

Notice of Meeting



Scan here to access the public documents for this meeting

Eastern Area Planning Committee

Wednesday 25th July 2018 at 6.30pm

At the 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, 17 July 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

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



Agenda - Eastern Area Planning Committee to be held on Wednesday, 25 July 2018
(continued)

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



Agenda - Eastern Area Planning Committee to be held on Wednesday, 25 July 2018
(continued)

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

Substitutes: Councillors Rob Denton-Powell, Lee Dillon, Sheila Ellison, Tony Linden, Mollie Lock and Quentin Webb

Agenda

Part I

Page No.

1. **Apologies**
To receive apologies for inability to attend the meeting.
2. **Minutes** 5 - 24
To approve as a correct record the Minutes of the meeting of this Committee held on 4th July 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.)
 - (1) **Application No. & Parish: 18/00833/FULD - Lawrence Building, Newbury Road, Hermitage, Thatcham** 25 - 50

Proposal: Demolish garage and erect convenience store with 4 x apartments above and erect 4 dwellings.

Location: Lawrence Building, Newbury Road, Hermitage, Thatcham, RG18 9TD

Applicant: Landmark Estates

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



Agenda - Eastern Area Planning Committee to be held on Wednesday, 25 July 2018
(continued)

- (2) **Application No. & Parish: 17/03004/OUTMAJ - Land South of St John's Church of England School, Mortimer Common, Reading** 51 - 76

Proposal: This outline application comprises two parts: Part a) The erection of 110 dwellings including affordable housing, public open space and associated landscaping with all matters reserved other than access and layout; Part b) The erection of a 3FE Infant School and 900sq m GP surgery (Use Class D1) with shared parking area with all matters reserved other than access.

Location: Land South Of St John's Church Of England School, The Street, Mortimer Common, Reading, Berkshire

Applicant: TA Fisher (Mortimer) Ltd

Recommendation: To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to the conditions set out in section 8.1 of this report.

OR

If the legal agreement is not completed by the 11 June 2018, to **DELEGATE** to the Head of Development & Planning to **REFUSE PLANNING PERMISSION**, for the reason set out in Section 8.2 of the report or to extend the period for completion if it is considered expedient to do so.

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Andy Day
Head of Strategic Support

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.

Agenda - Eastern Area Planning Committee to be held on Wednesday, 25 July 2018
(continued)

This page is intentionally left blank

Agenda Item 2.

DRAFT

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

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON WEDNESDAY, 4 JULY 2018

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

Also Present: Stephen Chard (Principal Policy Officer), Stuart Clark (Principal Engineer), Gareth Dowding (Senior Engineer), David Pearson (Development Control Team Leader) and Simon Till (Senior Planning Officer)

Apologies for inability to attend the meeting: Councillor Keith Chopping and Councillor Richard Somner

PART I

13. Minutes

The Minutes of the meeting held on 13 June 2018 were approved as a true and correct record and signed by the Chairman, subject to the following amendments:

Item 10(1) – 17/03489/FUL – Sabre House, Bath Road, Midgham (page three, bullet point two, first sentence):

- Mr Russell presented two pieces of media to the Committee (**Officers confirmed that the media had been submitted in accordance with the requirements of the Council's Constitution**).

Item 10(1) – 17/03489/FUL – Sabre House, Bath Road, Midgham (page three, bullet point three, first sentence):

- The second **media** was an audio recording of two of Mr Russell's neighbours standing next to his fence with equipment that he stated was a pressure washer.

Item 10(1) – 17/03489/FUL – Sabre House, Bath Road, Midgham (page four, fourth paragraph):

- Finally Councillor Bridgman asked if, when taking the **video**, the east side roller-shutter door had been open and Mr Russell confirmed that it had been.

14. Declarations of Interest

Councillor Tim Metcalfe declared an interest in Agenda Item 4(2), and reported that, as his interest was a disclosable pecuniary interest or an other registrable interest, he would be leaving the meeting during the course of consideration of the matter other than to speak as the applicant.

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

15. **Schedule of Planning Applications**

(1) **Application No. & Parish: 18/00628/FULD - Midgham Cottage, Station Road, Woolhampton**

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 18/00628/FULD in respect of a Section 73 application for the variation of Condition 9 – Treatment Plan and removal of Condition 12 – Minimise the effects of dust, of planning permission reference 17/00883/FULD (to erect 2 no. detached 4-bed houses and one pair of semi-detached 3-bed houses).

In accordance with the Council's Constitution, Mr Nicholas Bundy, applicant, addressed the Committee on this application.

Mr Bundy in addressing the Committee raised the following points:

- He sought to address the point of concern for the Parish Council in relation to the management of foul sewage. An original condition of approval for application 17/00883/FULD was to submit a package treatment plant to service the development which he felt satisfied all concerned parties. However, consultation responses on this from the Environment Agency, Thames Water, Building Regulations and Network Rail did not support the package treatment plant.
- Mr Bundy explained that contamination would not be an issue and surface water would not be discharged into the foul system. The proposed new condition would instead implement a self-contained Sustainable Drainage System (SuDS) to deal with surface water run-off.
- No objections had been raised in the consultation responses to this application for the revised condition from the Environment Agency, Thames Water, Building Regulations and Network Rail, subject to certain conditions and stipulations.
- Network Rail did not object on the understanding that no soakaway would be constructed within 20 metres of their assets. This included a sub-station.
- The revised Condition 9 offered the most practical solution to the management of foul water drainage and was in line with the views of Thames Water.

Councillor Alan Macro queried the removal of the voided floors. Mr Bundy confirmed these had been removed as the voids were relatively shallow. However, the report stated that this was acceptable as long as the finished floor levels were set as per the layout drawing and the floor bund was in place. He added that practical measures would be put in place to avoid surface water flooding.

A representative of Woolhampton Parish Council wished to address the Committee to explain their objection, but he was not permitted to do so as no request to speak had been received from the Parish. However, the Parish Council's objection was noted within the report.

Councillor Graham Bridgman continued with the topic of the voided floors and noted that condition eight (Sustainable Drainage Measures) contained a reference (point (i)) to the inclusion of elevated floors with voids. He questioned this considering the point made by Mr Bundy that these had been removed. Stuart Clark stated that this specific point was no longer relevant and the reference should be removed from the condition.

Councillor Bridgman noted a point made by the Drainage Officer which strongly suggested that the applicant should be required to inform future purchasers of each property that it was imperative that ponds/swales should be retained and maintained throughout the lifetime of the properties as part of flood protection measures and they

EASTERN AREA PLANNING COMMITTEE - 4 JULY 2018 - MINUTES

should not be filled in or altered. Councillor Bridgman asked if this requirement could be made firmer. In response, David Pearson stated that it was not possible to construct a suitable planning condition that would meet the tests of reasonableness and enforceability. Such a requirement could only be added as an informative.

Stuart Clark added that SuDS included garden ponds and if owners were not aware of this they could fill in ponds and inadvertently create a flood risk. Therefore, SuDS featured on the Council's register of flood prevention assets.

Councillor Alan Law felt it would be reasonable to expect the applicant to include this drainage requirement in the deeds for each of the properties. He queried if this could feature as an informative. Mr Pearson directed Members to condition 8m which asked for detail on how SuDS measures would be maintained and managed after completion. These details were to be provided as part of a handover pack for subsequent purchasers and Mr Pearson felt that this pack could be expanded upon to include detail on the retention and maintenance of ponds etc as a flood protection measure. Mr Pearson added that if this was not adhered to, then enforcement action would follow.

Councillor Alan Macro queried whether the SuDS condition could include the requirement for future owners of the properties to retain and maintain the ponds/swales in perpetuity. Mr Pearson restated the point that it would be difficult to construct a specific condition placing a requirement on future owners to share the necessary information. However, he did feel this could be managed to some extent via the handover pack.

Councillor Graham Pask felt that the deeds for each property could also reflect the ongoing requirements as already indicated by Councillor Law. Councillor Law reiterated that this should be included as an informative to reinforce the importance of this point.

Mr Pearson then added that the sustainable drainage condition concluded by stating that the SuDS measures needed to be implemented as per requirements before the dwellings could be occupied.

Councillor Macro referred to the consultation response from Network Rail. While the report stated that they had no objection, they did highlight concerns over the potential for dust affecting the railway signal sighting. He asked for further clarify on this point and whether the concern had been resolved. Mr Pearson explained that no further detail was available on this matter.

Councillor Law highlighted that this item had been called-in to Committee by the Ward Member as a result of the concerns raised by the Parish Council. He felt these concerns were made clear in the report, however the responses received from the Drainage Team, the Environment Agency, Thames Water and Network Rail all supported the view that drainage issues could be mitigated as rain water would not enter the foul drainage system.

Councillor Law proposed acceptance of Officers' recommendation to grant planning permission subject to the conditions outlined in the report, including an amended condition 8 as discussed, and the additional informative on the requirement for the deeds of the properties. The proposal was seconded by Councillor Emma Webster.

Councillor Bridgman pointed out that the mitigation measures had already been or were at least in the process of being implemented, thereby working to resolve the concerns of the Parish Council.

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

EASTERN AREA PLANNING COMMITTEE - 4 JULY 2018 - MINUTES

Conditions

1. Section 73 time limit

The development hereby permitted shall be begun before the 7th June 2020, that being three years from the date of the planning permission granted in respect of application 17/00883/FULD.

Reason: To comply with Section 73 and 91 of the Town & Country Planning Act 1990 (as amended by Section 51 of the Planning & 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 dwellings hereby approved shall be constructed in accordance with the application form, the design and access statement and the approved drawings:

- a) Proposed site layout plan drawing No 13/031/05 REVISION C received on 17 March 2017.
- b) Plot 1 floor plans drawing No 13/031/11 received on 17 March 2017.
- c) Plot 1 elevations drawing No 13/031/10 received on 17 March 2017.
- d) Plot 2 floor layout plan drawing No 13/031/12 REVISION A received on 17 March 2017.
- e) Plot 2 elevations drawing No 13/031/09 received on 17 March 2017.
- f) Plots 3 and 4 floor layout plan drawing No 13/031/10 received on 17 March 2017.
- g) Plot 3 and 4 elevations drawing No 13/031/08 received on 17 March 2017.
- h) Proposed building cross sections drawing No 13/031/13 received on 17 March 2017.
- i) Access visibility plan drawing No 13/031/10 received on 17 March 2017.
- j) Network Rail proposed right of way plan drawing No 13/031/15 received on 12 May 2017.

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

3. Schedule of materials

Development of the approved dwellings shall not commence until full details of the external materials to be used, including a schedule and samples of materials, have been submitted and approved under a formal discharge of conditions application. The development shall take place using only the approved materials thereafter.

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 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:

EASTERN AREA PLANNING COMMITTEE - 4 JULY 2018 - MINUTES

- 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 TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Policy P1 of the HSADPD.

5. Vehicle parking and turning space

No dwelling shall be occupied until the vehicle parking and turning space have been surfaced, marked out and provided in accordance with the approved plan(s). 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), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Policy P1 of the HSADPD.

6. Cycle storage

No dwelling shall be occupied until the cycle storage has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the storage of cycles at all times.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Policy P1 of the HSADPD.

7. Detailed scheme of 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. 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;

EASTERN AREA PLANNING COMMITTEE - 4 JULY 2018 - MINUTES

- 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. Sustainable drainage measures

No development shall take place until details of 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:

- a) 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;
- b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels;
- c) Include details of how the existing flood plain will be sustained or mitigated (any measures for loss of flood plain shall not increase flood risk elsewhere);
- d) Include a drainage strategy for surface water run-off from the site since no discharge of surface water from the site will be accepted into the public system by the Lead Local Flood Authority;
- e) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse at no greater than Greenfield run-off rates;
- f) Include attenuation measures to retain rainfall run-off within the site, off site discharge will not be permitted;
- g) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- h) 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;
- i) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- j) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines.
- k) Ensure any permeable areas are constructed on a permeable sub-base material such as Type 3 or reduced fines Type 1 material as appropriate;
- l) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises;
- m) Include a Flood Risk Assessment (FRA) for developments located in areas at risk of flooding (Flood Zone 2 and 3) or developments larger than 1 hectare;

EASTERN AREA PLANNING COMMITTEE - 4 JULY 2018 - MINUTES

- n) Include a Contamination Risk Assessment for the soil and water environment (assessing the risk of contamination to groundwater, develop any control requirements and a remediation strategy);
- o) Apply for an Ordinary Watercourse Consent in case of surface water discharge into a watercourse (i.e stream, ditch etc)
 - aa) Site Level control shall be tied in to the same level datum as the WBC topographic survey used to produce the WBC Flood Study Report in order to ensure that critical site levels (for FFLs for example) are not compromised by use of different datums;
 - bb) The development shall include the construction of a flood bund in accordance with West Berkshire Council's specification

The above sustainable drainage measures shall be implemented in accordance with the approved details before the dwellings hereby permitted are occupied. The sustainable drainage measures shall be maintained and managed in accordance with the approved details 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). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

9. Foul water drainage

The site's foul water drainage shall be constructed in accordance with the foul sewage to existing sewer drawing No 2017/010C received on 28 February 2018. The foul water flows shall be connected to the public sewage system by gravity only and the foul water shall not be pumped into the public sewage system. No surface water run-off flows shall be discharged into the public sewage system. The dwellings hereby approved shall not be occupied until the approved foul water drainage details have been installed on the site in accordance with the approved details. Thereafter the foul water drainage details shall be retained and maintained in accordance with the approved details.

Reason: In order to ensure that the site is provided with sufficient sewage flow system to deal with sewage produced on site in order to address local concerns regarding historic surface water infiltration into the sewage system in accordance with the NPPF (2012), Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy OVS5 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

10. Noise assessment

No development of the approved dwellings shall commence until a noise assessment conducted under the World Health Organisation Guidelines for Community Noise and the relevant guidance on sound insulation and noise reduction for buildings has been submitted and approved under a formal discharge of conditions application. Such an

EASTERN AREA PLANNING COMMITTEE - 4 JULY 2018 - MINUTES

assessment shall include detailed recommendations for the mitigation of noise disturbance on the site. The development shall not be occupied until those recommendations have been implemented in full. Thereafter the approved noise mitigation measures shall remain permanently in place.

Reason: In the interests of the amenity of future occupants of the site in accordance with the NPPF, Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy OVS5 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

11. Scheme of remediation

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until the requirements of sections 1 to 4 of this condition have been complied with under a formal discharge of conditions application. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section 4 has been complied with in relation to that contamination under a formal discharge of conditions application.

(1) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

(2) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be

EASTERN AREA PLANNING COMMITTEE - 4 JULY 2018 - MINUTES

undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must 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.

(3) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be produced and approved in writing of the Local Planning Authority.

(4) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of section 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with section 3.

