proposed, are very tight, with separation distances that are close to being unacceptable in many instances. Any development which shortens these separation distances would increase overlooking and reduce privacy between neighbouring dwellings. This is considered sufficient justification to restrict permitted development. Such extensions may also result in a cramped form of development, diminishing the character and appearance of the development.
- 6.15.5 It is not considered necessary to apply the above Class A restriction to Plots 8, 10, 14-15, 18, 44, 56-70, 72, 74-76, 78-79, and 81. This includes the row of dwellings along the north-western boundary backing onto Acorn Gardens, as sufficient separation distances would remain following extensions under permitted development. A number of corner plots could also be extended under permitted development without material harm to neighbouring properties due to their orientation. Extensions to these properties may contribute to a cramped form of development, but this is not considered sufficient to conclude that permitted development should be restricted on an exceptional basis.
- 6.15.6 Restriction of Class B permitted development rights for roof extensions/dormer windows are recommended for all plots. The scope for roof extensions is extensive under Class B. Owing to the tight relationships between dwellings, the construction of many types of dormer windows would reduce privacy through actual or perceived overlooking from prominent windows being introduced at elevated second floor level. This would not prevent loft conversions that use flush roof lights (permitted under Class C), which tend to limit instances of overlooking given their angle, and are less prominent additions to roofs.
- 6.15.7 Restrictions to Class E permitted development rights of outbuildings are not considered necessary in light of the PPG guidance. Larger outbuildings within each dwelling may contribute to a cramped form of development, but this is not considered sufficient to conclude that permitted development should be restricted on an exceptional basis.
- 6.15.8 There are no material grounds for restricting other permitted development rights, such as porches, chimneys, and antennas.

6.16 Other matters

- 6.16.1 This application relates solely to the reserved matters (appearance, landscaping, layout and scale) of the approved development, and so only issues that are related to these matters can be considered. The principle of development and many technical considerations formed part of the assessment of the outline application, and are subject to planning conditions on the outline permission. A number of issues have been raised in response to consultation which are therefore not relevant to this application.
- 6.16.2 Some matters raised are not material planning considerations, and therefore cannot be taken into account in this decision. Such matters raised include any adverse effect on local house prices.
- 6.16.3 The Royal Berkshire Fire and Rescue Service has advised of the need for emergency water supplies. This requirement is already secured by Condition 13 on the outline permission, and so does not need to be repeated under these reserved matters.

7. CONCLUSION

- 7.1 This application relates solely to the reserved matters (appearance, landscaping, layout and scale) of the development, following the granting of outline planning permission for 90 dwellings at Firlands Farm. The principle of development, and various technical matters, falls outside the scope of this application.
- 7.2 As detailed in this report, the proposed scale, layout, appearance and landscaping of the development are considered to respect the character and appearance of the area, safeguard residential amenity, and be acceptable in terms of other identified material considerations.
- 7.3 Subject to a number of conditions, as set out in the full recommendation, it is concluded that the approval of the reserved matters is justified, and so it is recommended that this application is approved.

8. FULL RECOMMENDATION

To delegate to the Head of Development and Planning to **APPROVE THE RESERVED MATTERS APPLICATION** subject to the following conditions.

1. Link reserved matters/outline

This permission relates solely to the reserved matters referred to in Condition 1 of the outline planning permission granted on 6 July 2015 under appeal reference APP/W0340/A/14/2228089 (application reference 14/01730/OUTMAJ). Nothing contained in this proposal or this notice shall be deemed to affect or vary the conditions applied on that outline planning permission.

Reason: The reserved matters cannot be considered separately from the permission to which they relate and the conditions applied on that outline permission are still applicable.

2. Approved plans

The development hereby permitted shall be carried out in accordance with the following approved plans/documents:

- P1387.01/T: Planning Layout
- P1387.02/P: Materials Layout
- P1387.03/P: Building Heights Plan
- P1387.04/P: Building Tenure Layout
- P1387.05/P: Parking Plan
- P1387.06/N: Refuse Plan
- P1387.07/Q: Enclosures Layout
- P1387.08: Location Plan
- P1387.10/B: Path Phasing Layout
- P1387.GAR.01: Single Garages, Plans & Elevations
- P1387.GAR.02: Double Garage, Plans & Elevations
- P1387.GAR.03: Pair Garages, Plans & Elevations
- P1387.GAR.04: Double Garages – Plot 88, Plans & Elevations
- P1387.ST.01/B: Bin & Cycle Stores, Plans & Elevations
- P1387.SS.01/F: Streetscenes (Sheet 1 of 2)
- P1387.SS.02/D: Streetscenes (Sheet 2 of 2)
- P1387.SEC.01: Site Section
- P1387.1BM.101/B: Type 1BM – Floor Plans
- P1387.1BM.102/B: Type 1BM – Elevations
- P1387.1BM1.101/A: Type 1BM1 – Ground & First Floor Plans
- P1387.1BM1.102/A: Type 1BM1 – Roof Plan
- P1387.1BM1.103/A: Type 1BM1 – Front & Side Elevations
- P1387.1BM1.104/A: Type 1BM1 – Rear & Side Elevations
- P1387.2.101/C: Type 2 – Floor Plans
- P1387.2.102/C: Type 2 – Elevations
- P1387.3.101/B: Type 3 – Floor Plans
- P1387.3.102/B: Type 3 – Elevations
- P1387.4.101/A: Type 4 – Floor Plans
- P1387.4.102/A: Type 4 – Elevations

- P1387.A.101/A: Type A – Floor Plans
- P1387.A.102/A: Type A – Floor Plans
- P1387.A.103/A: Type A – Brick, Elevations
- P1387.A.104/A: Type A – Brick, Elevations
- P1387.A.105: Type A – Tile Hung, Elevations
- P1387.BY.101/C: Type BY – Floor Plans
- P1387.BY.102/C: Type BY – Brick, Elevations
- P1387.BY.103/B: Type BY – Floor Plans
- P1387.BY.104/C: Type BY – Painted Brick, Elevations
- P1387.CH.101: Type CH – Floor Plans
- P1387.CH.102: Type CH – Floor Plans
- P1387.CH.103: Type CH – Brick, Elevations
- P1387.CH.104: Type CH – Tile Hung, Elevations
- P1387.CH.105: Type CH – Brick, Elevations
- P1387.CH.106: Type CH – Tile Hung, Elevations
- P1387.D.101/A: Type D – Floor Plans
- P1387.D.102: Type D – Brick, Elevations
- P1387.D.103/A: Type D – Painted Brick, Elevations
- P1387.E.101/A: Type E – Floor Plans
- P1387.E.102: Type E – Brick, Elevations
- P1387.E.103: Type E – Painted Brick, Elevations
- P1387.E.104/A: Type E – Tile Hung, Elevations
- P1387.E.105/A: Type E – Tile Hung, Elevations
- P1387.IG.101/A: Type IG – Floor Plans
- P1387.IG.102/A: Type IG – Brick, Elevations
- P1387.IG.103/A: Type IG – Painted Brick, Elevations
- P1387.IG.104/A: Type IG – Floor Plans
- P1387.IG.105/A: Type IG – Painted Brick, Elevations
- P1387.M.101/A: Type M – Plans & Elevations
- P1387.MY.101/B: Type MY – Floor Plans
- P1387.MY.102/B: Type MY – Brick, Elevations
- P1387.MY.103/B: Type MY – Floor Plans
- P1387.MY.104/B: Type MY – Tile Hung, Elevations
- P1387.R.101: Type R – Floor Plans
- P1387.R.102: Type R – Floor Plans
- P1387.R.103: Type R – Brick, Elevations
- P1387.R.104: Type R – Painted Brick Elevations
- P1387.2A.101/A: Type 2A – Floor Plans
- P1387.2A.102/A: Type 2A – Elevations
- MILL21003/10: Landscape Masterplan
- MILL21003/11/F: Soft Landscape Proposals (Sheets 1-4)
- MILL21003/12/E: Hard Landscape Proposals (Sheets 1-5)
- MILL21003/20/H: Open Space Proposals (Sheets 1 – 2)
- MILL21003/30/C: Play Area Proposals
- P518/32/D: Swept Path Analysis, Refuse Vehicle
- P518/33/C: Swept Path Analysis, Fire Tender
- P518/34/C: Swept Path Analysis, Large Car
- P518/35/E: Storm & Foul Site Drainage Strategy & Proposed Finish Floor Levels

- P518/39/A: Access Road Longitudinal Section
- P518/40/A: Alternative Off-site Swale link to Benham's Ditch
- P518/42/E: Proposed Extent of Adoptable Construction
- P518/43/B: Visibility Splays

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

3. **Materials**

The materials to be used in the external surfaces of the dwellings shall be in accordance with the Materials Layout (Drawing P1387/02 Revision P), the submitted samples, namely:

- Brick - Forterra Hampton Rural Blend
- Roof - Sandtoft Vauban Multiblend and Stoneleaf Del Mino Natural Slate
- Tile Hanging - Sandtoft Humber Flanders
- Painted Brick - Sandtex Chalk Hill

Reason: To ensure that the external materials respond to local character. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

4. **Tree protection (provision)**

No development shall take place until the approved tree protection scheme has been provided in accordance with the Arboricultural Impact Assessment, Method Statement and Woodland Management Plan (Prepared by ACD Environmental, Reference MILL21003aia-ams, Revision E 17.01.2018). Notice of commencement of development shall be given to the Local Planning Authority at least 2 working days before any development takes place. The scheme shall be retained and maintained for the full duration of building/engineering operations, or until such time as agreed in writing with the Local Planning Authority. There shall be no construction activities, excavations, storage of materials/machinery, parking of vehicles, or fires.

Reason: To ensure the protection of the existing trees to be retained during building/engineering operations. The tree protection must be provided before development takes place to ensure that the trees are protected throughout the construction phase. This condition is applied in accordance with the National Planning Policy Framework, Policy CS18 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

5. **Arboricultural supervision (prior approval)**

No development (including site clearance and any other preparatory works) shall take place until an arboricultural watching brief has been secured for the development, in accordance with a written scheme of site monitoring, which has been submitted to and approved in writing by the Local Planning Authority. Site monitoring shall thereafter take place in accordance with the approved details.

Reason: To ensure the protection of the existing trees to be retained during building/engineering operations. The watching brief must be secured before

development takes place to ensure that the trees are protected throughout the construction phase. This condition is applied in accordance with the National Planning Policy Framework, Policy CS18 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

6. Architectural detailing (provision)

No dwelling shall be first occupied until the detailing of its elevations has been completed in accordance with the approved plans. This includes (but is not necessarily limited to) the provision of bargeboards, lintels (materials, keystone details), string/soldier courses, fenestration, quoins, porches, plinths, chimneys (corbelling), eaves detailing, cills, hanging tiles (varying tiles/detailing).