If required:

(5) Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years (to be agreed with the Local Planning Authority), and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is imposed in accordance with the National Planning Policy Framework (2012) and Policy OVS5 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

12. Spoil removal

No works to develop the approved four dwellings shall be carried out until details of how spoil arising from the development is to be disposed of has been submitted and approved under a formal discharge of conditions application. The development shall be undertaken in accordance with the approved details.

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

13. PD Removal - windows

Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 or any subsequent version thereof no additional windows shall be constructed at first floor level or in the roof of the northern elevation of the approved dwelling identified as Plot 4 on the approved drawings. Plot 4 shall not be occupied until the windows approved at first floor level in the northern elevation of Plot 4 have been obscure glazed and fixed shut unless the parts that can be opened are more than 1.7 metres above the finished floor level of the room that they serve. The windows shall remain obscured and fixed shut in accordance with the requirements of this condition at all times thereafter.

Reason: In the interests of neighbouring amenity in accordance with the National Planning Policy Framework (2012) and Policy CS14 of the West Berkshire Local Plan (2006-2026) 2012.

14. Boundary Treatment details

Irrespective of the details given in the submitted drawings no development of the approved dwellings shall commence until full details of all boundary treatments of the site have been submitted and approved under a formal discharge of conditions application. The dwellings shall not be occupied until the boundary treatments have been constructed in accordance with the approved scheme.

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

15. PD Removal – extensions

Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 or any subsequent version thereof no extensions or outbuildings shall be constructed to serve the dwellings hereby approved without planning permission first having been granted on a planning application made for that purpose.

Reason: In order to prevent the overdevelopment of the site and to ensure that the dwellings are provided with sufficient amenity space and to ensure that the risk of flooding is satisfactorily addressed on the site in accordance with Policies CS14 and CS16 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

EASTERN AREA PLANNING COMMITTEE - 4 JULY 2018 - MINUTES

16. Hard surface materials

Irrespective of the details given in the submitted drawings no development of the approved dwellings shall commence until full details of all materials to be used in the hard surfacing of the site have been submitted and approved under a formal discharge of conditions application. The dwellings shall not be occupied until the hard surfaces have been constructed in accordance with the approved scheme.

Reason: In the interests of visual amenity and to ensure that flood risk is addressed satisfactorily on the site in accordance with Policies CS14 and CS16 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

17. Hours of work

The hours of work on site for all persons employed in the development of the dwellings hereby approved shall be limited to:

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

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

Informatives:

1. 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. The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil
3. 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.
4. The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

EASTERN AREA PLANNING COMMITTEE - 4 JULY 2018 - MINUTES

5. Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Highways (Planning) Manager, West Berkshire Council, Highways and Transport, Council Offices, Market Street, Newbury, RG14 5LD, tel. no. 01635 519169, before any development is commenced.
6. The applicant is advised that this planning permission does not in any way allow the Public Right of Way to be obstructed at any time during the course of the development.
7. Nothing connected with either the development or its construction must adversely affect or encroach upon the Public Right of Way (PROW), which must remain available for public use at all times. Information on the width of the PROW can be obtained from the PROW Officer.
8. The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
9. Before the canopy or structure is erected a licence must be obtained under Sections 177/178 of the Highways Act, 1980, with respect to any part of it which overhangs the highway. A licence may be obtained from the Highways (Planning) Manager, West Berkshire Council, Highways and Transport, Council Offices, Market Street, Newbury, RG14 5LD, tel. no. 01635 519169.
10. The applicant is advised that the Rights of Way Officer must be informed prior to the laying of any services beneath the Public Right of Way.
11. Where the ground levels adjacent to the path are to be raised above the existing ground levels, a suitable drainage system must be installed adjacent to the Public Right of Way, to a specification to be agreed with the Local Planning Authority prior to development commencing.

(2) Application No. & Parish: 18/00562/COMIND - Home Farm, Purley Village, Purley On Thames

(Councillor Tim Metcalfe declared a personal and prejudicial interest in Agenda Item 4(2) by virtue of the fact that he was the applicant for the planning application. As his interest was personal and prejudicial and a disclosable pecuniary interest, he would be leaving the meeting during the course of consideration of the matter and would take no part in the debate or voting on the matter other than to speak as the applicant).

(All Committee Members declared a personal interest in Agenda Item 4(2) by virtue of the fact that the applicant was known to them as a fellow Councillor and Committee Member. As their interest was personal and not prejudicial or a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.)

(Councillor Metcalfe left the Committee at 6.56pm but remained in the room to speak as the applicant).

The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 18/00562/COMIND in respect of the proposed realignment of the farm drive along with associated landscaping and use of part of the site for D2 (outdoor sports and recreation) use for up to 250 days per annum.

Simon Till, Senior Planning Officer, opened his introduction to the report by referring Members to the update report. This explained that the Environment Agency (EA) and the

EASTERN AREA PLANNING COMMITTEE - 4 JULY 2018 - MINUTES

Lead Local Flood Authority (LLFA) had reviewed the Flood Risk Assessment (FRA) submitted by the applicant and had identified inadequacies with the level of information it contained. In light of these objections, the Officer Recommendation had been altered to one of refusal for the reason outlined in the update report and summarised in the following paragraph.

Mr Till explained that the site was located entirely within Flood Zone 2 and a substantial part of the site was located in Flood Zone 3. Flooding was therefore a concern and the EA objection stated that the FRA failed to demonstrate that the raised road would not impede flood flow and that the proposed culverts would allow flood water to flow beneath the elevated road. The EA had therefore requested further information to confirm that an adequate strategy was in place. However, no further information had been forthcoming from the applicant to address these concerns.

Mr Till concluded his introduction by explaining that while weight had been given to the community benefit this application would achieve, the concerns of the EA together with the fact that this was in a flood risk area meant that the application was recommended for refusal.

In accordance with the Council's Constitution, Mr Graham Rolfe, Parish Council representative, and Councillor Tim Metcalfe, applicant, addressed the Committee on this application.

Mr Rolfe in addressing the Committee raised the following points:

- While the Parish Council in principle accepted the reasoning behind this application, they had objections. This included flooding (as already referred to) but their concerns went beyond flooding.
- They would not object to the realignment of the farm drive if issues could be addressed. This part of Purley Village (the road) was well used by visitors and the proposal would result in many parking spaces ceasing to exist due to the proposed new position of the drive entrance/exit. Alternative parking would therefore be sought elsewhere in the village to the inconvenience of local residents.
- The farm drive would be narrow which was a concern when considering its use by large farm vehicles. A larger than normal turning area was also needed to accommodate these vehicles. The width of the current access splay was wider than in the proposal and ease of access was therefore questioned.
- The Parish Council was assuming that gates would be positioned at the end of the drive. This would delay access and cause delays on the road. Gates would need to be a distance from the road.
- Use of the sports field by the primary school was supported, but potential other uses were a concern. The Parish Council was concerned that approval of the proposal could permit a range of activities to take place. Permission was sought to use the site for D2 (outdoor sports and recreation) use for up to 250 days per annum but there were only 190 school days a year. Use on the remaining 60 days was therefore questioned.
- It was noted that permitted development would allow use of other land on Home Farm for a temporary period of up to 28 days for provision of temporary parking. The question remained on how parking would be managed for the remaining 32 days (of the 60 days already highlighted).

EASTERN AREA PLANNING COMMITTEE - 4 JULY 2018 - MINUTES

- This was primarily a residential area and noise disturbance was a concern for residents from different events. There could also be many attendees for events, such as sports day, which would increase the car parking concern.
- Parking in the area was already tight and this was also a concern for highways. Suitable conditions were needed in order to protect residents should the application be approved.

Councillor Graham Bridgman referred to proposed condition three – use restriction - which related to Mr Rolfe's concern of other non-school uses. Councillor Bridgman pointed out that the condition stated that the land in question for D2 use would only be used for the purpose of sports and games activities ancillary to Purley Church of England School (should the application be approved). Mr Rolfe stated that this concern was therefore alleviated.

Councillor Pamela Bale questioned the actual reduction in parking referred to. Mr Rolfe estimated this as the loss of seven or eight spaces. This would be as a result of the widened turning space for the realigned access (a splay of 43 metres). Councillor Bale would pursue this point further with Highways Officers.

Councillor Alan Law noted, from the Parish Council's consultation comments in the report, the point that informal discussions had taken place between the school and the applicant. Councillor Law queried whether a formal agreement was actually in place. Mr Rolfe believed this to be the case.

In response to a question from Councillor Emma Webster, Mr Rolfe advised that he was not aware of any additional school use within the school holidays, i.e. holiday club.

Councillor Metcalfe in addressing the Committee raised the following points:

- The application was formulated following a request by the school for increased playground facilities.
- Ten years ago, farm land/a field had been allocated to the school. In the intervening period the school had grown into a primary school with additional year groups and a need for a larger playing field area had arisen.
- Many discussions had been held with the school and Councillor Metcalfe's son had led this project.
- Discussions had also taken place with Gareth Dowding (Senior Engineer) on the road access. Following these discussions, Councillor Metcalfe had employed a consultant (Stuart Michael) to help progress this part of the development.
- The application for D2 use was recommended by David Pearson (Development Control Team Leader).
- Parking in the area was not a particular issue. Sports days were already held and families walked to the event if necessary.
- There were no gates on the existing drive and none were planned for the realigned drive. Gated access points would only be in place to access the school field and to enable the maintenance of the land. This was a condition of approval.
- In terms of flooding, it was the case that Purley had suffered from pluvial, fluvial and ground water flooding. Pluvial flooding was minimal, fluvial flooding was a concern for villagers from the river and this type of flooding occurred most years to some degree. However, Councillor Metcalfe explained that for the application land, the water rose out of the ground (ground water flooding) rather than being flooded from the river.

EASTERN AREA PLANNING COMMITTEE - 4 JULY 2018 - MINUTES

- A concern had been raised that the drive would block any surge of water and therefore create a flood risk but this was not the case.
- A flood concern was an issue as a result of the road built by the EA in order to access Mapledurham Lock. This road was built without any culverts running through it and acted as a bund. The causeway cut through the true flood plain and was a major concern at times of fluvial flooding.

Councillor Richard Crumly referred to the application site plan in seeking to determine the potential space for car parking. Councillor Metcalfe gave the view that there was already sufficient parking provision within Purley.

Councillor Crumly then asked how frequently the application site had flooded within the last ten years. Councillor Metcalfe had not known this to be the case and pointed out that Ivy Cottage was at a greater risk of flooding.

Councillor Law sought confirmation of the visibility splays. Condition 9 stated that splays of 2.4 metres by 43 metres needed to be provided and Councillor Law queried if this was detailed within plans. Councillor Metcalfe confirmed this was the case.

Councillor Bale sought further clarify on where gates would be installed. Councillor Metcalfe reiterated that there would be no gates for the new drive and none were shown on plans. The access to the existing drive would be gated and gates would be in place to access the school field and to enable the maintenance of the land, as already described.

Councillor Bridgman referred to the objections of the EA. The EA felt that the FRA failed to demonstrate that the proposed culverts would allow flood water to flow beneath the elevated road and therefore alleviate flood risk. The EA's letter requested extra detail on this point and Councillor Bridgman queried why this had not been provided.

In response, Councillor Metcalfe explained that the project was undertaken to benefit the village school. The starting point was a cut and fill exercise, topography was also needed of the front field which was costly. The consultant referred to had been hired to design the drive at a cost. Ivy Cottage residents had been consulted and this resulted in agreement to erect park rail fencing. This was all at Councillor Metcalfe's own cost and he did not charge the school rent for the field.

The requirement then followed for the FRA which was reluctantly produced and the Officer Recommendation had been to grant planning permission. However, concerns were then raised by the EA with a request for more information on the culverts and Councillor Metcalfe felt that this further request was a step too far, even though non adherence to this request had resulted in the recommendation changing to one of refusal. He had also been informed that the application would be referenced up to the District Planning Committee if it was approved.

Councillor Emma Webster continued to reference the requirements of the EA. She had viewed the FRA and the section on flood risk and asked Councillor Metcalfe whether he felt this addressed their concerns. Councillor Metcalfe felt that he could not respond specifically on that point, he did however give his view that culverts beneath the drive would prove meaningless.

Councillor Alan Macro noted Councillor Metcalfe's point that he did not charge the school. He therefore queried the point raised by the school in relation to elevated charges. Councillor Metcalfe explained that the existing field had been provided to the school rent free on the understanding that they would have the responsibility for its maintenance. The school had looked into the costs for grass cutting and this had resulted in them asking Councillor Metcalfe for a quote. Grass cutting was therefore provided at a

EASTERN AREA PLANNING COMMITTEE - 4 JULY 2018 - MINUTES

cost, but this was at a reduced rate from other quotes received. There was no rental charge.

Gareth Dowding clarified the point made earlier by Councillor Metcalfe in relation to the advice given to him by the Highways Authority. The applicant had been provided with various names of different consultants and not a specific consultant. Councillor Metcalfe acknowledged this to be the case.

(Councillor Metcalfe left the room at 7.27pm).

In considering the above application, Members had a number of questions to ask of Officers.

Councillor Macro asked if cars could be parked within the 43 metre turning splay. Gareth Dowding confirmed that there was no need for the 43 metre area to be completely clear of parked cars and there would be no restriction in place to prevent this. Therefore the maximum number of lost car parking spaces was felt to be two.

Councillor Webster again made reference to the FRA and the section on flood risk. This stated that in order to ensure that the playing field was not cut off from the likely source of flooding a number of culverts would be constructed beneath the raised farm drive to allow floodwater to flow beneath from east to west. The FRA stated that there would be a gain in flood storage capacity in comparison to the existing situation. Councillor Webster therefore asked why this did not alleviate the concerns of the EA. Stuart Clark (Principal Engineer) acknowledged that a description had been provided of how flood risk would be mitigated. However, a greater level of detail was required before the EA was fully satisfied. This included more detailed drawings and calculations which demonstrated that the culverts would mitigate the risk. An appropriate cut and fill balance was also needed.

Stuart Clark clarified that this remaining information requirement was relatively minimal and could be achieved at a relatively low cost.

Councillor Law referred to the applicant's comments on the nature of the flooding on this land and the applicant's view that the EA was unclear on that point. The applicant felt that further work would be irrelevant and Councillor Law queried this.

Stuart Clark explained that as a result of the proposed cut and fill exercise combined with the raised access track, more water would be displaced. The EA required a calculation on this for completeness and for them to be convinced.

Councillor Law followed this by asking if the EA requests were reasonable. Stuart Clark advised that the EA was acting correctly in seeking complete assurance and were taking their role to the absolute letter. He added that from an engineering perspective, the development could be made to work with appropriate conditions and use of the necessary materials.

Councillor Law then asked for Mr Clark's professional view on whether he would approve the application in its current form or was the requested further detail necessary. Mr Clark reiterated that the EA was being correct but in his view the concerns could be resolved by engineering solutions and the provision of the additional drawings and calculations already referred to.

In light of this comment, Councillor Webster queried if the requirement for these additional drawings and calculations could be a condition of approval with development not able to proceed until this had been received. Mr Clark felt that this could be the approach.

Councillor Bridgman referred to the LLFA objection contained in the update report and the comments provided by Jon Bowden, the Council's Senior Engineer for Land

EASTERN AREA PLANNING COMMITTEE - 4 JULY 2018 - MINUTES

Drainage. This expressed the view that there was too much outstanding information of a detailed nature required to allow approval with conditions on flood/SuDS grounds. He therefore repeated the question to Mr Clark on whether the application could be approved with appropriate conditions. Mr Clark reiterated that it could be engineered to work.

Mr Till referred to the objections of the EA and LLFA, they both felt the level of detail in the FRA to be insufficient for the application to be approved. Members needed to be mindful of this in determining the planning application. David Pearson added the view that the concerns of the EA and LLFA carried a different emphasis.

Mr Pearson went on to explain that the EA was the strategic flood authority and therefore their concerns should not be dismissed lightly. A FRA was required for this application to show that flood risk concerns could be mitigated. The Committee needed a sound reason to approve this application and disregard the advice of the EA.

Mr Clark added that the EA managed the flood risk from and was the flood risk authority for main rivers, i.e. the Thames, and not the Council. The Council's responsibility was in relation to surface/ground water flooding.

Councillor Law felt that the Committee was receiving confused messages. The EA advice and the requests for further information had been stated as correct and 'by the book', but the point had also been made that the application was close to being acceptable. He therefore queried, as did Councillor Webster, whether the application could be approved subject to appropriate conditions. Mr Pearson explained that the EA considered that the FRA was not fit for purpose and further information was required. This had not been provided by the applicant and therefore the application was recommended for refusal.

However, Councillor Webster queried if the following could be considered as a suitable condition on which to approve planning permission: 'No development shall take place until full details of flood mitigation works have been submitted to and approved by the Local Planning Authority in consultation with the Environment Agency. This information would need to demonstrate that the raised road would not impede flood flow and the proposed culverts would allow flood water to flow beneath the elevated road. The scheme would need to be constructed and completed in accordance with the approved details.'

In response to this point, Mr Pearson acknowledged that Members could approve the planning application but it would still be referenced up to the District Planning Committee as a result of the concerns that had been raised which included and went beyond the EA points. The EA was concerned at the site being located entirely within Flood Zone 2 and a substantial part of the site being within Flood Zone 3. As already explained the FRA did not contain the detail required by the EA that would establish that the proposed works would not result in an increase in flood risk and that drainage of the site would be managed. The Officer recommendation was strongly for refusal of the application.

Mr Till drew attention to a recent Department for Communities and Local Government (DCLG) directive for applications where EA objections could not be overcome in Flood Zones 2 and 3. This directive stated that such applications, if approved at a local level, would need to be submitted to the Secretary of State for consideration.

He added that the EA frequently recommended conditions for reasonable measures to address issues. However, in this case they were not satisfied based on the existing information provided by the applicant and they felt that issues could not be addressed by conditions.

Councillor Law acknowledged the viewpoint of the EA, but returned to the condition of approval outlined by Councillor Webster. This would require the provision of further

EASTERN AREA PLANNING COMMITTEE - 4 JULY 2018 - MINUTES

information and a more detailed FRA from the applicant before the development could commence. Councillor Webster also acknowledged the concerns of the EA and the LLFA, but the guidance provided by the Principal Engineer indicated the scheme was technically workable subject to the provision of additional information and engineering work. She re-read her proposed condition and reiterated that no development could commence until sufficient detail had been submitted. She questioned therefore why conditional approval of the application would result in it being referenced to District Planning Committee when it would be subject to appropriate conditions.

Mr Pearson added that if Members were minded to approve the application then an additional condition would need to be included to ensure that permitted works were retained in perpetuity.

Councillor Marigold Jaques acknowledged that Officers were the experts, but in this case the applicant was known to be reliable and he had expressed his concerns at being required to provide further information which he felt to be unreasonable and unnecessary, as well as having to meet ongoing costs. She would not be supporting Officers' recommendation.

Councillor Bridgman felt that a considerable extension would be required to the conditions before the application could be approved. To support this he again referenced the LLFA objections in the update report. This stated that 'full calculations showing volumes of cut and fill on a level for level basis must be provided'. The update report also stated that even if extended culverts were used, issues would remain as the existing ground levels outside of the site were above the lowest proposed level within the site meaning not all stored flood water would be free to pass back through the culverts. If a second flood event occurred before the storage area had fully drained away then storage capacity for the second flood would be reduced. The update report stated the LLFA view that this was not acceptable.

Councillor Bridgman accepted the points made around knowledge of the applicant and seeking to introduce a satisfactory condition to approve the application, but the applicant had been given the opportunity to provide the additional information but this had not been forthcoming to date.

Councillor Macro commented that further work would be required by the applicant if the application was approved with the additional condition or if the applicant was required to adhere to the requests of the EA. He voiced a concern that should the item be approved and the detail required by the EA not provided, then it would send a concerning message to other applicants.

Councillor Tony Linden had sympathy for the applicant, however in his view a greater level of certainty was needed before the item could be approved. He also felt that approval of the application in its current form would be a concern particularly when the applicant was a fellow Committee Member.

Councillor Webster clarified that the proposed condition she put forward was based on officer advice that the application was technically acceptable and the condition was therefore both lawful and appropriate. Knowledge of the applicant was not a factor in this.

Councillor Peter Argyle explained that his sympathy was with the school. They had used the existing field for many years and needed the additional space. He would not want a further delay for the school, however this would be necessary to some degree to satisfy additional requests for information.

Councillor Bale felt that more detailed conditions were also needed in order to address the LLFA objections. Specifically, this related to the point made that the proposed access fell down to the existing highway meaning that there would be run-off from the track.

EASTERN AREA PLANNING COMMITTEE - 4 JULY 2018 - MINUTES

Proposals were required to show how this would be intercepted and dealt with using suitable SuDS measures.

Councillor Webster stated that she was willing to add this point to her draft condition in order to cover this matter. She added a further extension to this condition, in line with Councillor Bridgman's earlier point, to ensure that full calculations showing volumes of cut and fill were provided on a 'level for level' basis.

Continuing with the LLFA objection, Councillor Law referred back to the point made in the penultimate paragraph of the objection that there was too much outstanding information of a detailed nature required to allow approval with conditions on flood/SuDS grounds. He felt that the application should have the complete support of the specialist officer before it could be approved. Councillor Webster noted that Stuart Clark as Principal Engineer was a higher ranking officer than Jon Bowden as Senior Engineer. She therefore felt that greater weight should be given to the advice of the Principal Engineer.

Councillor Richard Crumly noted the concerns that had been raised, but he did not feel these to be significant as the application was for sports and recreation rather than a residential development, and therefore flooding was a far lesser concern. The applicant had stated that the site had not flooded within the last ten years. He was supportive of the application.

Councillor Crumly further noted that the FRA had been produced and he felt the further requests of the EA to be more applicable to building work.

In response to Councillor Crumly's points, Mr Clark stated that the flood concern was not in relation to the field, rather the concern was that surface water could be displaced towards existing residents.

Councillor Bridgman remained of the view that conditions would not overcome the point in the LLFA objection that extended culverts would not resolve the issue of storage capacity in the event of flooding.

Councillor Webster proposed that planning permission be granted, contrary to the Officer recommendation in the update report, subject to the conditions in the report and additional conditions highlighted by herself and Councillor Bale in relation to flood mitigation, and in relation to cut and fill calculations. This was seconded by Councillor Bale.

The proposal for approval, contrary to the revised Officer recommendation in the update report, was rejected.

Councillor Bridgman then proposed acceptance of the revised Officer recommendation in the update report to refuse planning permission. The proposal was seconded by Councillor Linden. The proposal for refusal of the application was accepted.

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

The application proposes a cut and fill operation to create a flat sports pitch area for use by St Johns Church of England School and a new driveway and running surface for vehicles serving Home Farm to the north of the site. The site is located entirely within Flood Zone 2 and a substantial part of the site is located within Flood Zone 3. The submitted flood risk assessment accompanying the application does not contain sufficient detail to establish that the proposed works would not result in an increase in flood risk on the site and surrounding area, or sufficient detail to confirm that an effective strategy would be employed to manage drainage on the site such as to prevent an increase in flood risk on the site and in the surrounding area. The proposed works are therefore contrary to the requirements of the National Planning Policy Framework (2012) that

EASTERN AREA PLANNING COMMITTEE - 4 JULY 2018 - MINUTES

requires that when determining planning applications Local Planning Authorities should ensure flood risk is not increased elsewhere; Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 which requires development to demonstrate a high quality and sustainable design that makes a positive contribution to the quality of life in West Berkshire; and Policy CS16 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 which states that development in Flood Zones 2 and 3 will only be permitted where it can be demonstrated that it would not have an impact on the capacity of an area to store floodwater, it would not have a detrimental impact on the flow of fluvial water, surface water or obstruct the run-off of water due to high levels of groundwater, and that appropriate measures to manage flood risk can be implemented with provision made for long term maintenance and management of any flood protection and mitigation measures.”

16. Appeal Decisions relating to Eastern Area Planning

(Councillor Tim Metcalfe rejoined the meeting at 8.09pm).

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

17. Site Visits

The 18 July 2018 was agreed for site visits if necessary. This was in advance of the Eastern Area Planning Committee scheduled for 25 July 2018.

(The meeting commenced at 6.30pm and closed at 8.10pm)

CHAIRMAN

Date of Signature

Agenda Item 4.(1)

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(1)	18/00833/FULD Thatcham	11 th June 2018	Demolish garage and erect convenience store with 4 x apartments above and erect 4 dwellings Lawrence Building, Newbury Road, Hermitage, Thatcham RG18 9TD Landmark Estates

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/00833/FULD>

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

Ward Members: Councillor Quentin Webb
Councillor Graham Pask

Reason for Committee Determination: Number of objections received

Committee Site Visit: 18th July 2018

Contact Officer Details

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

1. Relevant Site History

74/01600/ADD	Extension to existing store	Approved. 02/10/1974
76/04365/ADD	Extension of store toilets and canopy over petrol pumps	Approved 21/04/1976
80/12405/ADD	Garage extension	Approved 13/03/1980
99/55011/FUL	Erection of security fence and gates to road boundary	Approved 01/09/99
10/01634/FUL	Retrospective – change of use from the current use (car sales) to Car Sales and Van hire	Approved 20/12/2010
10/01656/FULC	Change of use from garage to B8 storage and distribution	Refused 04/11/2010 Allowed on Appeal 13/12/2010

2. Publicity of Application

Site Notice Expired: 4th June 2018

3. Consultations and Representations

3.1 Consultations

Hermitage

Parish Council

Object for the following reasons:

1. The building is too large and imposing on the street scene, with additional lighting during the long opening hours, in an unlit village. Too much signage
2. Delivery noise, disturbing residents, would like not see earlier closing times, such as 8 or 9pm
3. Anti-social behaviour in the large car park, especially due to low lighting. CCTV should be a requisite
4. Increase in traffic, dispute the Planning and Access statement which state minimal traffic generation, people are unlikely to walk along the busy road, an uphill return journey. The traffic island is too small. The 2 hourly bus service would not be used for a convenience store.
Parish Council would like to use an access provided to the Active Travel route provided on the HER001 site
There will be additional traffic from surrounding villages as with Tesco in Northfield road, Thatcham
Impact on the B4009 and Priors Court roundabout.
CIL funds should be used to make road safety

improvements in the village, the only suitable pedestrian crossing is by the school, three quarters of a mile away.

5. Welcome the flats, but concerned about the amenity space available and no space for ball games.
Insufficient buffer around the site and landscaping
6. A traffic management plan should be in place
7. Concerns about onward consequences, particularly for the current village store and Post Office, as well as the prescription service run by the shop, and its impact on the elderly and infirm. Potential for increasing speeds in the village if the existing shop closes, and the parking of cars there go, as they act as a traffic calming measure

**Chieveley
Parish Council**

Request an integrated traffic plan for the mini roundabout between the B4009, Station Road and Priors Court Road.

SUDs

We have reviewed the submitted Surface Water Drainage Strategy and consider the proposals for the management of surface water runoff to be acceptable in principle.

Given the risk of surface water flooding on and around the site, we request that finished floor levels for the proposed development are raised a minimum of 150mm above the surrounding ground levels. Furthermore, given the small orifices proposed within the drainage network, we request that overflows are incorporated into the controls to reduce the risk of flooding in the event of blockages, as part of the detailed design.

Recommend a condition to the permission to ensure that flood risk is appropriately managed for the lifetime of the proposed development.

Thames Water

The proposal is within 15 metres of a strategic sewer, and Thames Water request a condition with regards to a piling method statement.

There are public sewers near to the site and the risk of damage should be minimised

With regards to surface water drainage consent will be required from Thames water to discharge surface water to the public sewer, and recommend an informative to be added to a planning permission

No objection with regard to the waste water network and waste water process infrastructure.

Highways

The parking provision for the A1 and residential use complies with current parking standards.

The ARCADY study which was requested with regards to the junction of the B4009, Station Road and Priors Court Road has now been undertaken. It has been demonstrated that whilst an RFC of 0.85 is reached, it is not exceeded which suggests that this development will not cause a severe impact on the junction and surrounding highway network. We are therefore satisfied with the ARCADY assessment results.

Given this, the Highway Authority would be unable to substantiate a refusal on the grounds of traffic impact.

The highway recommendation is therefore for conditional approval with conditions in respect of restricting the hours of delivery; a construction method statement; access closure; provision of visibility splays before development; parking and turning in accordance with approved plans; access construction details and cycle storage.

Tree Officer

There are no notable trees or existing landscaping within the site which would warrant retention. Therefore the assessment is based on the potential landscaping scheme submitted ref: 2137/1B which shows positioning of new trees, shrubs, boundary treatments and British standard for works to be carried out.

The site is within the designated North Wessex Downs Area of Outstanding Natural Beauty and currently on the edge of the settlement. The scheme represents an opportunity to provide a high quality level of landscaping reflecting the character of the rural settlement.

The proposed areas of landscaping are minimal and no particular species are identified. Therefore further information would be required however, this could be secured by an appropriate condition.

No objection in principle but enhanced landscaping required for the whole site. Tree and shrub species required to be identified with suggested species sympathetic to the semi-rural character of the locality. Recommend a landscaping condition

Waste Management

Dwelling one will have a curtilage on the public highway on Newbury Street and therefore no concerns are raised. The other dwellings, numbers 2, 3 and 4 however have no curtilage on the public highway and residents must present their waste for collection. Please can a bin collection point be provided adjacent to the public highway on Newbury Street – adjacent to the bin store for the flats would be an ideal position.

The distance from the properties 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.