Reason: The articulation of elevations with such detailing makes an important contribution to the design quality of the development. The completion of these features prior to first occupation is therefore necessary to ensure that the buildings respect the character and appearance of the surrounding area. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP6, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

7. Access, parking and turning (provision)

No dwelling shall be first occupied until the vehicle access (including road access between Hollybush Lane and that dwelling), parking, and turning spaces associated to that dwelling have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning spaces shall thereafter be kept available for parking and manoeuvring (of private motor cars and/or light goods vehicles) at all times.

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

8. Internal visibility splays (provision)

Visibility splays shall be provided in accordance with drawing P518/43 B. All visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.

- (a) No dwelling on Plots 76-81 shall be first occupied until the visibility splays opposite plot 48 have been provided.
- (b) No dwelling on Plots 44-86 (excluding Plot 57) shall be first occupied until the forward visibility area at Plots 86/87 have been provided.
- (c) No dwelling on Plots 6-43 and Plot 57 shall be first occupied until the visibility splays opposite Plots 86/87 have been provided.
- (d) No dwelling on Plots 15-43 shall be first occupied until the visibility splays by Plots 14/15 have been provided.

- (e) No dwelling on Plots 27-43 shall be first occupied until the forward visibility area by Plots 23/26 have been provided.
- (f) No dwelling on Plots 58-72 shall be first occupied until the visibility splays opposite Plots 64/65 have been provided.

Reason: To ensure the internal visibility splays are provided at the correct time in line with the occupation of the development, and that thereafter they are kept free of obstructions, all in the interests of road safety. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

9. Cycle storage (prior approval)

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

Reason: To encourage the use of cycles in order to reduce reliance on private motor vehicles. This condition is applied in accordance with the National Planning Policy Framework, 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).

10. Hard landscaping (provision)

No dwelling shall be first occupied until the boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) of its plot has been completed in accordance with Hard Landscape Proposals (ACD Drawing MILL21003/12 Revision E, Sheets 1-2). The final dwelling to be occupied shall not be first occupied until the hard landscaping of the whole application site has been completed in accordance with these approved details.

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

11. Soft landscaping (as submitted)

All soft landscaping works of individual plots shall be completed in accordance with the Soft Landscape Proposals (ACD Drawing MILL21003/11 Revision F, Sheets 1-4) and the Open Space Proposals (ACD Drawing MILL21003/20 Revision H, Sheets 1-2) within the first planting season following first occupation of that dwelling. All other soft landscaping works shall be completed in accordance with these approved details before first occupation of the final dwelling to be occupied, unless the approved details specify otherwise.

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 this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees,

shrubs or hedges of a similar size and species to that originally approved.

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

12. Road layout near Plot 18

Notwithstanding what is shown on other approved drawings, the road layout between Plot 18 and Plots 23-26 (in particular the design of the road bend and access to parking for Plots 19-22) shall be construction in accordance with Planning Layout drawing P1387/01 Rev T.

Reason: The road layout has been amended to address highway concerns. Given the minor nature of this change other drawings have not been amended accordingly. This condition is therefore necessary to ensure the correct layout is construction. This condition is applied in the interests of highway safety and in accordance with the National Planning Policy Framework, and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

13. Open space footpaths

No dwelling shall be first occupied until the Phase 1 Footpaths (shaded purple on the Footpath Phasing Plan – P1387/10/B) have been provided broadly in accordance with the layout shown on the approved plans, and in strict accordance with the “no-dig” specifications. No more than 15 dwellings shall be first occupied until the Phase 2 Footpaths (shaded orange of the same plan) have been provided broadly in accordance with the layout shown on the approved plans, and in strict accordance with the “no-dig” specifications. The precise routes of the footpaths shall be determined on site in agreement with, and in the presence of, the Local Planning Authority or Council’s Tree Officer.

Reason: To provide suitable access to the open space and site, without detriment to the existing trees to be retained. This condition is applied in accordance with the NPPF, Policy CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).

14. Permitted development restriction (extensions/outbuildings)

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 extensions, enlargements, improvements or other alterations to dwellings, which would otherwise be permitted by Schedule 2, Part 1, Class A that Order shall be carried out to Plots 1-6, 9, 11-13, 16-17, 19-43, 45-55, 71, 73, 77, 80, and 82-90 (as numbered on Planning Layout P1387/01 Revision T), without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: Primarily to safeguard neighbouring amenity from development that would

increase overlooking and reduce privacy due to the close proximity between dwellings. Further, to prevent the overdevelopment of the site in the interests of respecting the character and appearance of the development. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the North Wessex Downs AONB Management Plan 2014-2019, and Quality Design SPD (June 2006).

15. Permitted development restriction (roof extensions/dormers)

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 enlargement of a dwellinghouse consisting of an addition or alteration to its roof (including dormer windows, but excluding roof lights permitted under Class C, which would otherwise be permitted by Schedule 2, Part 1, Class B that Order shall be carried out to any dwellinghouse (Plots 1-90, as numbered on Planning Layout P1387/01 Revision T), without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: Primarily to safeguard neighbouring amenity from development that would increase overlooking and reduce privacy due to the introduction of elevated dormers windows in close proximity to other dwellings. Further, to respect the character and appearance of the roof-scape of the development. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the North Wessex Downs AONB Management Plan 2014-2019, and Quality Design SPD (June 2006).

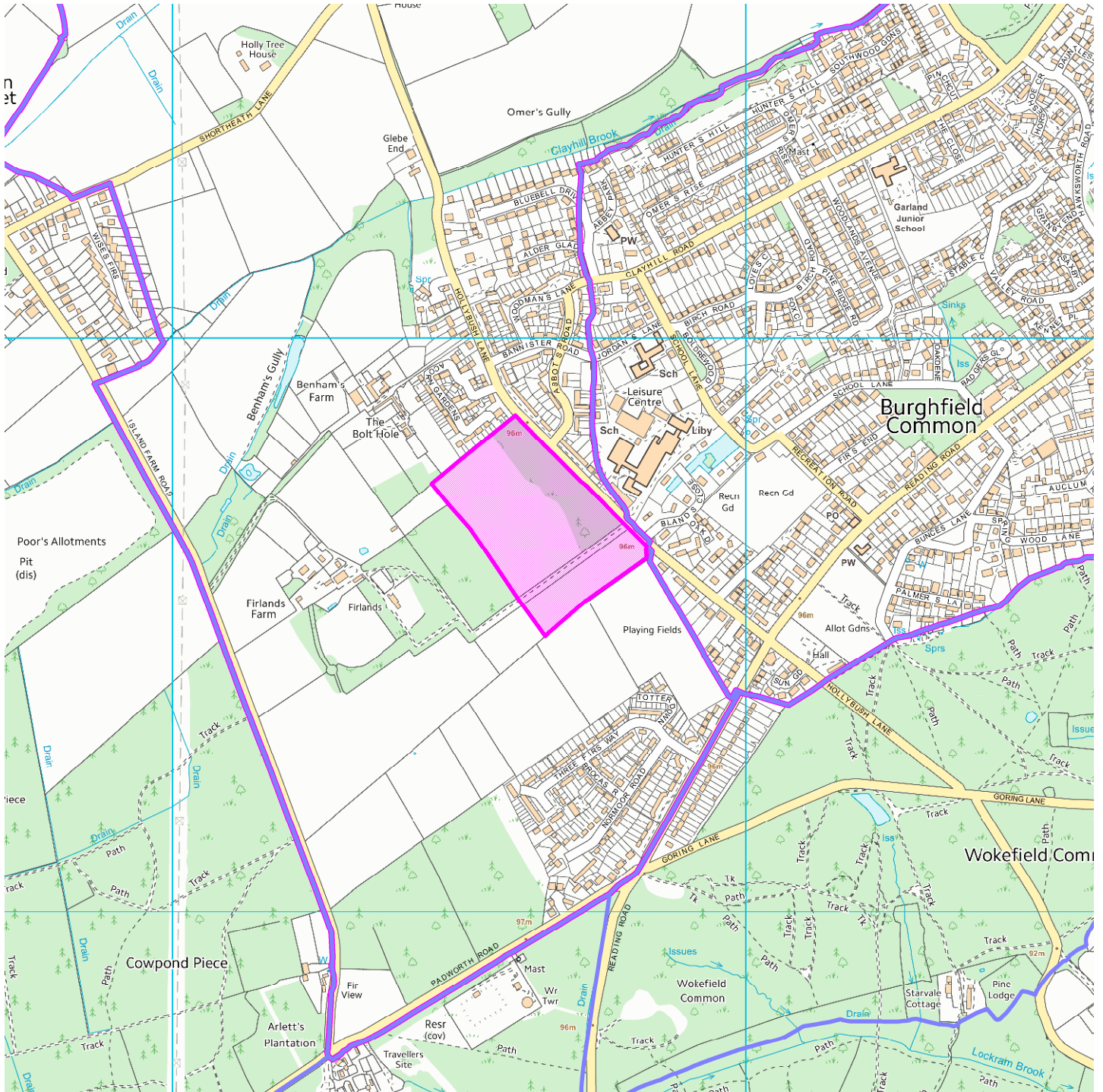
INFORMATIVES

1. Proactive actions of the LPA

The Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application. In particular, the LPA:

- a) Provided the applicant with a case officer as a single point of contact.
- b) Alerted the applicant to issues that were raised during the consideration of the application.
- c) Facilitated meetings between the case officer and the applicant to negotiate solutions to identified issues.
- d) Accepted amended plans to address minor issues arising during the consideration of the application.
- e) Agreed an extension of time before determining the application to enable negotiations with the applicant.
- f) Gave the applicant an opportunity to comment on proposed conditions before making a recommendation.

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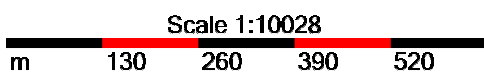
Map Centre Coordinates :

Scale : 1:10027

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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	25 January 2018
SLA Number	0100024151



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Agenda Item 4.(3)

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(3)	17/03304/FULD Thatcham	23 rd January 2018 Agreed extension of time until 9 th February 2018.	Erection of a new dwelling garden land to the rear of 17 Church Gate Thatcham RG19 3PN Mr and Mrs James

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

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/03304/FULD>

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

Ward Members: Councillor Richard Crumly
Councillor Marigold Jacques

Reason for Committee Determination: Called in by Ward Member

Committee Site Visit: 31st January 2018

Contact Officer Details

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

1. Relevant Site History

13/02888/FULD	Demolition of existing house and garages. Erection of new Green Guide Rectory and single detached garage plus 2 new 3 bedroom detached dwellings with attached single garages.	Withdrawn 21 st November 2013
15/02052/FULD	Demolition of existing house and garages. Erection of 2 No. dwellings and garages.	Refused 2 nd December 2015 Appeal Dismissed 23 rd September 2016
17/01636/TPC	1 - Magnolia - Reduce crown to tidy in general leaving a tree with a height of no less than 2m. T2 - Cherry - Reduce crown to tidy in general leaving a tree with a height of no less than 4m. T3 - Plum - Reduce crown to tidy in general leaving a tree with a height of no less than 3m. T4 - Acer Crimson King - Reduce crown to tidy in general leaving a tree with a height of no less than 5m. T5 Silver Birch, T6 Apple and T7 Hazel - Fell near to ground level. G8 - Row of Cypress - Trim branches back to fence line.	No objection 1 st August 2017
17/01797/FUL	Erection of a replacement dwelling	Approved 29 th August 2017
17/02688/COND1	Application for approval of details reserved by conditions: 3 - Schedule of Materials, 5 - Details of temporary parking and turning, 6 - Landscaping, 7 - Tree protection, 8 - Dust, of planning permission reference 17/01797/FUL (Erection of a replacement dwelling following the demolition of an existing dwelling).	Approved 25 th September 2107

17/02687/TPC	Maple - Fell. Magnolia - Fell. Plum - Fell. Cherry - Fell. Replant with native trees.	No objection 20 th September 2017
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2. Publicity of Application

Site Notice Expired: 26th December 2017
Neighbour Notification Expired: 22nd December 2017

3. Consultations and Representations

3.1 Consultations

Thatcham Town Council No objections,

Archaeology

I have reviewed the application using the approach set down in the National Planning Policy Framework and have checked the proposed development against the information we currently hold regarding the heritage assets and historic land uses in this area.