Commercial waste from the shop should be kept separate from household waste to avoid the risk of cross-contamination. West Berkshire Council does not collect commercial waste and will not collect household waste that has been contaminated with commercial waste.

Recommend a condition requiring a scheme for the storage of refuse and recycling to be submitted and provided in writing before the development commences, and provided before the development is occupied.

Environment Agency

The site is within groundwater Source protection Zone 3, which is a sensitive zone surrounding a drinking water borehole. We are generally satisfied with the majority of the findings and recommendations of the desk study report. Broadly, this site is moderately sensitive with regards to controlled waters. Further investigations in the form of intrusive investigations are required to further characterise any risk.

Further details are required to ensure there is no contamination, and any underground storage tanks present on site should be removed and excavations validated. No infiltration drainage system should be installed in areas of contamination.

Recommend condition with regards to land contamination, remediation and verification and a condition with regards to the piling or other foundation designs.

Environmental Health

The identified issues are noise, contamination dust and lighting.

Noise assessment (KR Associates KR06277 04/04/18 v1.1) has assessed the impact on the future residential occupiers above the proposed plant room. The report identifies that mitigation is required and is stated in Section 7.4 of that report.

The future residential occupiers in the flats as well as the houses and the existing residential occupiers immediately adjacent to the site are likely to be affected by noise from the following:

- delivery vehicles – if the vehicles arrive too early in the morning or late in the evening, their manoeuvring, doors slamming, tail lift clunking, vehicle left idling
- loading and unloading of delivery vehicles – the use of cages rattling and being slammed

- use of ATM outside of opening hours – vehicles left idling, doors slamming, radios playing, horns blowing
- the long hours of opening of the shop- the application form states 0600-2300 mon – Sunday and bank holidays.

Some of this issues have been discussed in the Delivery and Service Management Plan and how they will be managed. The timings of the deliveries is not clear as the application details vary from 0800-2200 and 0700-1900.

Neighbouring residential and commercial occupiers will be affected by noise and dust from demolition and construction activities due to their close proximity.

The phase 1 report on land contamination (Landmark Estate 16616/DS Dec 2017) identified the likely presence of a pollutant linkage and potential contaminants. Section 8 recommends that an intrusive investigation is required to quantify the risks. This is agreed.

No specific details were provided regarding external lighting. Due to the close proximity of residential receptors a lighting plan is required.

Recommend conditions with regards to plant equipment noise, timing of shop deliveries, use of the ATM, hours of work condition, dust minimisation during demolition and construction, external lighting, and potential contamination and remediation works.

3.2 Representations

Total: 12 Object: 10 Support: 2

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

- The site is an eyesore with overspill parking, the development will be an improvement, and there are a limited number of developers willing to take on the site
- A store of this kind is welcomed in Hermitage as it is becoming more suburban and could support this kind of enterprise
- Smaller dwellings in the flats are welcome as so many small dwellings are being turned into large ones

The supporters also raised concerns about

- Signage, delivery noise, and increased traffic,

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

- Impact on the existing shops, and this is an unnecessary outlet

- Noise from delivery lorries
- Lighting from the store and parking areas would affect residents, and character of the village
- Additional traffic and associated pollution in the village
- Impact on road infrastructure, and combined with the proposed residential development in the area, an impact on the mini roundabout
- Dangerous for cars to enter and exit car park & to pedestrians including school children
- Conflict of lorries and pedestrians within the site
- Out of character with the village, inappropriate development
- Noise from the business operation from 6am to 11pm , 7 days a week
- Previous planning appeals restricted operating hours to between 7am and 7pm weekdays, Saturday mornings, and not on Sundays or Bank Holidays, and vehicle movements
- A covenant from the brewery restricts alcohol sales on businesses on the land
- There is no parking proposed for staff, potential overspill to B4009
- Potential for anti-social behaviour
- Apartments on the main route through the village would be incongruous, no objection to properties of a similar type to surrounding houses
- The development conflicts with the other proposed developments

4 Planning Policy

4.1 The statutory development plan includes 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 following policies within the West Berkshire Core Strategy (2006-2026) are relevant to this application:

- ADPP1: Spatial Strategy;
- ADPP5: North Wessex Downs Area of Outstanding Natural Beauty
- CS1: Delivering New Homes and Retaining the Housing Stock;
- CS4: Housing Type and Mix;
- CS5: Infrastructure Requirements and Delivery
- CS6: Provision of Affordable Housing
- CS10: Rural Economy
- CS11: Hierarchy of Centres
- CS 13: Transport;
- CS 14: Design Principles;
- CS15: Sustainable Construction and Energy Efficiency
- CS 16: Flooding;
- CS17: Biodiversity and Geodiversity
- CS 18: Green Infrastructure;
- CS 19: Historic Environment and Landscape Character.

4.3 The following policies of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007 are relevant to this application:

- OVS5: Environmental Nuisance and Pollution Control

- TRANS1: Meeting The Transport Needs of New Development
- SHOP5: The Encouragement of Local and Village Shops

4.4 The following policies within the Housing Site Allocations Development Plan Document (DPD) 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;
- Supplementary Planning Document, Quality Design (June 2006) – Part 5 External Lighting
- Hermitage Village Design Statement July 2004

5. Description of Development

5.1 The application site is situated within the defined settlement boundary of Hermitage, and is within the North Wessex Downs Area of Outstanding Natural Beauty. The site is currently occupied as a car sales site, and had previously been used for sales of garden and agricultural machinery and also for warehousing. To the east of the site are the houses within Charlotte Close, to the north-east is the White Horse public house, and dwellings known as 1 & 2 Longworthy. To the south east and south-west are fields, which are also an allocated housing site (HER001).

5.2 Planning permission is sought for the demolition of the existing buildings on the site and the erection of an A1 retail unit of 325 sq. metres to the front of the site, with four two bedroom flats above with the erection of four dwellings and associated parking to serve the dwellings and the retail unit to the rear. A total of 33 parking spaces are proposed to serve the whole development, and cycle storage is proposed for the retail unit. A communal area amenity area, with child's play area is proposed to serve the flats. The flats are each two bedroom, and 2 no. 4 bedroom houses are proposed, and 2 no. 3 bedroom houses are proposed. Plot 1 will be accessed directly onto Newbury Road. Plots 2-3 are sited to the rear of the retail/apartment building and would share the same access as the shop car park, with a residential parking area underneath a car port for the flats, and separate driveways for the houses. Garages within the gardens of plots 2-3 are also proposed. A delivery bay for the shop is proposed to the side of the building, adjacent to the access to the houses to the rear. A new vehicular access to the site is proposed.

5.3 The application was submitted with a Delivery Management Plan, which was amended during the course of the application, and also the proposed opening times for the shop were amended during the course of the application. The proposed opening hours are 6am -10 pm, 7 days a week, including Bank Holidays.

6. Community Infrastructure Levy

6.1 The proposed works are liable for CIL, this is based on the GIA of the proposed retail units and the dwelling units. This is based on an initial assessment of the floor area of both parts of the application, and would be liable at a rate of £125 per square metre (indexed) for both the C3 and A1 uses, which would be £151,174.69.

7. Consideration of the proposal

7.1 The main issues raised by the proposal are:

- The principle of development
- Impact on the character and appearance of the AONB
- Impact on living conditions
- Parking provision and highway safety
- Affordable housing
- Flooding and drainage
- Contamination
- Biodiversity

7.2 The principle of development

7.2.1 The application site is situated within the village and defined settlement boundary of Hermitage which policy ADPP1 defines as a Service Village which has a limited range of services and some limited development potential. Policy ADPP5 sets out the spatial policy for the AONB, and sets out the potential for infill residential development of previously developed land, with the emphasis on meeting identified local needs, and that the conservation and enhancement of the natural beauty of the landscape will be the paramount consideration in assessing these sites. Within the service villages, such as Hermitage, policy ADPP5 says that a limited level of development will be accommodated to meet local needs, including amongst other things employment and housing. The policy also seeks to ensure that small, local businesses will be supported, encouraged and protected within the AONB providing local job opportunities and maintaining the rural economy.

7.2.2 Policy CS10 refers to supporting small and medium sized enterprises within rural areas, particularly within Rural Service Centres and Service Villages, and says that existing small and medium sized enterprises will be supported in order to provide local job opportunities and maintain the viability of smaller rural settlements. Policy SHOP5 says that the Council will encourage proposals for the provision and retention of local shops within existing residential areas and in village settlements. Policy CS11 says that the vitality and viability of local centres will be protected and enhanced and the existing network of town, district, local and village centres will form the focal point for uses, services and facilities serving the surrounding population. Any scheme will be of an appropriate scale and character to reflect and respond to the role and function of the centre, and should promote the individuality of the centre, responding to any distinct features.

7.2.3 Policy C1 says that there will be a presumption in favour of development and redevelopment within the defined settlement boundaries. The proposal is considered to be acceptable in principle, in accordance with the aforementioned policies, subject to the following considerations.

7.3 Impact on the Character and Appearance of the AONB

- 7.3.1 Policy CS14 requires new development to 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 goes on to say that good design relates not only to the appearance of the development, but the way it functions, and says that consideration 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 seeks to ensure the diversity and local distinctiveness of the District is conserved and enhanced, and that particular regard will be given (amongst other things) to the sensitivity of the area to change and ensuring that new development is appropriate in terms of location, scale and design in the context of the settlement, form, pattern and character.
- 7.3.2 The application site is situated on Newbury Road, on the B4009, which is the main road through the village of Hermitage. The site is currently occupied by a car sales business, with vehicles for sale parked throughout the site, and there are two large buildings, of utilitarian appearance, and no particular architectural merit. The site is bounded to the front by a metal railing fence. To the northeast of the site is the White Horse public house, and the surroundings are primarily residential in nature.
- 7.3.3 The retail building to the front of the site, will be occupied by a shop on the ground floor, and flats above. The building is 8.2 metres high, with hipped gables and half pitched dormer windows to serve the domestic windows. On the ground floor front elevation large curved frame windows will provide the shop frontage. Plot 1 to the north of the retail building is a four bedroom detached house with a slightly lower ridge height. Plot 1 and the houses to the rear of the site continue the themes, and a consistent approach to the materials proposed with clay effect tiles, with some variation on the pattern of the way the tiles are laid, and red brick elevations. In addition a car port is proposed over the parking spaces to serve the flats. The parking area to the rear will be overlooked by habitable rooms within the flats and the houses. A change in the materials within the access road, will indicate the private and residential nature of the site to the rear. The amenity space to meet the needs of the occupiers of the houses and the flats meets the requirements set out within the Quality Design SPD. A metal railing fence to the front of the site is proposed, and a landscaping scheme has also been proposed. The proposed buildings, particularly the retail/flats building is significantly higher than the existing buildings currently occupying the site. There have been objections raised to the appearance of the proposed development, however it is considered that the variety of materials proposed and the size and scale of the development are acceptable.
- 7.3.4 There have been objections raised to the impact of the creation of a convenience store in this location of the rural character and appearance of Hermitage. The village is defined as a service village, and policy ADPP5 states that the service villages will continue to provide a range of services to their communities, and that a limited level of development will be accommodated to meet local needs, which includes housing and employment. The proposed shop will employ 2 full time employees and 16 part time employees, and the site will continue to contribute to the local economy. The development of a shop in this location will enhance the range of facilities available within the village. The site already has a business use, and policy CS10 states that proposals to diversify the rural economy will be encouraged, particularly when located in or adjacent to Service Villages, and that

proposals seeking the loss of existing employment sites must demonstrate that the proposal does not negatively impact the local economy and the vitality and viability of the surrounding area. The proposed shop is considered to be of a size and scale which is proportionate to Hermitage as a Service Village. Whilst objections have been raised about the potential impact on the other shops within the village, the NPPF advises that it is not the duty of the planning system to prevent competition between businesses. The proposed shop and residential development, are of a design and scale which contribute towards the vitality of the local economy, and will not result in the loss of employment opportunities on the site. The scale of the development proposed is considered to be acceptable.

- 7.3.5 There were particular concerns about the degree of lighting within the site and the potential for advertisements. The site is situated within the North Wessex Downs AONB where dark skies are protected special characteristic to be conserved. The details of the lighting and a lighting strategy can be the subject of a condition, to ensure that the lighting, and positions of the lights do not impact the living conditions of the existing and future residents, as recommended by the Environmental Health Officer. The lighting strategy would also be used to ensure that the level of lighting is appropriate within the village in the AONB. Furthermore, a condition can also be added to ensure that all lighting is switched off when the shop is closed. The advertisements on the shop front would be the subject of an application for advertisement consent. However given the sensitivity of the site within the AONB, a bespoke scheme would be sought, rather than a standard corporate illuminated signage.

7.4 Impact on Living Conditions

- 7.4.1 Policy CS14 requires new development to make a positive contribution to the quality of life in West Berkshire. Further advice on assessing the impacts of development on the living conditions of existing and future occupiers is contained within the Quality Design SPD. The shop and flats building is situated at a sufficient separation distance to ensure that the sunlight and daylight to surrounding dwellings will not be adversely impacted. The positioning of the habitable room windows in the flats and houses is such that there is sufficient distances between them to prevent unacceptable overlooking and loss of privacy. As indicated above there was a concern raised by the Parish Council about the suitability of the amenity space provided to serve the flats. A communal play area is proposed including a play area, BBQ and seating area. However the size of the area proposed, and its separation from the parking area is of a sufficient size and quality to meet the requirements of the Quality Design SPD. The private garden areas proposed to serve the four houses also meets the SPD standards
- 7.4.2 In addition the Environmental Health Officer has identified the issues of noise, lighting and dust as having potential impacts on the existing and future occupiers. Policies OVS5 and OVS6 refer to the need to protect residents from noisy development and potential pollution. Objections were also raised by nearby residents and the Parish Council to the potential for noise disturbance. The application was submitted with a Noise Assessment, which set out mitigation measures. The identified potentials sources of noise are the delivery vehicles, and their unloading, the use of the ATM outside shop hours, and the opening hours of the shop. Following the consultation process the potential opening hours have been reduced to 7 am -10 pm, seven days a week including Bank Holidays, and the

ATM machine is proposed to be brought within the shop, so it will not be available outside shop hours. The Delivery Management Plan indicated that two transit vans would arrive between 6 am- 9am, and 1-2 10.35m rigid vehicles between 8am -10 pm and 1-2 10m rigid vehicles between 8am -10 pm. Environmental Health have proposed to restrict all deliveries to between 7am and 7 pm. The existing uses on the site are also subject to conditions with regards to deliveries, with the B8 use deliveries restricted to 7 am -7pm Monday- Friday and 8am- 1pm on Saturdays and not at all on Sundays or Bank and Public Holidays. The agent has suggested that the rigid vehicles be restricted to the hours suggested by the Environmental Health Officer, but that the transit vans be allowed between 6 and 7 am to enable deliveries of newspapers and sandwiches. Given that sandwiches and newspapers are often required at the start of the day, on balance it does not seem unreasonable to allow up to 2 transit van to deliver before the shop opens. The opening hours and delivery times can be the subject of conditions, to protect the living conditions of the future and existing residents.