Although this area was seen to have some archaeological potential as it is adjacent to the possible site of a medieval moated site referenced in documentary sources, an archaeological evaluation on the land did not reveal any evidence of this feature and only limited features and finds. This evidence suggests that there will be no major impact on any features of archaeological significance.

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

Conservation

There are analogies in the relationship between the approved dwelling, and that now proposed bungalow in the current application, in a previous refused application 15/02052/FULD for two similarly “tandem” dwellings on the whole site, albeit previously of more equal size. This application was also dismissed on appeal.

The Appeal Inspector considered that the main issues in respect of application 15/02052/FUL were whether the proposals would preserve or enhance the character or appearance of the Thatcham Conservation Area, and the impact of the proposals on the living conditions of neighbouring properties. The Inspector considered that the development would be out of keeping, but would not have an unacceptable impact on the living conditions of neighbouring properties, nor, incidentally, would it have an adverse impact on the setting of listed buildings on adjoining sites because of good separation distances and screening.

Notwithstanding any other Development Control Case Officer considerations, including whether this is a form of tandem development, and whether the dwelling approved under application 17/01797/FUL retains sufficient setting and amenity space, but acknowledging the grant of planning consent for a new dwelling at the front of the site, it is not, on balance, considered that the current proposal by itself will have a detrimental impact on the character and appearance of the Conservation Area, at least when seen from frontage viewpoints, nor worsen the setting of neighbouring listed buildings.

Highways

Although two cars are shown on the driveway for the existing dwelling, more than two vehicles could park on the drive here. Lower Way in this location is unclassified and so on-site vehicle turning, although desirable, is not a requirement. The parking for the existing dwelling is therefore acceptable.

It is proposed the existing access will be widened to facilitate access to the rear for the proposed dwelling.

Two driveway parking spaces plus turning are depicted on the plans which is acceptable for the proposed 3-bed dwelling. A shed has been included within the rear garden which can be utilised for cycle storage.

The highway recommendation is for conditional approval.

Tree Officer

The site contains very few ornamental trees, after the removal of the majority of trees from the rear garden as part of a few tree works applications. None of the trees were worthy of a Tree Preservation Order, and no objection was raised to 13/0288/FULD. Whilst trees have been removed, if they were not worthy of a TPO then the loss can be mitigated by a landscaping plan, as with 17/01797/FUL and 17/02668/COND1.

The current application seeks to build a property within the rear garden of No 17, given the location of the new property, there should be sufficient room to still implement the landscaping scheme from the previously approved plan, although this might be slightly compromised along the western boundary, due to limited space, so this will need to be addressed, and an updated landscaping plan can be secured via a planning condition.

The offsite holm oak to the west of the new property, is afforded some protection by the existing wall, but it's unclear on the amount of protection and the potential impact of the new property, as the tree has neither been plotted on the plans or covered in the design and access statement, the location of the bungalow is either on the edge

or just within the root protection area of the holm oak, which is now also subject to TPO 201/21/0957.

Further details will be required on tree protection requirements for this tree and details on any proposed works within the defined root protection area (if there are any), again this information can be covered by suitable conditions.

The proposed new access, has indicated new planting along the eastern boundary, and further details will also be required on both hedge and tree specification, but can be covered by a landscaping condition.

There may also be a need to amend the approved application 17/01797/FUL, if the landscaping can no longer be achieved as previously agreed, and some of the proposed trees and hedges should now be planted in the new rear garden of 17 Church gate, something which should be taken into consideration, when a final decision is made.

I have no major objections to the applications, there are no trees at the site considered a material constraint to the development and conditions can be attached to any formal consent, to cover the landscaping requirements at the site.

Waste Management

The proposed new dwelling is set much further back from the public highway at Church Gate than the dwellings nearby, however the collection point for refuse and recycling will still be on the public highway at Church Gate.

The distance from the property to the road may cause a problem for elderly or disabled residents who may struggle to place their bins on the highway for collection, this can be mitigated by ensuring there is flat level access with a path free of gravel or grass as wheeled bins are difficult to manoeuvre over these surfaces.

Defence Infrastructure Organisation No safeguarding objections

3.2 Representations

Total: 11 Object: 7 Support: 5

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

- More properties are needed to house local people
- A bungalow is rare
- The dwelling is a good size and will benefit all backgrounds, particularly the elderly and those with disabilities, and the young
- It is an ideal location

- It will be neatly tucked away, making the best use of limited space in Thatcham
- It will not impact neighbours

The material planning considerations raised in objection to the application are summarised as follows:

- Incremental changes to strip the land of vegetation to achieve what was dismissed in previous appeal
- Requesting that Section 70A of the Town & Country Planning and/or or Section 81A of the Planning (Listed Building and Conservation Areas) Act 1990 be invoked so that there are no more repeated applications at this site for at least 2 years.
- Harmful to the conservation area and historical environment of the town
- Contrary to policy HSG1 of the Saved Policies
- Contrary to paragraph 131 of the NPPF, ADPP3, CS14 & CS19 and would not make a positive contribution to local character and significance, be out of keeping with the conservation area, too high density, overdevelopment of the site
- Harm does not outweigh benefits
- A full tree survey was available from the previous application highlighting the trees within the site, which have been removed and undertakings to replace allegedly have not been carried through
- Minimising the height has not overcome previous objections
- Loss of privacy, contrary to Quality Design SPD
- Creation of a second building line
- Not sustainable development, as indicated in the Inspector's planning balance
- Copies of representations made on the previous applicants and appeal were provided
- Drawings showing the site plans of this scheme in relation to previous schemes were submitted
- TPO Consent was not given for works to other trees in the conservation area
- Noise, disturbance and pollution from the access road to adjacent house and garden, impact on quiet enjoyment of garden amenities
- Impact on Human Rights Act which states that the right to peaceful enjoyment of home and land, and respect for private and family life.
- Potential impact to tree adjacent to fence
- Impact on wildlife
- The need for homes for Thatcham should not be met in the conservation area
- The brick wall adjacent to Church Gate should be preserved
- Parking congestion when church services are taking place, this will take away another portion of "free" street parking
- Precedent may be set for the development of The Grange and The Granary

Representations were received making reference to comments made by third parties, these did not raise any additional material considerations.

4 Planning Policy

- 4.1 The statutory development plan comprises the West Berkshire Core Strategy 2006-2026 and those saved policies within the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP) and the Housing Sites Allocations DPD (2006-2026).

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

- ADPP1: Spatial Strategy;
- ADPP3: Thatcham
- CS1: Delivering New Homes and Retaining the Housing Stock;
- CS4: Housing Type and Mix;
- CS5: Infrastructure Requirements and Delivery
- CS 13: Transport;
- CS 14: Design Principles;
- CS 16: Flooding;
- CS17: Biodiversity and Geodiversity
- CS 18: Green Infrastructure;
- CS 19: Historic Environment and Landscape Character.

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

- OVS5: Environmental Nuisance and Pollution Control
- TRANS1: Meeting The Transport Needs of New Development

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

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

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

- Supplementary Planning Document, Quality Design (June 2006) – Part 2 Residential Development;
- Supplementary Planning Document, Quality Design (June 2006) – Part 3 Residential Character Framework;

5. Description of Development

5.1 The application site is part of the residential garden serving 17 Church Gate, which is a detached dwelling, which has planning permission for replacement. The site is within the settlement boundary for Thatcham, and the Thatcham Conservation Area boundary runs through the site, with the southern section of the site outside the defined settlement boundary. The area surrounding the site is residential, and to the north-east is St Marys Church, the site is close to Thatcham town centre.

5.2 Planning permission is sought for the erection of a single storey three bedroom dwelling, with access proposed off the highway served by a driveway to run between the approved replacement dwelling and St Marys Cottage. Two parking spaces are proposed to serve the dwelling. The dwelling is a slight L-shaped building, measuring 16.245 metres long x 10.045 metres wide at the widest point, with windows proposed on the east and west elevations, and rooflight windows on the south elevation. The

building proposed is 2.2 metres to eaves height and 4.6 metres to the ridge height. The elevations are proposed to be clad in timber, and grey tiles/slate are proposed for the roof, and pvc windows.

6. Community Infrastructure Levy

- 6.1 The proposed works are liable for CIL, this is based on the GIA of the proposed dwelling. The initial calculation indicates GIA of 115 sq. metres, and would be based on the Newbury and Thatcham multiplier of £75 per sq. metres

7. Consideration of the proposal

The main issues raised by the proposal are

- 7.1. The principle of development
- 7.2. Design and Impact on Heritage Assets
- 7.3. Trees;
- 7.4. Impact on neighbouring amenity
- 7.5. Highway Safety
- 7.6. Other matters
- 7.7. Sustainability

7.1. The principle of development

- 7.1.1 The application site is within the defined settlement boundary for Thatcham, where policy ADPP1 and ADPP3 focusses most development. Policy C1 also has a presumption in favour of development within the settlement boundary. The Inspector in considering the previous appeal, which proposed a replacement dwelling to the north of the site, and a new dwelling within the current site boundary stated that *“in the strategic context the provision of an additional dwelling in this location would be in in scale and density appropriate to the current accessibility, character and surroundings of the site. The proposal would therefore comply with this policy. There would also be general compliance with Policy ADPP3 of the WBCS which allows for development within the town.”* The erection of a dwelling on this site is considered to be acceptable in principle, subject to the consideration of the following matters.

7.2. Design and Impact on Heritage Assets

- 7.2.1. Policies CS14 and CS19 seek to ensure that new development is of a high quality sustainable design which respects and enhances the character and appearance of the area, and advises that considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Policy CS19 refers to ensuring that the diversity and local distinctiveness of District, and refers (amongst other things) to having regard to the sensitivity of the area to change, ensuring that development is appropriate in terms of location, scale and design in the context of the settlement form, pattern and character, as well as the conservation and, where appropriate, the enhancement of heritage assets and their settings.

- 7.2.2. The previous application for development on the site proposed a replacement dwelling to the front, and a five bedroom two storey on the southern part of the site, where this single storey three bedroom dwelling is now proposed to be sited. In dismissing the previous appeal the Inspector commented that creating two properties of similar size would not be in character with the Thatcham Conservation Area (TCA). Planning permission has been granted for a replacement dwelling to the north of the application site, and so the consideration in this application is whether the proposal for a single storey dwelling on the site would be harmful to the character and appearance of the TCA. The Inspector referred to the prevailing character of the TCA in this area of being “*single, larger properties within the depth of the site; other development is of a smaller and ancillary scale to the main development.*” The current proposal is to build a single storey dwelling to the rear of the site, which is smaller in size, scale and built to the rear of the site, and is smaller in size and scale than that previously refused, and dismissed at appeal. A replacement dwelling to the north of the site has obtained planning permission since the previous appeal was dismissed, and so in terms of the impact on the TCA which dissects the site, the impact on the conservation area, in this instance is not assessed in terms of the impact on the road frontage, but the overall layout of buildings within the area. The Inspector concluded that the character of the area is large properties within the depth of the site, and other development is smaller and ancillary in scale to the main development. The addition of a single storey building, with a maximum height of 4.6 metres is smaller in height, than buildings surrounding the site, and the materials proposed will give the building the appearance of a large garden building, and it will appear as an ancillary building when glimpsed in views within and beyond the TCA, and overcomes the Inspector’s previous conclusion that two buildings of similar size would be harmful to the TCA.
- 7.2.3. Adjoining the site are two listed buildings, The Grange and Church Gate House, the Inspector concluded that the previous scheme would preserve the setting of those buildings due to the separation distances proposed and that those buildings are set within their own discrete curtilages. The same relationships apply in this instance and the setting of the listed buildings would be preserved.
- 7.2.4. To ensure that the proposed development would use appropriate materials, it will be necessary to add a condition to any permission that the details of the materials to be used shall be approved prior to development on the site commencing. In addition as a new dwelling, permitted development rights would enable additional extensions to the roof, which would could add an additional floor to the building, which may detract from the ancillary design of the house. In the interests of preserving the character and appearance of the area, and ensuring high quality development, a condition could be added to a permission to remove permitted development rights for extensions to the dwelling, as well as new outbuildings, which could lead to the appearance of overdevelopment of the site, which would be contrary to the appearance of the TCA.

7.3. **Trees**

- 7.3.1 Policies CS17 and CS18 require the District’s green infrastructure to be protected and enhanced, and the protection of important landscape features. Objections have been made to the clearance of the site of trees which have received consent. The Tree Officer has indicated that the trees which were removed were of very low value, and that they were not worthy of a Tree Preservation Order (TPO). When that is the

case, the best way to mitigate the loss is through a landscaping plan. Whilst a landscaping plan was approved for the replacement dwelling to the north, this will need to be amended to accommodate the new dwelling, and this can be dealt with by a planning condition. There is a holm oak to the west of the site, beyond the site boundary, which is the subject of a TPO. There is some protection to the tree afforded by the boundary wall, however the application do not include any details of the tree, and therefore further details will be needed to ensure that there is sufficient protection measures for that tree. This can be addressed by conditions requiring a tree protection scheme and an arboricultural method statement. Given the addition of conditions to ensure the protection of the holm oak, and an updated landscaping plan, the proposal will not harm the landscape features of the site and surroundings.

7.4 Impact on Neighbouring Amenity

7.4.1 Policy CS14 requires development to make a positive contribution to the quality of life in West Berkshire. Design advice on assessing the impact of development on the living conditions of adjoining dwellings is contained within the Quality Design SPD. Objections were raised on the grounds of noise and disturbance to adjoining dwellings by virtue of the access driveway, and noise from the gardens. The Inspector in considering the previous appeal, addressed the impact of a two storey house, to the rear of the site on the adjacent dwellings. The Inspector concluded that due to the separation distances the two storey building would not have an overbearing impact or result in a loss of daylight to the adjacent houses. Given that the building currently proposed is single storey and significantly lower in height, this building will also not be overbearing or result in a significant loss of daylight to surrounding dwellings. The Inspector also concluded that whilst noise levels may be increased from the creation of a separate garden this would not give rise to such levels that the living conditions of adjoining properties would be harmed, given that this is for a smaller house, than previously considered, and a potentially fewer occupants, the same conclusions can be drawn when considered this proposal. The Inspector also addressed the potential impact of the driveway and said *“I am also satisfied that the use of the access to the rear property would not give rise to unacceptable noise and disturbance of the occupiers of the properties to the east of the appeal site or the proposed front dwelling.”* It is concluded that the access for a three bedroom dwelling, with potentially fewer vehicle movements will not lead to unacceptable harm either.

7.4.2 The windows serving the habitable windows of the proposed dwelling are on the east and west elevations facing the garden area of the adjacent houses. They are at such a distance and orientation that there will not be any direct overlooking to habitable room windows leading to a loss of privacy. In addition the boundary treatments around the site will screen the ground floor window. An objection was raised to the rooflights on the southern elevation potentially overlooking 4 Rectory Gardens to the south. However given the height of the windows above the internal ground floor level, it will not be possible to look out of the windows into any windows at 4 Rectory Gardens, and so there will not be any loss of privacy. Given the above it is considered that the proposed dwelling will not be harmful to the living conditions of the occupiers of adjoining properties.

7.5. Highway Safety

7.5.1. Polices C13 and P1 requires development to be acceptable in terms of highway safety and to provide sufficient levels of parking and cycle storage. The Highways Officer is satisfied with the parking and access arrangements, and that cycle storage can be provided within the shed. The Highways Officer has recommended that a Construction Method Statement is submitted and approved, and that the parking and cycle storage indicated is secured through conditions, to ensure that the provision is in place before the dwelling is occupied.

7.6. Other Matters

7.6.1. A request was made by a third party that Section 70A of the Town & Country Planning and/or or Section 81A of the Planning (Listed Building and Conservation Areas) Act 1990 be invoked so that there are no more repeated applications at this site for at least 2 years. The request has been considered, the previous application proposed a replacement dwelling to the north of the site, and a five bedroom two storey house to the south. A subsequent planning permission was granted for the replacement dwelling, and this application is substantially different to that previously refused and dismissed on appeal as a two storey dwelling with five bedrooms was previously proposed, and this application proposes a single storey three bedroom dwelling. The Council do not consider that it would be appropriate to invoke that legislation given the material differences between the two applications.

7.6.2. Reference was made within the third party representations to the Human Rights Act. The Inspector in the previous appeal addressed the issue and said that these rights are qualified in that interference may be justified in the public interest. As it has been concluded that there would not be unacceptable harm to living conditions of the adjoin occupiers, the degree of interference would be insufficient to give rise to a violation of rights under the Act.

7.7 Sustainability

7.7.1 The NPPF identifies three dimensions to sustainable development: economic, social and environmental. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. Whilst the proposal makes a limited contribution to wider social and economic roles of planning, with the addition of one dwelling to the housing stock given the scale and nature of the development it is not considered to be harmful. With regard to the environmental role contributing to protecting and enhancing our natural, built and historic environment is fundamental. The impact on the character and appearance of the surrounding Thatcham Conservation Area has been assessed as part of this application, and it is considered that the proposal would not be harmful to the prevailing pattern of development. For the above reasons it is considered that the proposed development is supported by the presumption in favour of sustainable development.

8. Conclusion

8.1. Having regard to the relevant development plan policy considerations and the other material considerations referred to above it is considered that the proposed development is acceptable and that planning permission should be granted subject to the conditions set out below.

9. Recommendation

9.1 To **DELEGATE** to the Head of Development & Planning to **APPROVE PLANNING PERMISSION** subject to the following conditions;

1. 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. The development hereby permitted shall be carried out in accordance with the approved drawing numbers AB_01 Rev A & AB_02 Rev A received on 28th November 2017

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

3. No development shall take place until a schedule of the materials to be used in the construction of the external surfaces of the dwellings and hard surfaced areas hereby permitted has 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 shall be made available for inspection on request. Thereafter the development shall be carried out in accordance with the approved materials.

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

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

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

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).

5. The dwelling shall not be occupied until the vehicle parking and turning space have been surfaced, marked out and provided in accordance with the drawing no AB_02 Rev A received on 28th November 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 that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

6. Notwithstanding the approved plans, no development shall take place until a plan and schedule of details of and materials for a path to provide flat level access for manoeuvring bins to the public highway at Church Gate has been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the path has been constructed in accordance with the approved details or materials and thereafter the path shall be permanently retained in accordance with the approved details and materials.

Reason: To ensure that the dwelling can adequately deal with the removal of waste recycling materials in accordance with policy OVS5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

7. No development or other operations shall commence on site until a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of plants noting species, plant sizes and proposed numbers/densities, an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure;

- a) Completion of the approved landscape scheme within the first planting season following completion of development.

- b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.

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

8. No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. All such fencing shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the

Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Note: The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012.

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

9. No development or other operations shall commence on site until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority and shall include details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

10. No development shall take place until details, to include a plan, indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved scheme before the dwelling hereby permitted is occupied. The approved boundary treatments shall thereafter be retained.

Reason: The boundary treatment is an essential element in the detailed design of this development and the application is not accompanied by sufficient details to enable the Local Planning Authority to give proper consideration to these matters. 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), Supplementary Planning Document Quality Design (June 2006).