- 7.4.3 In addition to the potential for noise to be created by deliveries and the general shop opening hours is the potential for noise from plant and equipment. The Environmental Health Officer has requested that a condition is added requiring details with regards to the noise associated with the plant equipment and general noise from the development, such as the opening hours. This is considered to be necessary to ensure that all aspects of noise from the proposed shop are adequately mitigated against in the interests of the surrounding residents.
- 7.4.4 As discussed above there were concerns about the degree of lighting in terms of character and impact on the area. A condition can be added to ensure that a lighting strategy is submitted and approved before the development begins, to ensure that the living conditions of the future and existing residents are protected. In addition a condition requiring the lights to be switched off when the shop is closed will be added.
- 7.4.5 There is also the potential for noise disturbance and dust during the demolition and construction phases of the development. In accordance with Policies OVS5 and OVS6 conditions with regards to the hours of work for the contractors on site will be restricted to 7:30 pm Monday- Friday, 8:30 pm on Saturdays and not at all in Sundays and Bank Holidays will be added.

7.5 Parking Provision and Highway Safety

- 7.5.1 Policy CS13 refers to development which will have an impact on the Highways network, and policy TRANS1 sets out the parking standards for non-residential development, and policy P1 sets out the parking standards for residential development. There were a number of concerns raised about the impact of the proposal on the safety of the road network, with the increase in traffic which the shop and residential development would cause, and the effect of that on the existing roads, particularly the mini-roundabout junction between the B4009, Station Road and Priors Court Road, given the existing committed development and pedestrian safety in the vicinity. The number of parking spaces proposed to serve the houses, flats and shop, as well as the cycle provision, meet the standards required by the policies.

- 7.5.2 The applicant's agent submitted ARCADY information which assessed the capacity of the road junction to deal with the proposed development as well as the committed development. The Highways Officer was satisfied that the results were such that the proposed development would not cause a severe impact on the junction and surrounding network, given a RFC of 0.85 was reached, and that it would not be possible to substantiate a refusal of the application on the grounds of traffic impact.
- 7.5.3 The application proposes to alter the position of the access to the site, with the closure of the existing access point. The new access will serve the retail unit, the flats and plots 2-4. A new access onto Newbury Road will be created to serve plot 1. The Highways Officer has concluded that is considered to be acceptable, subject to conditions with regards to the implementation of the access and visibility splays, the closure of the existing access, and the provision of the parking spaces and cycle storage. In addition a Construction Method Statement is required to control the parking of contractors during demolition and construction, storage of plant and materials, hoardings, and wheel washing, removal of waste and control of dust and dirt during construction. With the imposition of these conditions the proposal is considered to be acceptable as sufficient road network capacity exists and sufficient provision of parking and access visibility can be provided. The proposed delivery movements have been assessed and the delivery vehicles can adequately access the loading bay without conflicting with the cars within the site. Therefore subject to conditions the proposal accords with policies CS13, TRANS1 and P1.

7.6 Affordable Housing

- 7.6.1 Policy CS6 requires that in development sites of 5-9 dwellings there should be a 20% provision of affordable housing, subject to the economics of provision. The applicants have submitted Housing Viability Assessment which states that it is not viable to provide any affordable housing on the site, and so no provision is being made for any. The submitted assessment is being reviewed on behalf on the Council by external consultants, and the results of that review is due before the Planning Sub Committee, and it will be confirmed within the update sheet.

7.7 Flooding and Drainage

- 7.7.1 Policy CS16 refers to the need to ensure that development will not increase flood risk, and that on all development sites surface water will be managed in a sustainable manner. Thames Water do not have objections to the proposed drainage of the site, subject to conditions to ensure that groundwater does not discharge into the sewers, and to ensure that pooling does not damage sub-surface sewerage infrastructure. The Council's Land Drainage Engineers have confirmed that a Flood Risk Assessment is not required for the proposed development. However given that there is a risk of surface water flooding on or around the site, it is requested that ground floor levels in the development are raised to 150mm above the surrounding ground floor levels. In addition a condition is required to ensure that the flood risk is managed throughout the lifetime of the development and so approval of additional sustainable drainage measures is required before development begins on site.

7.8 Contamination

7.8.1 Policies OVS5 and OVS6 refer to preventing pollution of the environment. The site is currently used for car sales, and has an existing and previous use for vehicular repairs as well as a historic used for the sale of fuel. In addition the site is within a groundwater Source Protection Zone (SPZ3). The Environment Agency is seeking conditions with regards to ensuring that the groundwater sources do not become contaminated through construction activity, and to ensure that if any contamination is encountered that there is adequate and verifiable remediation works undertaken. In addition the Environmental Health Officer also requires that a full scheme of investigation and risk assessment is submitted. Therefore condition to deal with the requirements of the Environment Agency and Environmental Health are being recommended, to ensure that all risk of contamination of the land and groundwater are assessed and fully mitigated against.

7.9 Biodiversity

7.9.1 Policy CS17 requires that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced. A Phase 1 Habitat survey was submitted with the application. This indicated that there were no protected species on or within the site, and so no species would be affected by the development. It was proposed that bat bricks could be built into the south-west elevations of plots 1 and 4 as an enhancement measure, and that no security lighting would be placed above or below the bat bricks. These measure can be secured by condition.

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 and other documents listed below;
 - (i) Drawing No 8966/400 Rev G received on 31st May 2018;
 - (ii) Drawing No 8966/401 received on 19th March 2018;
 - (ii) Drawing No 9866/402 received on 19th March 2018;
 - (iii) Drawing No 8966/403 received on 19th March 2018;
 - (iv) Drawing No 8966/404 received on 19th March 2018;
 - (v) Drawing No 8966/405 received on 19th March 2018;

- (vi) Drawing No 8966/406 received on 19th March 2018;
- (vii) Drawing No 8966/407 Rev C received on 31st May 2018;
- (viii) Drawing No 2137/1B received on 16th April 2018.
- (vix) Delivery and Servicing Management Plan Prepared by ADL Traffic & Highway Engineering Ltd Ref ADL/AJM/3737/16A dated March 2018, received on 16th April 2018;
- (x) Surface Water Drainage Strategy prepared by Pitman Associates dated March 2018 received on 16th April 2018;
- (xi) Noise Impact Assessment prepared by KR Associates (UK) Ltd dated 4th April 2018, received on 16th April 2018;
- (xii) Transport Statement Prepared by ADL Traffic & Highway Engineering Ltd Ref ADL/AM/3737/16A dated March 2018, received on 16th April 2018;
- (xiii) Phase 1 Desk Study prepared by Soils Ltd Reference 16616/DS dated December 2017, received on 16th April 2018

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

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

6. No development shall take place until visibility splays of 2.4 metres by 43 metres have been provided at the access. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.

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

7. The shop unit shall not be brought into use and no dwelling shall be occupied until the vehicle parking and turning space have been surfaced, marked out and provided in accordance with the drawing no 8966/400 Rev G received on 31st May 2018. 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) and Policy P1 of the Housing Site Allocations DPD (2006-2026).

8. No development shall take place until details of the proposed accesses into the site have been submitted to and approved in writing by the Local Planning Authority. As a first development operation, the vehicular, access and associated engineering operations shall be constructed in accordance with the approved drawings.

Reason: To ensure that the accesses into the site are constructed before the approved buildings in the interest of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026).

9. 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. The shop unit shall not be brought into use and 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) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006

(Saved Policies 2007) and Policy P1 of the Housing Site Allocations DPD (2006-2026).

10. No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority;

- (a) written details concerning any proposed air handling plant associated with the development including;
 - (i) the proposed number and location of such plant as well as the manufacturer's information and specifications
 - (ii) the acoustic specification of the plant including general sound levels and frequency analysis under conditions likely to be experienced in practice.
 - (iii) the intended operating times.

(b) The findings of a noise survey (undertaken in accordance with BS4142 or such other standard acceptable to the Local Planning Authority) to determine noise levels in the vicinity of the proposed development and calculations showing the likely impact of noise from the development;

(c) a scheme of works or such other steps as may be necessary to minimise the effects of noise from the development;

(d) No development shall take place until written approval of a scheme under (c) above has been given by the Local Planning Authority. All works forming part of the scheme shall be completed before any of the dwellings is first occupied or the shop is brought into use, whichever occurs first.

Reason: To safeguard the amenities of surrounding occupiers. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

11. The opening hours of the A1 shop unit hereby permitted is to be restricted to the following hours:

07:00 -22:00 Sundays to Mondays and Bank Holidays.

Reason: To safeguard the amenities of surrounding occupiers. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

12. Notwithstanding the approved Delivery and Servicing Management Plan Prepared by ADL Traffic & Highway Engineering Ltd Ref ADL/AJM/3737/16A dated March 2018, received on 16th April 2018; no deliveries shall be taken at or despatched from the site outside the following hours:

07:00- 19:00 by vehicles larger than a transit van
06:00 -19:00 by vehicles smaller than a transit van.

Reason: To safeguard the amenities of surrounding occupiers. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

13. 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)

14. No development shall take place until full details of the design and external appearance of the shop front, including the fascias, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained thereafter in accordance with the approved details.

Reason: The application does not contain sufficient details of the shop fronts to enable the Local Planning Authority to give proper consideration to those 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), Supplementary Planning Guidance 'Shopfronts' and the Village Design Statement for Hermitage.

15. No development shall take place until details of the external lighting to be used in the areas around and on the A1 shop building and dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved scheme before the buildings hereby permitted are occupied. No external lighting shall be installed except for that expressly authorised by the approval of details as part of this condition. The approved external lighting shall thereafter be retained.

Reason: The Local Planning Authority wish to be satisfied that these details are satisfactory, having regard to the setting of the development and to protect the amenities of adjoining landusers and the character of the area. The area is unlit at night and benefits from dark night skies. Inappropriate external lighting would harm the special rural character of the locality, and to ensure that bats are not deterred from using the bat roosts. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies C14, CS17 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).16. 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 before the buildings hereby permitted are 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) and the Village Design Statement for Hermitage.

17. No development (except demolition and site clearance works) shall 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).

18. No development (except demolition and site clearance works) shall 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).

19. The remediation scheme for land contamination (approved pursuant to Condition 18) 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), the development shall not be first 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).

20. 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 18, and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of Condition 19. 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, the development shall not be first 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).

21. The remediation scheme for land contamination (approved pursuant to Condition 19) 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), the development shall not be first 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).

22. 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 18, and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of Condition 19. 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, the development shall not be first 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).

23. Following completion of the measures for the monitoring and maintenance of the effectiveness of the land contamination remediation approved under clause (d) of Condition 18 (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 two 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

24. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure, and to prevent flooding. 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).

25. No development shall take place until details of 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:
- a) 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;
 - b) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
 - c) 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;
 - d) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines;
 - e) Include a management and maintenance plan for the lifetime of the development. This plan shall incorporate arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a residents' management company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime; and
 - f) Ensure proposed finished floor levels are set a minimum of 150mm above surrounding ground levels.

The above sustainable drainage measures shall be implemented in accordance with the approved details before the dwellings are first occupied or in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained and managed in accordance with the approved details 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). A pre-condition is necessary because insufficient detailed information accompanies the application and so it is necessary to approve these details before any development takes place.

26. No development shall take place until details of the provision for the storage of refuse and recycling materials for the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the refuse and recycling facilities have been provided in accordance with the approved details and shall be retained for this purpose thereafter.

Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

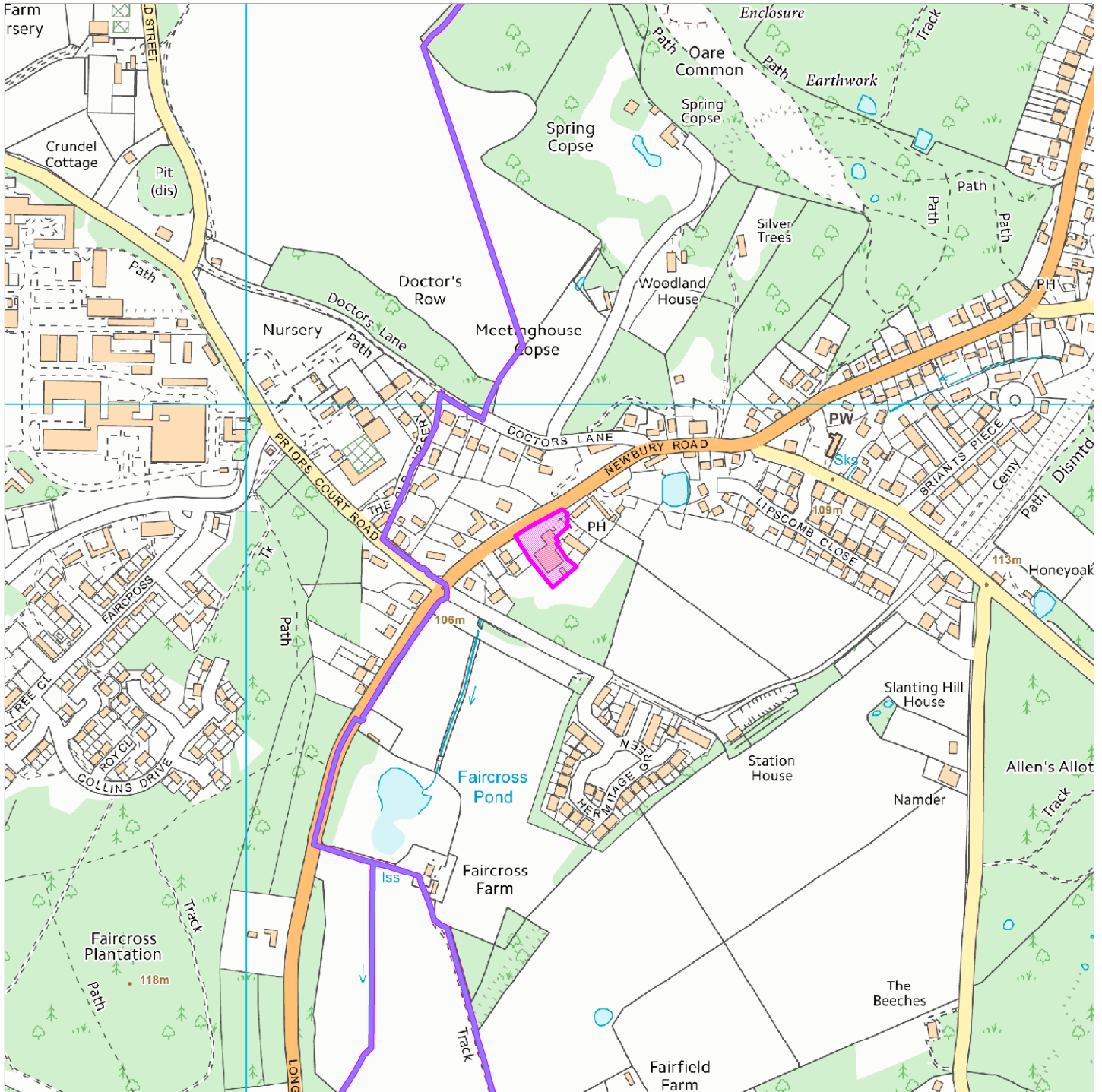
27. No development or other operations shall commence on site until a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of plants noting species, plant sizes and proposed numbers/densities, an implementation 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.