11. No demolition or construction works shall take place outside the following hours:

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

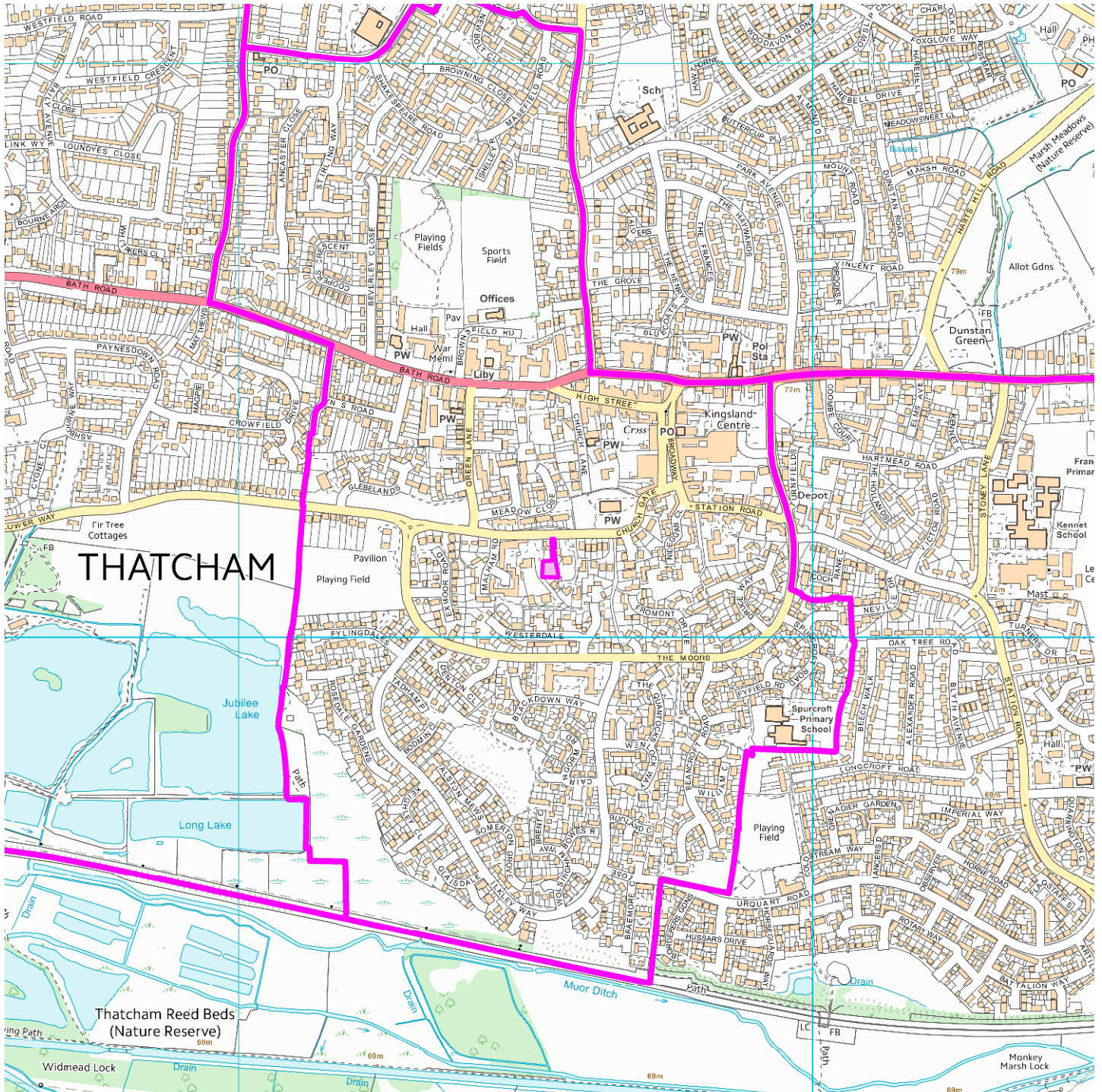
Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026)

12. 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 and 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 the addition of first floor windows and other extensions or outbuildings which would visually detract from the ancillary nature of the dwelling and in the interests of respecting the character and appearance of the Thatcham Conservation Area and the setting of the nearby listed buildings known as St Mary's Cottage, Old Granary and The Grange and to protect the residential amenities of adjoining properties. 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

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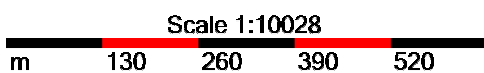
Map Centre Coordinates :

Scale : 1:10027

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Organisation	West Berkshire Council
Department	
Comments	
Date	25 January 2018
SLA Number	0100024151



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Agenda Item 4.(4)

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(4)	17/03374/FULD Basildon Parish Council	14 February 2018	Demolition of existing house containing 3 units and erection of 2 dwellings. Knappswood Farm, Pangbourne Road, Upper Basildon, Berkshire RG8 8LN Mr John Wakefield

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/03374/FULD>

Recommendation Summary: To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to conditions (Section 8.1).

Ward Members: Councillor Alan Law

Reason for Committee determination: More than ten letters of objection received

Committee Site Visit: 31 January 2018

Contact Officer Details

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

1. PLANNING HISTORY

- 1.1** 15/01115/FULD: Demolition of existing barn and dwelling and erection of 3 houses with garages. The existing building being divided into 3 separate council tax units. Withdrawn 13 July 2015.
- 1.2** 15/03168/FULD: Demolish existing buildings and replace with new dwelling. Withdrawn 14 March 2016.
- 1.3** 16/02407/FULD: Demolition of existing house containing 3 units and erection of 3 houses with garages. Withdrawn 23 May 2017.
- 1.4** 17/01967/FULD: Demolition of existing house containing 3 units and erection of 3 houses. Refused on 18 December 2017.

2. PUBLICITY

- 2.1** A site notice was displayed on 15th December 2017 and expired on 05th January 2018. Neighbour notification letters have been sent to 57 local recipients. The Council has therefore complied with the publicity requirements of the Town and Country (Development Management Procedure) Order 2015 and the Council's Statement of Community Involvement.

2.2 ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

- 2.3** The application has been considered under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). The proposed development is not EIA development and therefore an Environmental Statement is not required.

2.4 CONSULTATION

Parish Council: The Parish Council reviewed the application and voted to object on the following grounds:

Access to the development is still via a narrow access driveway with limited visibility onto the main road that highways should carefully examine. The proposal will increase the number of cars using this access point and will therefore increase the risk.

The houses proposed are unimaginative in design, substantial, almost identical and out of keeping with the plot on which they'll reside. They will have a detrimental effect to both the surrounding countryside (AONB) and neighbouring houses who adjoin the proposed plots. The existing property is a modern detached house with extensions including a studio flat; there are three households within. This type of accommodation is amongst the rarer within the Parish and this proposal offers another significant sized pair of properties which the Council

questions the need for.

The Council notes the number of letters of objection and also that there is no garaging which houses of this size would generally require and which may be required at a future date.

Finally, the proposal represents tandem development and sets a precedent for the Pangbourne Road which the Parish Council is firmly against.

Highways

According to the application form, the following dwellings exist at this site:

- 1 no. 1 bed house;
- 1 no. 2 bed house; and
- 1 no 4 bed house.

However, this is not as set out on the previous planning application 17/01967/FULD which stated the existing units were:

- 2 no 2 bed flats,
- 1 no 3 bed house.
-

Some clarity on the size of the existing dwelling is requested. Vehicle Movements, both of the above scenarios result in a total of 7 bedrooms. It is probable that around 14 vehicle movements could be generated by the existing dwellings.

Two no. 4-bed dwellings are proposed – total of 8 bedrooms. Both of which have 3 driveway car parking spaces.

For the proposed dwellings it is likely that around 12-14 movements could be generated. It is therefore likely that the number of vehicle movements that could be generated for the existing and proposed uses could be comparable.

Access

As was identified on the previous applications at this site, visibility to the right (east) when exiting the access is restricted by existing vegetation. Around 30 metres is achievable in this direction (see first attached photograph). This is below the 43 metres required by the speed limit of the road and is the equivalent to vehicles travelling at around 23 mph which is clearly not the case here. The second attached photograph is taken from 43 metres looking back towards the access. Both of the photographs identify the vegetation that is within the splay.

Concerns were also raised regarding the width of the access drive.

However, as is noted above, the number of vehicle movements

that could be generated by the existing and proposed uses at this site are comparable to each other. It would therefore be difficult for the highway authority to substantiate an objection on the grounds of intensification of use of an access with substandard visibility.

Can some improvements to visibility be made in this direction? It is stated within the submitted documents that only one of the landowners in control of the land within the splay was not willing to sign the legal document. Is the other landowner still willing to do so?

Any improvements to the visibility to the east would be welcomed.

Cycle Storage

A shed must be provided within each of the rear gardens for cycle storage provision.

Recommendation

The highway recommendation is for conditional approval.

Waste Management

The collection point for the existing dwellings in this location is at the nearest point on the public highway at Pangbourne Road. Whilst this collection point will not change for the new properties that are proposed it should be noted that the distances involved may cause a problem for elderly or disabled residents who may struggle to place their bins on the highway for collection, this can be mitigated by ensuring there is flat level access with a path free of gravel or grass as wheeled bins are difficult to manoeuvre over these surfaces.

Ecology

No comments received from Ecology

Environmental Health

The Environmental Health Officer stated that the site would likely contain:

- Land contamination
- Demolition and construction activities

Conclusion

A former pit approximately 40m to the south of the site has been identified as potentially contaminated. Previous uses of the site could also have caused land contamination. Investigations should be undertaken and any necessary mitigation carried out to make sure the site is suitable for use once developed.

Demolition and construction activities should be controlled to minimise the impact on people living and working nearby.

Recommendation

Environmental Health has reviewed the application and would recommend conditions are attached.

2.5 Representations

Total: 21

Object: 21

Support: 0

Summary of comments:

- back garden development within Upper Basildon
- increase in traffic movements
- access for waste vehicles
- visibility splays required at access
- urbanising and breach of village envelope
- reduces the size and type of dwellings
- need for more “affordable” housing
- pressure on local facilities (schools)
- contamination within the field
- over development
- impact on AONB
- impact on Bats
- loss of employment (stables) and encroachment on agricultural land
- disruption during construction, noise and disturbance.
- setting of a precedent

3. PLANNING POLICY

3.1 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.

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

3.3 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).

3.4 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
- ADPP5: North Wessex Downs Area of Outstanding Natural Beauty (AONB)
- Policy CS1: Delivering New Homes and Retaining the Housing Stock
- Policy CS4: Housing Type and Mix
- Policy CS5: Infrastructure Requirements and Delivery
- Policy CS13: Transport
- Policy CS14: Design Principles
- Policy CS15: Sustainable Construction and Energy Efficiency
- Policy CS16: Flooding
- Policy CS 17 Biodiversity and Geodiversity
- Policy CS19: Historic Environment and Landscape Character

3.5 The Housing Site Allocations Development Plan Document (HSA DPD) is the second DPD of the new West Berkshire Local Plan. It allocates non-strategic housing sites and sites for gypsies, travellers and travelling show people, and provides updated residential parking standards and a set of policies to guide housing in the countryside. The following policies from the HSA DPD are relevant to this development:

- C1: Location of new housing in the countryside
- C2: Rural Housing Exception Policy
- C3: Design of housing in the countryside
- C7: Replacement of existing dwellings;
- P1: Residential parking for new development

3.6 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 saved policies from the Local Plan are relevant to this development:

- TRANS.1: Meeting the Transport Needs of New Development
- OVS.5: Environmental Nuisance and Pollution Control
- OVS.6: Noise Pollution

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

- West Berkshire Supplementary Planning Guidance: House Extensions (adopted July 2004)
- West Berkshire Supplementary Planning Document Series: Quality Design (SPDQD), (adopted June 2006)
 - Part 1 Achieving Quality Design
 - Part 2 Residential Development
- Planning Obligations SPD
- The Wildlife and Countryside Act 1981 (as amended).
- The Conservation of Habitats and Species Regulations 2010.
- The North Wessex Downs AONB Management Plan (2014-2019);
- The Basildon Village Design Statement (VDS) 2001