And subject to the following informative notes;

1. The Highways Manager, West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 519887, should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks' notice, to obtain details of underground services on the applicant's behalf.
2. 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. 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. In order to protect the stability of the highway it is advised that no excavation be carried out within 15 metres of a public highway without the written approval of the Highway Authority
5. Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Principal Engineer (Streetworks), West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 519169, before any development is commenced.



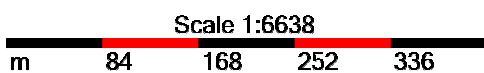
Map Centre Coordinates :

Scale : 1:6638

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2003.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings .

Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	12 July 2018
SLA Number	0100024151



This page is intentionally left blank

Agenda Item 4.(2)

Item No	Application No. and Parish	Proposal, Location and Applicant
(2)	17/03004/OUTMAJ Stratfield Mortimer	<p>This outline application comprises two parts: Part a) The erection of 110 dwellings including affordable housing, public open space and associated landscaping with all matters reserved other than access and layout; Part b) The erection of a 3FE Infant School and 900sq m GP surgery (Use Class D1) with shared parking area with all matters reserved other than access.</p> <p>Land South Of St John's Church Of England School The Street Mortimer Common Reading Berkshire</p> <p>TA Fisher (Mortimer) Ltd</p>

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/03004/OUTMAJ>

Recommendation Summary: To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to the conditions set out in section 8.1 of this report.

OR

If the legal agreement is not completed by the 11 June 2018, to **DELEGATE** to the Head of Development & Planning to **REFUSE PLANNING PERMISSION**, for the reason set out in Section 8.2 of the report or to extend the period for completion if it is considered expedient to do so.

Ward Members: Councillor Graham Bridgman
Councillor Mollie Lock

Reason for Committee Determination: More than 10 letters of objection received.

Committee Site Visit: 18/07/2018

Contact Officer Details

Name: Simon Till
Job Title: Senior Planning Officer
Tel No: (01635) 519111
E-mail Address: simon.till@westberks.gov.uk

1. Relevant Site History

- No relevant history for this site.

2. Publicity of Application

Site Notice Expired: 13 December 2017

Neighbour Notification Expired: 05 December 2017

3. Consultations and Representations

3.1 Consultations

Parish (Stratfield Mortimer)

The Council supports this application with some reservations.

General Comments

The developer has cooperated with SMPC in preparing, discussing and amending a Site Design Brief (SDB) before the submission of the present application. The committee welcomed this.

It is noted that this application is for outline permission with all matters apart from access and layout being reserved. However, the submission documents contain many indicative statement, drawings and proposals. Rather than ignoring those elements at this stage, the committee decided to comment on them where it feels it is likely to object in the future, at the detailed design stage, if those elements are simply repeated.

The committee comments on those areas where the application does not apparently meet the policies of the Stratfield Mortimer Neighbourhood Development Plan (NDP) (such policies are referred to as in the NDP, e.g. GD1).

The committee also decided to draw attention to a few areas where the present application is silent on matters which are dealt with in the Stratfield Mortimer Neighbourhood Development Plan (NDP).

Specific comments

1. The housing mix, density of housing and provision of affordable housing are all in line with the NDP (policies HD1, HD2, HD3, HD4, SDB3).
2. The proposed landscaping strategy does not meet NDP policies GD1 and SDB4. There is a gap in the landscaping which "should shield existing dwellings from the site but still allow open vistas". This gap is on the western side of the public footpath which is on the eastern boundary of the site, particularly where houses 21 to 22 are situated. It is felt that the only way the policy can be achieved is by moving the houses further from the boundary of the site to allow for adequate landscaping.
3. The design of the internal roads does not meet policy GD2 in that there seems to be excessive use of kerbs and asphalt

surfaces, whereas the ethos of the NDP is for alternative materials such as paviers. It is suggested that there should be greater use of paviers and non vertical kerbs, especially on straight sections of secondary road where the turning force of vehicles will be absolutely minimal.

4. There appear to be areas in which parking is not overlooked by habitable rooms (policy GD2), but it is appreciated that this will be clearer at the detailed design stage. However, as this could be considered a layout issue it is felt important to raise it at this time.

5. Policy GD3 concerns Flood Management. The council is not satisfied that the present proposal meets the requirement of the policy. In particular, the policy encourages the adoption of a worse case scenario where it is assumed that there is 100% run off from the whole of the area, as happened in 2007. The relevant application documentation does not make this assumption. Similarly, the calculations do not consider a 30 minute intense storm giving 21mm of rainfall. The details of the relevant storm, the third bullet point in GD3, can be found at: <http://onlinelibrary.wiley.com/doi/10.1002/wea.151/pdf>

As such we would wish to see the storm water provision enhanced to the standard given in policy GD3 before approval is given to this application.

6. Policy GD4 concerns street lighting. The council is not satisfied with the implication, contained in the ecology report, that there might be street lighting on the development. However, the Council have been assured by the developer, in an email, that no street lighting is intended other than where required by WBC. We would wish to make this a condition of approval of the application.

7. There seems to be a confusion over the use of standard fencing panels. Policy GD6 states a preference for them not to be used and this is supported by the diagrams in the application, but the text does make reference to them being used in back gardens. We would emphasise that the policy does not distinguish between particular areas but is intended to apply to all boundary treatments.

8. Policy GD6 also refers to the SUDS drainage strategy; the Council has concerns over this given the concerns over Flood Management (point 5 above).

9. The provision of environmentally friendly features, such as hedgehog gates, is specified as part of policies GD6 and B2, but the application's ecology report simply says they could be provided as opposed to will be provided. The Council requests WBC to make such provision a condition of planning permission.

10. While the application does make reference to a construction traffic management plan, as specified in policy SDB2. It is appreciated that this can only be developed in detail later in the design process, but the Council had great concerns over the adequacy of such a plan and request WBC to consider any such plan very carefully. There is substantial public concern at

present over the construction traffic on the neighbouring Tower House/ Fairwinds site which has the same developers and uses the same access road. It is quite possible that construction for the current application may spread over at least three years and a comprehensive plan is required.

11. Policy IS1 requires 'A superfast broadband strategy statement will be expected with all planning applications. The statement shall outline how the developer will provide a development which provides the maximum broadband speed currently feasible in Mortimer, show how predicted future speeds will be obtained and explains what discussion have taken place with the operators in advance of submitting a formal planning application.' While a statement from BT is included in the application there is very little else to show how future speeds would be delivered etc.

12. A pedestrian crossing is shown on the layout plan, near the entrance to the school / surgery site. The council does not want this to be zebra crossing with the associated requirements for street lighting.

13. The provision of potable water and the disposal of wastewater is dependent on an agreement with Thames Water which is not in place at present (Policy IS6).

14. During the public session of the SMPC Planning Committee which discussed this application two points were raised by local residents and the committee passes them on for information:

- a) whether the main sewer crossing the site is correctly located on the plans

whether the land forming pedestrian access at the north west of the site is part of the application site.

Highways Following submission of drawings amending the access design no objections subject to conditions.

Housing Following receipt of amended plans altering the distribution of affordable housing on the site, no objections (subject to completion of a Section 106 Legal Agreement to secure affordable housing provision).

Planning Policy This response sets out the key policy considerations which should be taken into account in any planning application for the site.

Policy context:

The National Planning Policy Framework (NPPF) makes clear that the starting point for all decision making is the development plan. In West Berkshire the development plan consists of the West Berkshire Core Strategy (adopted July 2012), the Housing Site Allocations Development Plan Document (adopted May 2017), the Stratfield Mortimer Neighbourhood Development Plan (adopted June 2017), the Saved Policies of the West Berkshire District Local Plan 1991 – 2006, the Replacement Minerals Local Plan (Saved Policies 2007) and the Waste Local Plan for Berkshire (1998). Accordingly, all planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The first core planning principle in the NPPF is that planning should be genuinely plan-led, empowering local people to shape their surroundings. Any allocations of land beyond the settlement boundaries should take place through the local plan and neighbourhood plan process, with the consultation, sustainability appraisal and independent examination that the process requires.

The [Neighbourhood Planning Written Ministerial Statement](#) of 12 December 2016 does state that the relevant policies for the supply of housing will not be considered out of date in areas with an adopted neighbourhood plan provided that:

- the written ministerial statement is less than two years old or the neighbourhood plan has been part of the development plan for two years or less;
- the neighbourhood plan allocates sites for housing; and
- the local planning authority can demonstrate a three year supply of deliverable housing sites.

The Stratfield Mortimer Neighbourhood Development Plan (NDP) was made in June 2017 and allocates one housing site. West Berkshire Council is able to demonstrate a housing supply of over 5 years, and the Secretary of State appeal decisions (within West Berkshire) of 28 July 2017 (refs: APP/WO340/W/16/3144193 and APP/WO340/W/15/3141449) confirm this as does a further appeal decision (APP/W0340/W/16/3153899) dated 22 August 2017.

The policies for the supply of housing can therefore be considered up-to-date and have full weight for Development Management purposes.

(a) Core Strategy

The spatial strategy for West Berkshire (as set out in Core Strategy policy ADPP1) is clear that development will follow the existing settlement pattern and will comply with the relevant spatial strategy set out in the Area Delivery Plan policies of the document, based on four identified spatial areas. This site sits within the East Kennet Valley spatial area.

Policy ADPP1 states that most development will be within or adjacent to the settlements included within the settlement hierarchy, with the main urban areas being the focus for most development. Mortimer is identified as a Rural Service Centre in the settlement hierarchy. Rural Service Centres are those which have a range of services and reasonable public transport provision and can therefore accommodate some development. The policy goes on to state that the scale and density of development will be related to the site's current or proposed accessibility, character and surroundings.

Policy ADPP2 sets out the spatial strategy for the East Kennet Valley, and this policy identifies Mortimer as one of two Rural Service Centres that will be the focus for development in this spatial area

Policy CS1 of the Core Strategy focuses on the delivery of new homes, and states that new homes will be located in accordance with the settlement hierarchy, and will be primarily developed on

previously developed land within settlement boundaries, other suitable land within settlement boundaries and land allocated for residential development. This site has been allocated for development and is included within the settlement boundary for Mortimer as set out within the Stratfield Mortimer NDP.

With regard to affordable housing, policy CS6 of the Core Strategy seeks the provision of 40% affordable housing on greenfield sites of 15 dwellings or more or 0.5ha or more. The application form indicates a provision of 44 affordable units from this scheme, which equals 40%. Comments should be sought from the Council's Housing officers with regard to the suitability of the proposed tenure.

The site is located within Flood Zone 1 but given the size of the site (greater than 1ha) a Flood Risk Assessment (FRA) is required in accordance with policy CS16. The policy also requires Sustainable Drainage Systems (SuDS) on the site, and this can be incorporated into the open space requirements for the site. It is noted that a FRA as well as a Drainage Strategy have been submitted in support of the application and the Council's Drainage officer should be consulted on this, along with the location and details of the SuDS proposed for the site. SuDS should be considered as part of the wide design of the site, and can be linked with biodiversity and amenity benefits as well as reducing flood risk on a site.

Policy CS18 states that new developments will make provision for high quality and multifunctional open spaces of an appropriate size and will also provide links to the existing green infrastructure network. The loss of green infrastructure will not be permitted.

Policies CS14 and CS19 require new development to demonstrate high quality and sustainable design that respects the character and appearance of the area. Development should contribute positively to local distinctiveness and sense of place, ensuring that it is appropriate in the context of the existing settlement form, pattern and character.

Other policies within the Core Strategy that are of particular relevance to this proposal are CS4, CS5, CS13, CS15, CS17, and CS18.

(b) Housing Site Allocations DPD

The HSA DPD sets out that 110 houses will be identified through a NDP for Stratfield Mortimer, and the adopted NDP includes such an allocation.

The proposal will need to comply with the parking standards as set out in P1 of the HSA DPD.

(c) Stratfield Mortimer NDP

The site is allocated for a mixed use development in policy RS5, and the requirements for the development of the site are set out in policies SDB1 to SDB4.

Policy SDB1 makes clear that the site must provide up to 110 dwellings (subject to the outcome of technical studies), and provide land of at least 1ha for community facilities to enable the relocation of

the infant school and a new doctor's surgery. The outline application is for 110 dwellings and includes land for the community facilities.

The policy also requires the preparation of a site design brief which is subject to discussion with Stratfield Mortimer Parish Council and the local community. The supporting details to the application include the site design brief, and I note that Stratfield Mortimer Parish Council in their comments on this outline application remark that the developer has *"cooperated with the parish council in preparing, discussing and amending the site design brief"*.

An archaeological desk based assessment must inform the scheme, and such an assessment has been submitted with the application.

Policy SDB1 additionally requires usable areas of open space that utilise the sites natural topography, as well as the provision on an integrated water supply and drainage strategy in advance of development.

Policy SDB2 of the NDP sets out criteria in relation to internal and external access, as well as parking. The policy also requires that any application is supported by a Travel Plan and Transport Assessment. The applicants have prepared both a Travel Plan and Transport Assessment, and the comments from the Council's Highways and Transport Team and Rights of Way Officer will assist the decision taker in determining whether the proposal accords with this policy.

The NDP in policy SDB3 seeks to ensure that the development of the allocated site is of a high quality, with a mix of house types and density that varies across the site but which will not exceed 32 dwellings per hectare overall. The decision taker will need to ensure that the proposal accords with this policy.

Policy SDB4 seeks to deliver a high quality development that is informed by a Landscape and Visual Impact Assessment (LVIA). The application is supported by a LVIA, and the decision taker may wish to seek the advice of an independent landscape consultant to ensure that this policy is complied with.

Other policies within the NDP that are of relevance to the proposal are RS3, RS4, HD1, HD2, HD3, HD4, GD1, GD2, GD3, GD4, GD5, GD6, IS1, IS5, IS6, B2, and B3.

Conclusion

The NPPF sets out that development should be sustainable and planning should be 'genuinely plan-led'. As such proposals must comply with the relevant policies of the development plan.

The NPPF sets out a clear presumption in favour of sustainable development. For decision taking this means approving proposals that accord with the Development Plan without delay, and where the Development Plan is absent, silent or out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies within the NPPF indicated development should be restricted.

The site is allocated for a mixed use development (up to 110 dwellings, community facilities, and open space) in the adopted Stratfield Mortimer NDP. 110 dwellings and open space are proposed, and land is included for the relocation of the infant school, a new doctor's surgery. The principle of development on the site is therefore considered to be acceptable in policy terms.

NDP policies SDB1 to SDB4 set out requirements for the development of the site, and in line with these requirements, the planning application is supported by a site design brief, LVIA, archaeological desk based assessment, Travel Plan, and Transport Assessment. Nonetheless, the decision taker needs to be satisfied that the information submitted is sufficient to fulfil the policy requirements.

Tree Officer No objections subject to conditions requiring detailed landscaping scheme, tree protection, arboricultural watching brief.

Education The proposed application is likely to have a modest impact, however there are issues with the Infant School in particular, which would affect the ability of the school to accommodate additional pupils. The site is very limited and prevents further expansion. The proposals secure a site and seek planning permission for a replacement 3FE infant school. This would mitigate the impact on the school, although the funding of the proposals is unclear. The CIL receipt will not be sufficient to cover this cost, and the CIL monies will also need to address other infrastructure priorities.

The proposals set aside a site of 1Ha for the proposed infant school and surgery. Confirmation that this site is sufficient for a 6,375sqm school is required, as the 1Ha site also needs to deliver the surgery and parking area. If the site is sufficient to support this then the size and location would be acceptable to the Education Service.

The Junior school site is more able to accommodate increased numbers and CIL will be used to mitigate the impact as necessary. Looking ahead growth is expected in the secondary phase, and the catchment secondary school is subject to a feasibility study to look at options for expansion. It is likely that CIL will be used to mitigate any impact and that this development will be considered within the feasibility study.

SuDS No objections subject to conditions in respect of delivering a comprehensive scheme of drainage and SuDS for the site. Addendum to comments confirming that the submitted documents demonstrate compliance with Policy GD3 (Flood Management) of the SMNDP.

Archaeologist No objections subject to condition securing a scheme of

archaeological works carried out in accordance with a Written Scheme of Investigation.

Sports England	Declined to comment as the proposed works do not involve loss of or works to sports pitches.
Environmental Health	No objections subject to conditions in respect of construction management and hours of work.
Public Open Space	No objections following removal of LAPS from scheme and pending further details of play equipment to be installed in nature trail at a later stage.
Ecology	No objections subject to conditions to deliver recommendations of ecology report.
Emergency Planning	No objections. The site can be accommodated within the existing emergency planning arrangements.
Office of Nuclear Regulation	No objections
Transport Policy	No objections.
RBFRS	Request provision of fire hydrants or mains water connection
Thames Water	Request surveys to inform main, foul and surface water connection.
Public Rights of Way	Following receipt of amended plans increasing the depth of the landscaped buffer alongside the ROW to the east (adjacent to plots 20-22) no objections to visual impact on PROW. Requested additional financial contribution towards footpath improvements. Advice received from CIL officer that footpath improvements are covered under the provisions of the CIL.
Waste Management	No objections subject to condition for provision of waste/recycling stores.
CPRE	We wish to object and make suggestions for this proposal. Although we have supported the now approved Neighbourhood Plan, which now has statutory status as part of the WBC local plan, this proposal needs to be more in keeping with the plan in

some ways.

a) the eastern boundary 'green' strip, referred to in para 6.11 of the Landscape Visual Impact Assessment (1) file, needs to be wider and more continuous from top to bottom. Both at the top and bottom ends the strip narrows with several houses at the top entrance area. We strongly recommend removing those few houses from the plan: this would make for a higher quality entrance to the site with just green woodland space to the left making it more amenable to wildlife as well. Given the recent DCLG national revision of Housing Needs numbers giving WBC a significant reduction, this could be accommodated by WBC, though we do not encourage any rush to do that elsewhere.

By way of comparison, we refer to the recent PA17/03290 for 21 houses on 3 1/2 acres of the old farm site in the middle of Hermitage - it has a very wide LH green boundary to the access road and no houses there giving a high quality environment and little impact on the existing houses beyond.

b) We note that the Ramblers have some concerns with the Public Footpath that runs alongside this eastern boundary. To be an enjoyable walk it needs the woodland strip to be visible and not the backs of houses.

c) The plan - this is an attractive layout but we suggest consideration be given to making some inner road areas 'Home Zones', with textured sections where people can walk and children play safely, and it reduces the need for space-taking pavements. The first approved home-zone PA for WBC was the Theale by-pass site, years ago, but annoyingly this large site is still not developed.

**Rambler's
Association**

Public right of way Stratfield Mortimer /10 runs along the eastern boundary of the proposed development site, presumably outside the boundary of the development. This right of way has suffered in the past from abuse and has even been closed for periods because it became unsafe.

If West Berks Council are minded to approve this, and subsequent applications, for this site, Ramblers would want to see clear conditions laid on the developer to ensure the continued use of the footpath during the development, and also to ensure the safety of anyone legitimately using the right of way. This would probably require at least a secure physical barrier between the footpath and the development site, and preferably a buffer zone between the right of way and any building activity.

If the development goes ahead, the use made of this path will increase significantly, and remedial work on the surface of the

path will be required to allow it to stand up to increased footfall.

3.2 Representations

Total: 0 Object: 21 Support: 0

Objections:

- No need for a housing development of this scale;
- Insufficient parking provision;
- Increase in congestion;
- Too many houses for site;
- Insufficient school places;
- Additional burden on existing amenities;
- Not enough landscape buffer to east of site;
- Loss of privacy to neighbouring dwellings;
- Impact on character and appearance of area in light of elevated position of site in landscape;
- Disturbance to existing residents arising from noise due to imposing new housing alongside;
- Lack of a wildlife corridor to the north-east;
- Affordable housing is too clustered together;
- Concerns re. sufficiency of drainage strategy;
- Highway safety concerns with conflicting traffic flows;
- Insufficient landscape buffer to protect the amenity of neighbouring occupants;
- Detrimental impact on local ecology;
- Increased burden on sewage infrastructure;
- Concerns that the school/surgery won't be built;
- Insufficient assessment of landscape impact;
- Scale of development out of keeping with surrounding settlement pattern;
- Development construction impacts;
- Wrong type of houses for local need;
- Loss of amenity to users of surrounding footpaths.

Other matters:

- No indication of scale in submitted plans (this application is for outline permission. Scale is considered at the reserved matters stage that follows);
- Council's landscape assessments indicate that no development should take place on lower parts of the site (these surveys were carried out prior to adoption of the NDP and have therefore already been considered in the decision to allocate the site);
- Time taken to complete the development;
- Mortimer has had recent housing development.

3.3 Community Infrastructure Levy

- 3.3.1 The application is for outline planning permission, with CIL to be calculated at the reserved matters stage, once the details of floor areas for the proposed dwellings are known.

4 Planning Policy

- 4.1 The statutory development plan includes the West Berkshire Core Strategy 2006-2026 and those saved policies within the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP).
- 4.2 Other material considerations include government legislation and guidance, in particular:
- The National Planning Policy Framework (March 2012) (NPPF);
 - By Design: urban design in the planning system: towards better practice (DETR/CABE);
- 4.3 The following policies within the West Berkshire Core Strategy (2006-2026) are relevant to this application:
- ADPP1: Spatial Strategy;
 - ADPP6: East Kennet Valley
 - CS1: Delivering New Homes and Retaining the Housing Stock
 - CS4: Housing Type and Mix
 - CS5: Infrastructure Requirements and Delivery
 - CS6: Provision of Affordable Housing
 - CS13: Transport
 - CS8: Nuclear Installations – AWE Aldermaston and Burghfield
 - CS14: Design Principles
 - CS16: Flooding
 - CS17: Biodiversity and Geodiversity
 - CS18: Green Infrastructure
 - CS19: Historic Environment and Landscape Character
- 4.4 The following policies of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007 are relevant to this application:
- OVS5: Environmental Nuisance and Pollution Control;
 - OVS6: Noise Pollution;
 - TRANS1: Meeting the Transport Needs of New Development.
- 4.5 The Policies of the West Berkshire Housing Site Allocations Development Plan Document (2017 – HSADPD):
- GS1: General Site Policy
 - C1: Location of New Housing in the Countryside
 - P1: Residential Parking for New Development
- 4.6 The Policies of the Stratfield Mortimer Neighbourhood Development Plan (2017-SMNDP) are relevant to this application:
- RS1
 - RS3
 - RS4
 - RS5
 - HD1

- HD2
- HD3
- HD4
- GD1: General
- GD2: Internal & External Access and Parking
- GD3: Flood Management
- GD4: Street Lighting
- GD5: Building Design and Style
- GD6: Landscape & Environment
- SDB1: General Features
- SDB2: Internal & External Access and Parking
- SDB3: Building Design and Style
- SDB4: Landscape & Environment
- IS1: Telecommunications
- IS5: Traffic
- IS6: Water and wastewater
- B1: Biodiversity and Environmental Gain
- B2: Biodiversity and Environmental Gain
- B3: Biodiversity and Environmental Gain
- GS2

4.7 In addition, the following locally adopted West Berkshire Council policy documents and other guidance are relevant to this application:

- Supplementary Planning Document, Quality Design (June 2006)
- The West Berkshire Planning Obligations Supplementary Planning Document (2014)

5. Description of Development

5.1 The application site is land to the south of St John's School, accessed via The Street. The land is located between two lines of existing residential development consisting The Avenue to the east and St Johns Road to the west. The land falls gently, with the gradient increasing to the south. Public Right of Way Stratfield Mortimer 10/1 runs alongside the eastern boundary of the site. Immediately to the north of the site the development of a site of 17 dwellings is underway (planning permission 16/02600/FULEXT, Fairwinds and Land at Tower House refers) and shares its access with the application site.

5.2 The application is for outline permission. The matters to be considered are access and layout for the development of 110 new dwellings, including 44 affordable units and 3 hectares of landscaped public open space, and access for a 1 hectare development to provide a new 3 form entry infant school and GP surgery.

6. Consideration of the Proposal

6.1 Environmental Impact Assessment (EIA)

6.1.1 The application has been screened under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A screening opinion was issued on 25 July 2017 concluding that the proposed works are not considered to be EIA development.

6.2 Appraisal

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

- Principle of development;
- Provision of affordable housing;
- The impact on the surrounding landscape and PROW;
- The impact on the amenity of nearby residential occupants;
- Highway safety and parking provision;
- Amenity of future occupants and public open space;
- Drainage;
- Ecology impacts

6.3 The principle of development and affordable housing provision

6.3.1 Policy RS1 of The Stratfield Mortimer Neighbourhood Development Plan 2017 (SMNDP) defines a new settlement boundary for Stratfield Mortimer. This includes the land consisting the application site. Policies RS5 and SDB1 allocate this site for a development of up to 110 new dwellings, including a requirement to set aside at least 1 hectare of land for the purpose of provision of a new infant school site and a GP surgery. Other policy requirements related to the site include the delivery of a suitable mix of housing (Policy SDB3), provision of a comprehensive drainage strategy informed by a flood risk assessment (Policies GD3, SDB1 and SDB4), suitable archaeological works (Policy SDB1) and at least 3 hectares of publically accessible public open space (Policy SDB4). The proposed scheme has been designed in consultation with Stratfield Mortimer Parish Council. Officers have assessed the application for compliance with the requirements of the above policies and are satisfied that the scheme is sufficiently compliant so as to accept the principle of development of the proposed works on the site.

6.3.2 In respect of affordable housing and the housing mix on the site, the proposed works would deliver affordable housing at the level specified in both the SMNDP and by Policy CS6 of the Core Strategy. Officers have considered the proposed mix of affordable and market housing, which consists of the following:

- 10x 1 bed flats (6 affordable)
- 18x 2 bed flats (10 affordable)
- 2x 2 bed bungalow (0 affordable)
- 24x 2 bed house (14 affordable)
- 12x 3 bed bungalow (2 affordable)
- 19x 3 bed house (10 affordable)
- 23x 4 bed house (2 affordable)
- 4x 5 bed house (0 affordable)

This mix of housing types and affordable housing is considered acceptable and the housing officer has not objected. However, during consideration of the initial submission officers identified that the affordable housing on the development had been confined entirely to the north-west corner. Following discussions with the agent a revised affordable housing layout was produced that distributes affordable units more evenly across the north and central parts of the residential development. While this still results in some clustering of the affordable housing, officers note that the proposed layout was designed in consultation with the Parish Council and that revisions to the layout to further distribute the affordable housing would be likely to

result in substantial alterations to the submitted layout which would be less likely to meet with the support of the Parish. On balance officers are satisfied that given the requirements for the scheme to be designed in co-operation with the Parish Council and the revisions to produce a better distribution, the affordable housing layout is acceptable.

6.4 The impact on the character and appearance of the surrounding area and neighbouring Public Right of Way

- 6.4.1 The site currently substantially consists a field in use for farming. The proposed works would locate the residential development of 110 houses to the north and centre of the site, allowing the public open space to be concentrated substantially to the southern part of the site, where visual sensitivity is highest and, due the steeper gradient of the land on this part of the site, building works would require considerably more engineering. The proposed layout orientates the more dense aspects of the residential development, consisting the smaller units and flats, to the north west and north of the developable area of the site, resulting in a lower density of development to the south and east of the site, taking account of the findings of the Landscape and Visual Impact Assessment that accompanies the application, and the discussions with the Parish both in preparation of the site and assessment of the site for allocation in the SMNDP, which identify these peripheral areas as having the greatest sensitivity to visual change.
- 6.4.2 The development is noted to be particularly exposed to views from the public right of way to the east and the open, arable landscape to the south. In allocating the site for development the Parish gave consideration to the impact on views from these locations. Other views consist the rear windows and rear amenity spaces of properties to the east and west. While it acknowledged that the proposed works will significantly alter all of these views, your officer considers that the strategy of confining the more dense parts of the development to the north and north-west, while allowing a lower density of housing to the southern and eastern parts of the site will allow for a softened transition into the more dense parts of the development in these wider views. The developed part of the site itself will substantially be confined to transition between the existing lines of development that defined a more linear pattern alongside the north-eastern and north western boundaries of the site, while the area of development to the south will take on a more gentle, curved form reflecting some of the topographical features of the site. The substantial landscaped buffer to the south of the site will allow for a softened transition into the surrounding landscape, while the planned areas of landscaping themselves will link well into the structure of existing hedgerows and stands of trees that surround the site in the landscape, reducing the imposition of the developed aspects of the site and allowing it to appear well connected to existing development rather than intruding harshly into the countryside beyond.
- 6.4.3 The proposed school and surgery site, while not considered in detail in terms of layout in this application, would be located behind the existing school site, and would respond well to the pattern of surrounding development. Its location within the site is not considered to be such as to result in a significant or detrimental impact on surrounding visual amenity, taking into account the relationship of this part of the site with existing and proposed residential development.