4. DESCRIPTION OF DEVELOPMENT AND THE SITE

- 4.1** This application seeks full planning permission for the demolition of the existing farm house containing three dwelling units and the erection of two detached dwellings at Knappswood Farm, Pangbourne Road, Upper Basildon, Reading, Berkshire, RG8 8LN. As part of the proposal, approximately 140 square metres of equine land to the rear of the proposed dwellings would be taken into residential use.
- 4.2** The application follows the refused application **17/01967/FULD: Demolition of existing house containing 3 units and erection of 3 houses**. This application was approved by the Eastern Area Planning Committee on 18th October 2017, subject to the signing of a legal agreement or other planning obligation entered into in respect of securing adequate provision of visibility splays at the access to Pangbourne Road. Unfortunately the applicant and the landowners of land required for the visibility splays failed to agree and sign the legal agreement by the set deadline of 18th December 2017, the application was refused for this reason.
- 4.3** This new application is submitted with one less dwelling, on the understanding that the existing vehicle movements for the existing three dwellings are comparable to the vehicle movements for the proposed two dwellings, thus visibility splays at the access to Pangbourne Road are not required.
- 4.4** The existing detached farmhouse is subdivided into three separate dwellings and is located to the rear of the dwellings fronting Pangbourne Road in Upper Basildon. The applicant has confirmed in an email dated 21 December 2017 that the existing units consist of a total of 7 bedrooms. The site is accessed via an access road between the properties at Southfields and Binibeco. The access road runs southwards for approximately 130 metres.
- 4.5** The existing farmhouse consists of a number of extensions and the site retains numerous farm buildings used for equine purposes. Immediately north of the site is a substantial barn and stables. Another barn and a collection of buildings associated with the equine use of the surrounding land are located to the south east. Land surrounding the site to the south and west is open and rural in character resembling paddocks, while to the north, beyond the existing barn and stables is residential development forming the edge of the area's settlement boundary, and consisting predominantly of detached dwellings in large plots of mixed age and character. The site stands alone to the rear of the properties that front the highway along Pangbourne Road. The dwellings are all proposed as 2no. two storey 4 bedroom detached dwellings. The dwellings will have front gable elements with hipped roofs, with three parking spaces allocated for each dwelling.
- 4.6** The existing farmhouse (including the extensions) is approximately 8.7 metres in roof ridge height and measuring approximately 26.5 metres in maximum length and approximately 21.4 in maximum width, a total floor space of approximately 482.28 square metres.

Plot 1 (northern dwelling):

- 4.7 At its highest the proposed dwelling on plot 1 would be 8.7 metres to the ridge height. Including the chimney, the side boiler and cycle storage, the maximum width would be 19.8 metres, and the depth would be 13.6 metres.

Plot 2 (southern dwelling):

- 4.8 At its highest the proposed dwelling on plot 2 would be 8.7 metres to the ridge height. Including the chimney, the side boiler and cycle storage, the maximum width would be 19.8 metres, and the maximum depth would be 13.6 metres.
- 4.9 Whilst the two dwellings have similar footprints, the design elements in the form of the front porches and rear fenestration are different. The external façade of the proposed dwellings would consist of red-brown facing brickwork with white upvc windows and brown clay roof tiles.

5. PROCEDURAL MATTERS AND BACKGROUND

- 5.1 Numerous planning applications have been submitted for this site. Application 16/02407/FULD was withdrawn a day before it was due to be heard by the Eastern Area Planning Committee due to an amendment to the red line and the requirement to serve notice on the owners of all of the land required for visibility splays.
- 5.2 There have been two additional withdrawals under references 15/01115/FULD and 15/03168/FULD. As such the proposal has been revised and reduced extensively.

6. APPRAISAL

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

- 6.1 Principle of the development
- 6.2 The impact on the character and appearance of the North Wessex Downs AONB.
- 6.3 The impact on neighbour amenity
- 6.4 On-site amenity and facilities for future occupiers
- 6.5 The impact on Highway safety
- 6.6 The impact on biodiversity
- 6.7 Impact on Flooding and Drainage
- 6.8 Other matters
 - Objections
 - Contamination
 - Community infrastructure levy
 - The presumption in favour of sustainable development

6.1 The principle of development.

- 6.1.1 Paragraph 9 of the NPPF discusses the need to ensure ‘widening of the choice of high quality homes’. Paragraph 47 of the NPPF focuses on the need to ‘boost significantly the supply of housing’ with paragraph 49 setting out that ‘housing applications should be considered in the context of the presumption in favour of sustainable development’. Paragraph 50 focuses on the delivery of a ‘wide choice of high quality homes’ and creating ‘sustainable inclusive and mixed communities’. With regard to the supply of new homes, paragraph 52 recognises the opportunities to plan for larger scale development including ‘extensions to existing villages’
- 6.1.2 Policy ADPP1 identifies the District Settlement Hierarchy where new development will be focused, primarily on previously developed land. Policy ADPP1 designates the site as being within the open countryside. This states that only appropriate limited development in the countryside will be allowed. The site, as well as the village of Upper Basildon lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).
- 6.1.3 Policy ADPP5 provides that landscape protection is of paramount importance within the North Wessex Downs AONB. The North Wessex AONB has a statutory designation under the Countryside and Rights of Way Act 2000. Section 82 Countryside and Rights of Way Act 2000 confirms the primary purpose of the AONB designation is conserving and enhancing the natural beauty of the area. The Countryside and Rights of Way Act 2000 places a general duty on public bodies to have regard to the purpose of conserving and enhancing the natural beauty of the AONB in exercising or performing any functions in relation to, or so as to affect, land in the AONB. Specific to planning, the NPPF states that great weight should be given to conserving landscape and scenic beauty in the AONB, which has the highest status of protection in relation to landscape and scenic beauty.
- 6.1.4 Policy CS1 provides that new homes will be built on suitable previously developed land within settlement boundaries; other suitable land within settlement boundaries; strategic sites and broad location identified on the Key Diagram and land allocated for residential development in subsequent Development Plan Documents.
- 6.1.5 The application site is located outside of the settlement boundary of Upper Basildon. The boundary runs along the back of the second tier of development along Pangbourne Road. As such, the proposal does not comply with Policy CS1.
- 6.1.6 Policy C1 of the HSA DPD states that there will be a presumption against new residential development outside of the settlement boundaries. Exceptions to this are limited to rural exception housing schemes, conversion of redundant buildings, housing to accommodate rural workers and extension to or replacement of existing residential units. The proposed dwellings are considered to comply with the replacement dwelling exception policy.

- 6.1.7 Policy C7 of the Housing Site Allocations DPD gives a presumption in favour of the replacement of an existing dwelling of permanent construction, subject to a number of criteria.
- 6.1.8 The proposal consists of the demolition of three dwelling units within a single building and the construction of two detached dwellings, in this respect the principle of two replacement dwellings is acceptable, in accordance with Policy C7, subject to full conformity with other material considerations consistent with the above policies, which are explored below. .

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

- 6.2.1 The Government attaches great importance to the design of the built environment, and securing high quality design is one of the core planning principles of the NPPF.
- 6.2.2 The site is located within a sensitive location within the countryside, as such the proposal has been considered in terms of its potential impact and harm on the character and visual attractiveness of the area. This assessment has been based on the existing built form and the level of harm, if any from the proposed development.
- 6.2.3 The NPPF's Paragraph 17 states that in relation to design, Councils should always seek to secure high quality design which respects and enhances the character and appearance of the area. The NPPF is clear that good design is indivisible from good planning and attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, and should contribute positively to making places better for people. It emphasises the importance to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. The NPPF also adds that the visual appearance is a very important factor, securing high quality and inclusive design goes beyond aesthetic considerations.
- 6.2.4 Paragraph 58 of the NPPF states that developments should function well and add to the overall quality of the area, respond to local character and history, and be visually attractive as a result of good architecture and appropriate landscaping.
- 6.2.5 Core Strategy Policy CS14 states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. It further states that design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality.
- 6.2.6 Core Strategy Policy CS19: Historic environment and landscape character also outlines that in order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural, and functional components of its character will be considered as a whole. In adopting this holistic approach, particular

regard has been given to the sensitivity of the area to change and ensuring that the new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.

- 6.2.7 The Council has adopted a Supplementary Planning Document series entitled Quality Design (SPDQD). Part 2 of SPDQD provides detailed design guidance on residential development. It offers guidance on how to preserve residential character by emphasising that respecting the physical massing of an existing residential area is a critical part of protecting residential character. The physical bulk of the proposed development has been considered in terms of its footprint, length, width and height in line with the guidance within SPDQD Part 2.
- 6.2.8 The dwellings have been designed such that their appearance, size and scale do not appear out of context in relation to the adjacent properties to the north. Whilst the two dwellings are larger detached dwellings they occupy the same plot area as submitted under application 17/01967/FULD, albeit this was for three dwellings. The built up area is therefore considered comparable to the last application. Officers consider that the development sufficiently respects the character and appearance of the specific site and the AONB in this locality.
- 6.2.9 Policy C3 of the HSA DPD is concerned with the design of housing in the countryside. It states that development must have regard to the impact individually and collectively on the landscape character of the area and its sensitivity to change. Development should be designed having regard to the character of the area in which it is located taking account of the local settlement and building character. It should also have regard to Quality Design – West Berkshire Supplementary Planning Document. The proposed dwellings are consistent with the design features, elements and character of the local vernacular and the recent residential developments to the north of the site. It is considered that the development complies with Policy C3. The proposed dwellings also have similar design characteristics to the previous three dwelling application
- 6.2.10 There is a presumption in favour of the replacement of an existing dwelling of permanent construction. The proposed dwellings have been assessed under Policy C7. The policy requires that the replacement dwelling is proportionate in size and scale to the existing dwelling. The site currently comprises of a single dwelling that has been historically subdivided to create 3 units, and therefore consists of one larger and two smaller dwellings.
- 6.2.11 A cumulative floor space assessment has been applied to this application, as an indicator of the overall development and the likely material increase in physical and visual intrusion on the countryside.
- 6.2.12 The existing farmhouse has a floor space of approximately 482 square metres and 1784 cubic metres in volume. The three dwellings under application 17/01967/FULD had a collective total floor space of approximately 706 square metres. The current application's two dwellings would have a collective total floor space of approximately 655 square

metres, which is a cumulative floor area increase of approximately 35.8%. The proposed dwellings will collectively result in a total volume space of 2870 square metres, which is a cumulative volume increase of approximately 60%.

- 6.2.13 The proposed scheme of two replacement dwellings seeks to consolidate the provision of housing on the site into a traditional layout. Visually the dwellings are larger and will span over a larger area than the existing farmhouse therefore increasing the built area on the site. The current floor space is lower than the floor space under the previous application for 3 dwellings. As the applicant has opted for the larger detached dwellings, the volume increase is higher. In this instance as the additional floor space and volume is slightly more than 50%, the proposal may be considered disproportionate. The new HSADPD policies do not focus on the percentage increase of development but rather on the design, scale, bulk and overall appearance and it is felt that the level of increase proposed is acceptable on this site.
- 6.2.14 It is considered that the proposed development will upgrade the quality of the residential built form on the site by replacing the highly extended and poorly designed existing building and the three dwelling units within it. It is also considered that there is a drive to modernise the existing units on the site, which carries weight as the existing farmhouse is unremarkable in terms of its design. These merits weigh in favour of the scheme as submitted.
- 6.2.15 The proposed replacement dwellings are not considered to entail an unacceptable increase in the amount of residential development on the site, and as discussed, are considered to reduce the visual impact of residential development on the site in the surrounding sensitive landscape of the AONB, as required by criteria 3 of Policy C7.
- 6.2.16 Policy C7 goes on to require that replacement dwellings do not entail an extension of the existing curtilage unless an extension is required in order to provide parking or amenity space to be consistent with dwellings in the immediate vicinity. As noted above the proposed works would entail the change of use of approximately 140 square metres of equine land to residential use. As this additional land is required in order to provide parking and amenity for the dwellings, this is considered acceptable under Policy C7.
- 6.2.17 The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2014 – 2019 describes the sense of remoteness and tranquillity associated with the North Wessex Downs as fundamental to the character of the AONB and vital to the enjoyment and appreciation of the landscape, the North Wessex Downs' vision seeks to make the North Wessex Downs AONB a place where development is low-impact. The sensitivity of the site and the development within the AONB is therefore very important. Due to the points raised above it is considered that the proposed dwellings are of an acceptable standard of design, size and scale within the context of the area adequately respecting and enhancing the distinctive character of the North Wessex Downs AONB.

6.2.18 The proposal therefore complies with Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026. The proposal also complies with the West Berkshire Supplementary Planning Document Series: Quality Design, and the Housing Site Allocations Development Plan Document's Policies C1, C3 and C7, and the Basildon Village Design Statement.

6.3 Impact upon 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 NPPF. Core Strategy Policy CS14 further states that new development must make a positive contribution to the quality of life in West Berkshire. The Council's Supplementary Planning Document 'Quality Design' and Supplementary Planning Guidance House Extensions provide guidance on the impacts of development on neighbouring living conditions.

6.3.2 The nearest dwellings are located to the north of the site, with the large barn settled between the northern properties and the site. As such there are no material adverse impacts on neighbouring amenity. The relationship between the proposed dwellings themselves has also been assessed. It is considered that due to the proposed layout there are no overshadowing impacts. First floor windows are proposed on the northern and southern elevations of each dwelling, these windows would be required to be top hung and obscure glazed and this can be secured by condition.

6.4 On-site amenity and facilities for future occupiers

6.4.1 According to Part 2 of the Council's Supplementary Planning Document "Quality Design (SPDQD)", the Council considers it essential for the living conditions of future residents that suitable outdoor amenity space (e.g. private gardens) is provided in most new residential development.

6.4.2 The Council's Supplementary Planning Document "Quality Design" Part 2 suggests a minimum garden size of 100 square metres for houses with 3 or more bedrooms. The two plots will all have garden areas of more than 100 square metres. These are more than sufficient to comply with the guidance within the SPDQD.

6.5 Impact on Highways (safety and use)

6.5.1 Road safety in West Berkshire is a key consideration for all development in accordance with Core Strategy Policy CS13.

6.5.2 Policy P1 of the DPD provides new standards for residential parking for new development. The new parking policy sets minimum standards for residential parking provision based on location. As the proposed

development is for 4 bedroom dwellings and is located within Zone 3, the minimum parking requirements are set at 3 parking spaces. This standard has been achieved.

- 6.5.3 A number of letters of objection raise concerns in respect of the impact of the proposed works on highway safety. The previous application was refused as visibility splays could not be secured by legal agreement. The Highway Officer has reviewed the current application and considers that the vehicle movements for the proposed dwellings would be comparable to the existing vehicle movements, as such in this instance there would be no requirement for visibility splays at the access to Pangbourne Road.
- 6.5.4 Overall, the proposed works are not considered to result in a significant number of additional vehicle movements utilising the access. Parking provision is adequate to meet levels specified under Policy P1. The application is therefore considered to comply with Core Strategy Policy CS13 and the parking standards as set out within the HSADPD. The Parish Council has raised concerns that the proposed dwellings have no garages and this would mean pressure for the erection of garages in the future. The HSADPD's Policy P1 no longer recognises garages for parking purposes, in terms of the current policy garages would not be justifiable.

6.6 The impact upon biodiversity

- 6.6.1 Core Strategy Policy CS17 (Biodiversity and Geodiversity) states that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced. Policy CS17 also states that, in order to conserve and enhance the environmental capacity of the District, all new development should maximise opportunities to achieve net gains in biodiversity and geodiversity in accordance with the Berkshire Biodiversity Action Plan and the Berkshire Local Geodiversity Action Plan.
- 6.6.2 No adverse comments have been received from Natural England and from the Council's Ecologist. As the dwelling is to be demolished a bat survey accompanies the application. The Council accepts the ecological recommendations of the survey and suggests appropriate conditions are attached.

6.7 Impact on Flooding and Drainage

- 6.7.1 The application site is located within Flood Zone 1, which is appropriate for new residential development. Policy CS16 states that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS). A condition requiring drainage mitigation measures can be attached accordingly.

6.8 Other matters

Objections

- 6.8.1 The Parish and objectors to this application have raised concerns which are listed within Section 2 of this report. Many of the matters raised by objectors and the Parish Council have been addressed within this report, as such these have not been repeated here.
- 6.8.2 To reiterate the key considerations above, the existing site does include a dwelling and two flats that result from the extensive extensions to the existing dwelling and have been historically subdivided from it. The proposed works would result in the loss of small dwellings in this location this is a minor disbenefit of the scheme when compared to the availability of modern family dwellings as proposed. In addition there is the advantage of improving the environmental qualities of the site considerably while retaining the provision of two dwellings on the site. The application will not set a precedent as this proposal replaces existing dwellings as outlined above. It is also considered that while the proposed works would result in the loss of two smaller dwellings from the local housing stock in the area this would not result in sufficient harm to the diversity of housing available in Upper Basildon or the District to result in a reason for refusal of the application.
- 6.8.3 In consideration of the existing residential uses on the site, the proposed use as dwellings is considered to be compatible with the agricultural and equine uses on the site. The existing agricultural and equine buildings will be retained, indeed these buildings were removed from the scheme as part of the previously withdrawn applications. It has also been considered that there is a lack of tie of the existing dwellings to these agricultural/equine uses and the small scale nature of the businesses on the site. Having considered the above it is considered that there are no adverse impacts on the future on the equine uses on the site.

Contamination

- 6.8.4 A former pit approximately 40m to the south of the site has been identified as potentially contaminated. Previous uses of the site could also have caused land contamination. Investigations should be undertaken and any necessary mitigation carried out to make sure the site is suitable for use once developed. Environmental Health has recommended a condition requiring site investigation in the event of contamination being discovered on the site.

Community Infrastructure Levy

- 6.8.5 Core Strategy Policy CS5 (Infrastructure) states that the Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery.

6.8.6 The proposed new build in terms of the gross internal floor space area (GIA) as defined by the Royal Institute of Chartered Surveyors (RICS) is more than 100m². Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations, residential development of 100m² or more will be liable to pay the Community Infrastructure Levy.

6.8.7 The proposal's new GIA is 177.72 square metres.

6.8.8 As such this application is CIL Liable and the Community Infrastructure Levy Liability Notice detailing the chargeable amount will be sent attached to the decision notice.

The assessment of sustainable development

6.8.9 Paragraph 7 of the NPPF provides a presumption in favour of sustainable development with the social role of the planning system being to ensure that strong, vibrant and healthy communities are supported through 'providing the supply of housing required to meet the needs of present and future generations. When considering development proposals the Council is required to take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

6.8.10 Paragraph 10 states that plans and decisions 'need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas'.

6.8.11 The NPPF requires local authorities to 'approach decision-making in a positive way to foster the delivery of sustainable development' (paragraph 186). Paragraph 187 further stresses that 'decision-takers at every level should seek to approve applications for sustainable development where possible'.

6.8.12 Paragraph 14 of the NPPF sets out the Government's economic, environment social planning policies for England, with the presumption in favour of sustainable development. The NPPF identifies three dimensions to sustainable development: economic, social and environmental. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system and emphasises that a presumption in favour of sustainable development should be the basis for every plan, and every decision. Planning applications must result in sustainable development with consideration being given to the economic, social and environmental sustainability aspects of the proposal.

6.8.13 Economic Dimension: It is considered that the proposal makes a minimal contribution to the wider economic dimensions of sustainable development. There would be a minor benefit in terms of additional employment during the construction period.

6.8.14 Environmental dimension: With regard to the environmental role of fundamentally contributing to protecting and enhancing our natural, built

and historic environment, the impact on the character and appearance of the surrounding AONB area has been assessed as part of this application. It is considered that the proposal will sufficiently respect the existing natural and built environment and that the proposal protects and enhances the prevailing pattern of development in the local area and the site specifically.

6.8.15 Social dimension: It is considered that the proposal makes a small contribution to the wider social dimensions of sustainable development, though the provision of two new dwellings to replace two older, poor quality units.

6.8.16 For the above reasons, it is considered that the proposed development is supported by the presumption in favour of sustainable development.

7. CONCLUSION

7.1 Having regard to the relevant development plan policies, the other material considerations referred to above and the clear reasons in favour, the development proposed is considered to be acceptable and should be approved for the following reasons.

7.2 The proposal will not harm the existing character and appearance of the surrounding AONB area and how it functions. The proposal will not have a material impact on neighbouring amenity, will secure sufficient garden amenity for future occupiers and will not present an adverse impact on highway safety. These considerations carry significant weight and indicate that conditional planning permission should be approved.

7.3 This decision has been considered using the relevant policies related to the proposal. These are; ADPP1, ADPP5, CS1, CS4, CS5, CS13, CS14, CS15, CS16, CS17, C18 and CS19 of The West Berkshire Core Strategy 2006 - 2026, Policy OVS5, OVS7, and TRANS1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007, Policy C1, C3, C7 and P1 of the HSA DPD, and the National Planning Policy Framework.

8. FULL RECOMMENDATION

DELEGATE to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to the conditions recommended below (section 8.1).

8.1 Conditions

1. Commencement of development

The development hereby approved 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. Approved plans

The development of the replacement dwellings hereby approved shall be carried out in accordance with the application form, the design and access statement and drawing numbers 7765.1; 7765.2 and 7765.4 received 05 December 2017.

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

3. Schedule of Materials

Irrespective of details given in the approved plans and documents no development of the approved dwellings shall commence until samples of all external materials to be used have been submitted and approved under a formal discharge of conditions application. The approved dwellings shall be constructed in accordance in accordance with the approved schedule of materials.

Reason: In the interests of visual amenity in accordance with Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

4. Construction Method Statement

No development shall take place until a Construction Method Statement has been submitted and approved under a formal discharge of conditions application. The development shall be carried out in accordance with the approved Construction Method Statement. The Construction Method Statement shall provide for:

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

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).

5. Parking/turning in accord with plans.

No dwelling shall be occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

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

6. Cycle storage

No development shall take place until details of the cycle parking and storage space have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the cycle parking and storage space has been provided in accordance with the approved details and retained for this purpose at all times.

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

7. External Lighting

No development of the approved dwellings shall commence until full details of any lighting to be erected, including the complete specification and location of all external lights, has been submitted and approved under a formal discharge of conditions application. Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 or any subsequent version thereof, no other external lighting shall be erected on the site.

Reason: In the interests of visual amenity and to prevent encroachment of illumination into the night skies in the North Wessex Downs Area of Outstanding Natural Beauty in accordance with Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

8. Ecological mitigation - Bat boxes

The dwellings hereby approved shall not be occupied until a scheme of ecological mitigation and enhancements is submitted and approved under a discharge of conditions application in accordance with the ecological recommendations at Section 4 of the ecological report by Brian Masterton Wildlife Consultant. The dwellings shall not be occupied until the approved ecological mitigation and enhancements have been implemented in accordance with the approved scheme. The ecological mitigation and enhancements shall be retained in accordance with the approved scheme thereafter.

Reason: To conserve and enhance the qualities of the site for local wildlife in accordance with Policy CS17 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

9. Landscaping scheme

No development of the approved dwellings shall commence until details of a scheme of landscaping to be implemented on the site have been submitted and approved under a discharge of conditions application made for this purpose. The scheme of landscaping shall ensure:

- (i) Identification of all trees and shrubs scheduled for retention on the site;
- (ii) Identification of native varieties of trees and shrubs for all new planting;
- (iii) Full implementation of the scheme of landscaping within the first planting season following occupation of the replacement dwellings;
- (iv) That all trees and shrubs that form part of the approved landscaping are retained for a period of five years following planting and that during this period any trees or shrubs that become diseased, damaged or die are replaced with plants of the same species and a similar size during the following planting season.

The landscaping of the site shall be undertaken in accordance with the approved scheme.

Reason: In order to secure the benefits of landscaping to soften the visual impacts of development on a sensitive site within the North Wessex Downs AONB and to provide opportunities for local wildlife in accordance with the NPPF and Policies CS14, CS17 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

10. Hard landscaping

No development or other operations shall commence on site until the hard landscaping of the site has been completed in accordance with a hard landscaping scheme that has first been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include details of any boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) to be provided as part of the development.

Reason: A comprehensive hard landscaping scheme is an essential element in the detailed design of the development, and is therefore necessary to ensure the development achieves a high standard of design. These details must be approved before the development is commenced because insufficient information has been submitted with the application, and it is necessary to ensure that the scheme is of a high standard. 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).

11. Spoil

No development shall take place until full details of how all spoil arising from the development will be used or disposed have been submitted to and approved in writing by the Local Planning Authority. These details shall:

- (a) Show where any spoil to remain on the site will be deposited;
- (b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels);
- (c) Include measures to remove all spoil (not to be deposited) from the site
- (d) Include timescales for the depositing/removal of spoil.

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

Reason: To ensure appropriate disposal of spoil from the development and to ensure that 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 Supplementary Planning Document Quality Design (June 2006).

12. Land contamination 1: site characterisation

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

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

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

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. The approval of this information is required at this stage because insufficient information has been submitted with the application. This condition is applied in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

13. Land contamination 2: remediation scheme submission

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

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

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. The approval of this information is required at this stage because insufficient information has been submitted with the application. This condition is applied in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

14. Land contamination 3: remediation scheme implementation

The remediation scheme for land contamination approved under condition 15 shall be implemented in full in accordance with the timetable of works thereby approved. Two weeks written notice shall be given to the Local Planning Authority prior to the commencement of the remediation scheme. Following the completion of the measures identified in the approved remediation scheme (except those for the long-term monitoring and maintenance), no dwelling shall be occupied until a verification report to demonstrate the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. This condition is applied in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

15. Land contamination 4: unexpected contamination

In the event that any previously unidentified land contamination is found at any time during the carrying out of the development, it shall immediately be reported in writing to the Local Planning Authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of Condition 14, and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of condition 15. The investigation and risk assessment, and any remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme, no dwelling shall be occupied until a verification

report to demonstrate the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. This condition is applied in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

16. Land contamination 5: monitoring and maintenance

Following completion of the measures for the monitoring and maintenance of the effectiveness of the land contamination remediation approved under clause (d) of condition 15 (if any), a verification report to demonstrate the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority within 2 months of the completion of the measures. These reports shall be conducted in accordance with CLR11: Model Procedures for the Management of Land Contamination (DEFRA/EA).

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. This condition is applied in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

17. Hours of work (demolition and construction)

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

7.30 am to 6.00 p.m. on Mondays to Fridays

8.30 am to 1.00 p.m. on Saturdays and

No work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with the NPPF and Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

18. Sustainable Drainage

No development shall take place until a scheme of surface water drainage has been submitted and approved under a formal discharge of conditions application made for this purpose. The scheme shall incorporate sustainable drainage principles to deal with surface water run-off from the roof of the dwellings hereby permitted and within the application site. The dwelling hereby permitted shall not be first occupied until the scheme of surface water drainage has been implemented in accordance with the approved details. The approved method of surface water drainage shall be retained thereafter.

Reason: To ensure that surface water will be managed in a sustainable 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 Supplementary Planning Document Quality Design - Part 4 Sustainable Design Techniques (June 2006).

19. Windows to be top hung and obscure glazed

The development hereby permitted shall not be occupied until the windows at first floor level in the northern and southern elevations of the dwellings hereby permitted have been fitted with obscure glass and top hung casements. The obscure and top hung glazing shall be permanently retained in that condition thereafter.

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).

20. Restriction on permitted development for windows on side elevation

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/roof lights (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 on the north and south elevations of the dwellings hereby permitted, 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) and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

21. PD Removal – extensions or outbuildings

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 or outbuildings which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C, D and E of that Order shall be constructed on the dwellings hereby permitted, without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

Reason: In the interests of visual amenity and to avoid the overdevelopment and an unacceptable increase in the level of visual impact of a sensitive and prominent site within the North Wessex Downs Area of Outstanding Natural Beauty, in accordance

with Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy C3 of the West Berkshire Council Housing Site Allocations DPD (2017).

Informatives

1. Proactive action by the local planning authority

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

2. Damage to footways, cycleways and verges

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

3. Damage to the carriageway

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

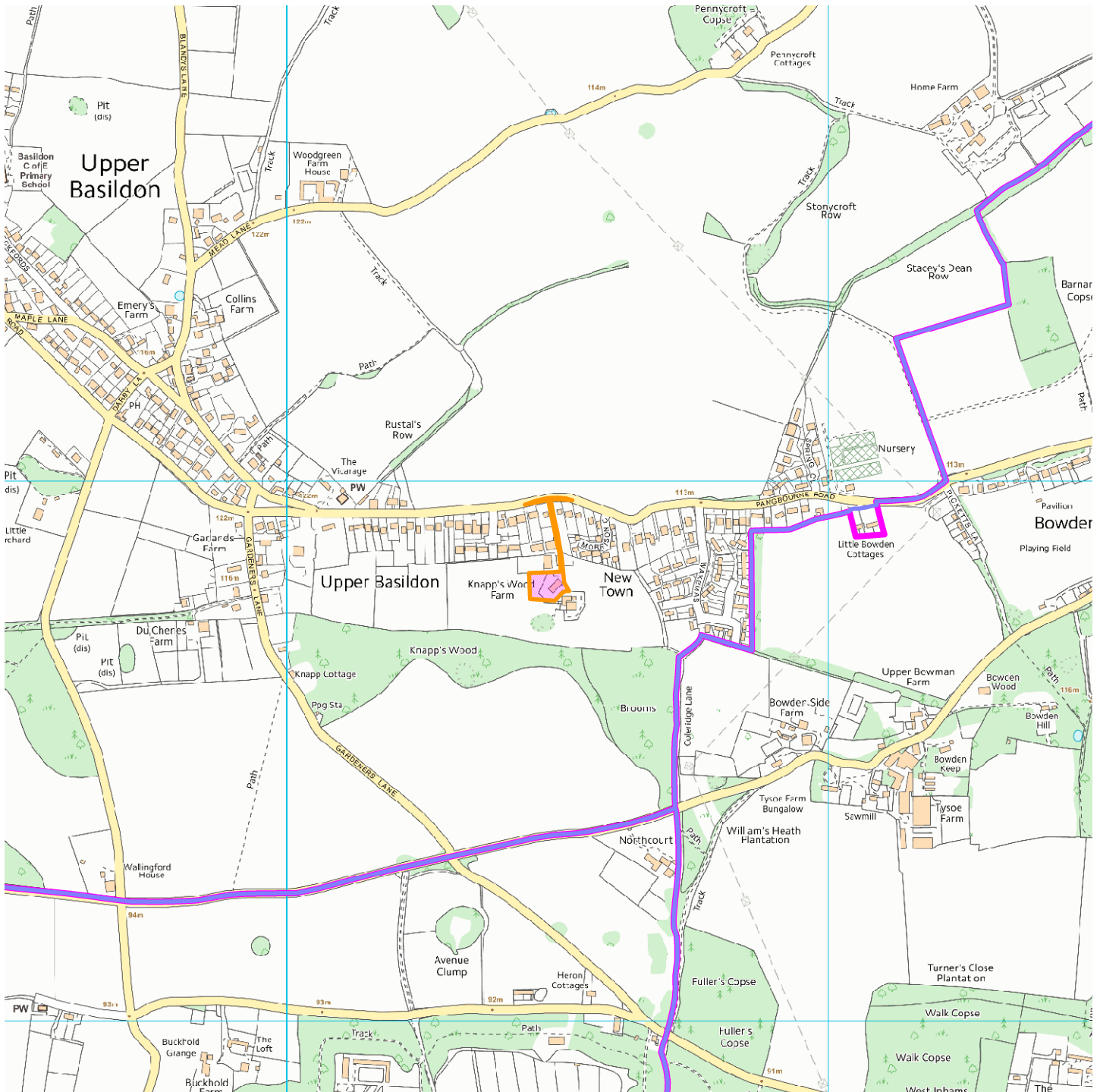
4. Protected bats

All species of bats found in the UK are European Protected Species under the Habitats Directive 1992, the Conservation of Species and Habitats Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended). If any signs of bats (bat roosts, bat droppings or any other signs) are discovered on the site at any time then all work must halt and Natural England should be contacted for advice.

5. Construction / demolition noise

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

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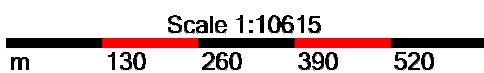
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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	29 January 2018
SLA Number	0100024151



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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
PANGBOURNE 16/03341/HOUSE Pins Ref 3176696	Pangbourne Lodge Tidmarsh Road Pangbourne	Erection of oak- framed detached garage and studio – Relaxation of Condition	Delegated Refusal	Allowed 17.1.18

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