- 6.4.4 Your officer notes that the Parish and objectors raise concerns in respect of the landscape buffer to the north east of the site alongside the public right of way, adjacent to plots 20-22. These concerns were also reflected in the rights of way officer's initial consultation response. Following discussions with the developer and agent, the depth of this buffer was increased to four metres. The rights of way officer confirmed that this was sufficient to protect the amenity of users of the right of way. Your officer has assessed this alteration and considers that the increase in natural screening alongside the PROW will soften and mitigate the impacts of the development on the northern part of the PROW.
- 6.4.5 In light of the above considerations, and particularly in respect of the scheme providing an effective transition into the countryside while resulting in an acceptable level of visual impact on the PROW, and its sensitive design in terms of linking to the pattern of surrounding development, your officer is satisfied that the proposed works would comply with the policies of the Local Plan and SMNDP in respect of their level of impact on visual amenity.
- 6.4.6 Your officer notes that objections raise concerns in respect of the lack of information presented on the scale of the proposed development. While the layout of the site, and consequently the density of residential development proposed, is considered at this stage, considerations of scale and design of the proposed housing, school and surgery are reserved matters that would be considered under a subsequent planning application or applications for the reserved matters. However, your officer is not of the view that any aspect of the development is located poorly in respect of later considerations of scale and design.

6.5 Highway safety and parking provision

- 6.5.1 During consideration of this application amendments have been made to the proposed parking and road layout and the access arrangements. Discussions between the agent and the highways officer have secured a satisfactory level of parking to fulfil the requirements of Policy P1 of the West Berkshire HSADPD. Improvements to the access to include a small build out to prevent overtaking have been accepted by the highways officer on the basis of the transport assessment submitted with the application. The highways officer is satisfied that the proposed works will not result in a detrimental impact on highways safety due to the increased level of traffic, and that parking provision on the site is sufficient. While details of the layout of the GP surgery and school, including the internal road layout and parking provision, will be subject of a subsequent reserved matters application, the highways officer has raised no objections in respect of this aspect of the development or the location of the proposed access to this part of the site. Your officer notes that the scheme provides good pedestrian links to the rest of the site to the south east and the rest of Stratfield Mortimer to the north. Consequently the proposed works are not considered to be such as to result in any detrimental impact in terms of highway safety.

6.6 Open space provision and the amenity of future occupants

- 6.6.1 In terms of provision of open space, the proposed works achieve the 3 hectares required in the SMNDP, and as discussed above, this has been well located to the sensitive southern part of the site, and is designed so as to be publically accessible, including a nature trail with outdoor gym/play equipment stationed along it. It is

considered that this space, subject to its detailed design, will have significant public amenity value.

- 6.6.2 In terms of private amenity space, the plots on the site have generally been designed to accommodate the Council's recommended private amenity standards. While a few of the 2 bedroom plots fall slightly under the recommended 70 metres set out in the SPD, amenity space is arranged in a usable fashion for all plots on the site, and in your officer's view would in all cases allow for sufficient privacy and amenity of the occupants.

6.7 Drainage provision and surface water management

- 6.7.1 Policy GD3 of the SMNDP requires provision of a drainage and flood risk management strategy. The application is accompanied by such details, and these have been assessed by the Council's drainage engineer. While the concerns raised by the Parish in respect of these matters are noted, the drainage engineer has confirmed that the details provided demonstrate that the site can achieve compliance with the requirements of Policy GD3, Policy CS16 of the Core Strategy and the NPPF. Therefore, subject to the conditions recommended by the drainage engineer the proposed works are considered to provide sufficient drainage measures to accommodate surface water drainage and flood risk on the site.

6.8 Impact on trees and ecology

- 6.8.1 The tree officer has considered the landscape strategy and tree protection details submitted and is satisfied that subject to conditions the proposed works will not result in an adverse impact on trees and hedgerows on or surrounding the site.
- 6.8.2 Policies GD6 and B2 of the SMNDP require provision of ecological improvement measures. The Parish have noted that the submitted ecological appraisal does not provide detail on such measures and how they will be implemented in the development. The Council's ecology officer has considered the report and has raised no objections subject to conditions requiring delivery of the ecological mitigation and improvement measures stated in the report. While at the time of writing your officer was seeking further advice on the content of those conditions from the ecology officer, it is considered that such measures can be secured by way of conditions, together with a scheme of lighting that should in any case be provided in order to deliver the requirements of Policy GD4 of the SMNDP, which seeks to prevent use of street lighting above the Council's minimum standards.

6.9 Other matters:

- 6.9.1 Provision of superfast broadband:

Policy IS1 of the SMNDP requires the provision of a superfast broadband strategy statement. The Parish notes that while a statement from British Telecom accompanies the application no strategy for delivery has been provided. However, your officer notes that more detail on such infrastructure provision can be required to be provided by way of condition and is satisfied that such a strategy should be deliverable on this site.

- 6.9.2 Integrated drainage strategy/water infrastructure connection:

The Parish notes that water infrastructure requires agreement with Thames Water in order to secure provision. Thames Water have recommended conditions in respect of provision of further details for accommodation of a mains water and sewage connection for the site. Your officer has recommended a condition in respect of securing sufficient details as required by Thames Water and the policies of the SMNDP.

6.10 The presumption in favour of sustainable development

6.10.1 This application has been assessed in terms of the above matters and the principle roles of sustainable development identified in the NPPF, these being the economic role, social role and environmental role.

-In terms of the economic role the proposed works would attract economic benefits associated with development of the site;

-In terms of the social role of sustainable development, the proposed works would significantly increase both the housing supply and affordable housing in Stratfield Mortimer, contributing significantly to the availability and mix of housing in the area. The proposed works would also provide a site for a school and GP surgery, which while the Parish must engage with stakeholders to deliver would, in the event that they are delivered, offer the associated benefits in terms of provision of local amenities for the surrounding community;

-In terms of the environmental role of sustainable development the proposed works would result in the loss of the arable character and agricultural use of the site, but are considered to be well designed so as to confine the impacts of development to within the existing settlement pattern. Associated benefits in terms of ecological management will also serve to assist the environmental qualities of the proposed works.

7. Conclusion

7.1 The proposed works are considered not to engender an unacceptable level of impact on the character and appearance of the area or surrounding amenity, and would result in the development of a well-designed scheme to provide needed housing and affordable housing to the Stratfield Mortimer area. The proposed works will deliver on the aims and objectives of the Stratfield Mortimer Neighbourhood Development Plan (2017).

8. Recommendation

Subject to no adverse comments being received from the Lead Flood Authority and the Environment Agency, to **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to the conditions set out in Section 8.1.

8.1 Conditions

1. Reserved matters (3 years)

Application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this planning permission.

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

2. Two years commencement

The development hereby approved shall begin no later than two years from the date of approval of the last of the reserved matters.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. Reserved matters (details)

Details of the appearance, landscaping, and scale for each phase of the development of the approved development of 110 houses including affordable housing, public open space and associated landscaping, and the appearance, landscaping, layout and scale of the 3FE infant school and 900 sq.m. GP surgery (use class D1) with shared parking area (hereinafter referred to as the 'reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The development shall thereafter be carried out in accordance with the approved details.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4. Phasing plan

No development shall take place until a Phasing Plan has been submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall identify the phases by which the development shall be constructed and implemented, including all residential development (including affordable housing), the primary school, the doctor's surgery, and all public open space. Thereafter, the development shall be carried out in accordance with the approved Phasing Plan.

Reason: To ensure that the overall development proceeds in a coordinated manner assessed in accordance with the advice of the Town and Country Planning (Development Management Procedure) (England) Order 2015

5. Approved plans

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

2095 P 01; 2095 P 02; 2095 P 03; 2095 P 06; 2095 P 07; 2095 P 08; 5427.SK05 Rev. B; Landscape Strategy Drawing Number 100 Rev E

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

6. SuDS 1

No development shall take place until details of sustainable drainage measures to manage surface water within the residential development have been submitted to and approved in writing by the Local Planning Authority. These details should be in accordance with the principles of the Stuart Michael Associates Flood Risk Assessment (dated July 2017). These details shall:

- a) 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;
- b) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- c) 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;
- d) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- e) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises; and

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), Policy GD3 of the Stratfield Mortimer NDP (2017) and Part 4 of Supplementary Planning Document Quality Design (June 2006). A pre-condition is necessary because insufficient detailed information accompanies the application and so it is necessary to approve these details before any development takes place.

7. SuDS 2

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

- a) 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;
- b) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- c) Include a drainage strategy for surface water run-off which provides attenuation measures to retain rainfall run-off within the site and allow discharge from the site to the proposed ditch at no greater than greenfield run-off rates;
- d) 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;

- e) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- f) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises; and

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). A pre-condition is necessary because insufficient detailed information accompanies the application and so it is necessary to approve these details before any development takes place.

8. Hours of work

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

- 07:30 and 19:00 Monday to Friday;
- 08:00 and 13:00 Saturday;
- No work shall take place on Sundays and Bank Holidays

Reason: To protect residential amenity during the construction period in accordance with the NPPF (2012), Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policies OVS5 and OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

9. Water and waste

No development of the approved residential development shall commence until an integrated water supply and drainage strategy has been submitted and approved under a formal discharge of conditions application. The strategy shall provide details of any on and/or off site drainage works, and impact studies on the existing water supply infrastructure to determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall be carried out in accordance with the approved integrated water supply and drainage strategy. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: To make sufficient provision for water supply and drainage in accordance with the NPPF (2012), Policies CS14 and CS16 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy GS1 of the West Berkshire HAS DPD (2017).

10. Emergency water supplies

No dwelling shall be first occupied until either:

- (a) Private fire hydrants, or other suitable emergency water supplies, have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority; or

- (b) Royal Berkshire Fire and Rescue Service confirm that such provision is not required (for example, because a public mains water supply for the development provides sufficient supply) and confirmation of the same has been given in writing by the Local Planning Authority pursuant to this condition.

Reason: At present there are no available public mains in this area to provide suitable water supply in order to effectively fight a fire. Suitable private fire hydrants, or other suitable emergency water supplies, are therefore required to meeting Royal Berkshire Fire and Rescue Service requirements, in the interests of public safety. The approval of this information is required before development commences because insufficient information accompanies the outline application and it will affect the servicing of the development. This condition is applied in accordance with the National Planning Policy Framework (2012).

11. Tree protection

Development of each phase of the approved development shall not commence until protective fencing has been implemented in accordance with the tree and landscape protection scheme identified on approved drawings numbered plan 911-02.1 Rev B dated June 18 and supported by tree report by SJ Stephens Associates ref 911 dated 13th June 2018. The protective fencing shall be retained intact for the duration of the development. Within the fenced areas, 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 Local Plan Core Strategy (2006-2026) 2012.

12. Arb supervision

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

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.

13. 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. 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) Details of the phasing of landscaping to accompany the phasing of development;

- b) Completion of each phase of the approved landscape scheme within the first planting season following completion of each phase of the development;
- c) Any trees shrubs or plants that die or become seriously damaged within five years of this development being completed 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).

14. Archaeology

No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To ensure that any significant archaeological remains that are found are adequately recorded in accordance with the requirements of the NPPF (2012), Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) and Policy SDB1 of the Stratfield Mortimer NDP (2017).

15. Waste Management

No dwelling shall be occupied in each phase of the development until the refuse and recycling facilities have been provided in accordance with the approved drawings and in conjunction with the approved Phasing Plan. These facilities shall be retained for the storage of waste and recycling materials thereafter.

Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

16. Visibility splays

No dwelling shall be occupied until the visibility splays at the access on to The Street have been provided in accordance with drawing no. 5427.SK05 Rev B received on 12th July 2018. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

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

17. Construction Method Statement

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

- (a) The parking of vehicles of site operatives and visitors
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) Site security arrangements including the erection and maintenance of security hoarding and any decorative displays and facilities for public viewing
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust, smell, dirt and other effluvia during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works
- (h) Measures to control of noise
- (i) The proposed method of piling for foundations
- (j) Measures for control of surface water run off
- (k) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

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, CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Policies TRANS1, OVS5 and OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

18. Gradient of private drives

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

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

19. Parking and turning

No dwelling shall be occupied until the vehicle parking and turning spaces 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 turning of private motor cars 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), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Policy P1 of the West Berkshire Housing Site Allocations DPD (2017).

20. Access construction

No dwelling shall be occupied until the existing access to the site has been amended and constructed in accordance with the approved drawings.

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

21. Cycle storage

No development shall take place until details of cycle parking and storage spaces have been submitted and approved under a formal discharge of conditions application. No dwelling shall be occupied until the cycle parking and storage space has been provided in accordance with the approved details. The cycle parking and storage shall be retained for this purpose thereafter.

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

22. Travel Plan

To be confirmed on the update sheet by Transport policy officer.

23. Pedestrian and cycle accesses

No dwelling shall be first occupied until the pedestrian and cycle accesses have been provided in accordance with the approved plans.

In order to ensure that safe access to the development is provided for sustainable modes of transport in accordance with the requirements of the National Planning Policy Framework (2012), Policy CS13 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy SDB2 of the Stratfield Mortimer NDP (2017).

24. Electric charging points

No development shall commence until details of electric car charging points and associated infrastructure to serve each phase of the approved development has been submitted and approved under a formal discharge of conditions application. Such details shall include a schedule for the implementation of the electric car charging points on each phase of the development. The approved works shall be undertaken in accordance with the schedule. The electric car charging points shall be retained thereafter.

Reason: In the interests of the amenity of the occupants of the site in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy P1 of the West Berkshire Housing Site Allocations DPD (2017).

25. Lighting strategy

No development of the approved dwellings and school/surgery site shall take place until an external lighting strategy has been submitted and approved under a formal discharge of conditions application. Such a strategy shall provide details of all external lighting and street lighting to be erected on the site in each phase of the development. No dwelling in any phase of the development shall be occupied, and the school/GP surgery shall not be occupied until all lighting on that phase of the development has been erected in accordance with the approved lighting strategy. Thereafter the external lighting for the site shall be retained in accordance with the approved strategy and no additional external/street lighting shall be erected on the site

Reason: To ensure protect the foraging habitats of bats and to protect the dark night skies of Stratfield Mortimer in accordance with the requirements of the NPPF, Policy CS17 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy GD4 of the Stratfield Mortimer NDP (2017).

26. Superfast broadband strategy

No development shall commence until a Superfast Broadband Strategy Statement has been submitted and approved in writing by the Local Planning Authority. Such a statement shall set out how superfast broadband is to be provided to each phase of the development, including a schedule for connection. Thereafter no phase of the development shall be occupied until superfast broadband infrastructure has been provided in accordance with the approved details.

Reason: To ensure that the site is provided with high speed communications infrastructure in the interests of the amenity of the occupants of the site in accordance with the requirements of the NPPF, Policies CS5 and CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) and Policy IS1 of the Stratfield Mortimer NDP (2017).

27. Ecology

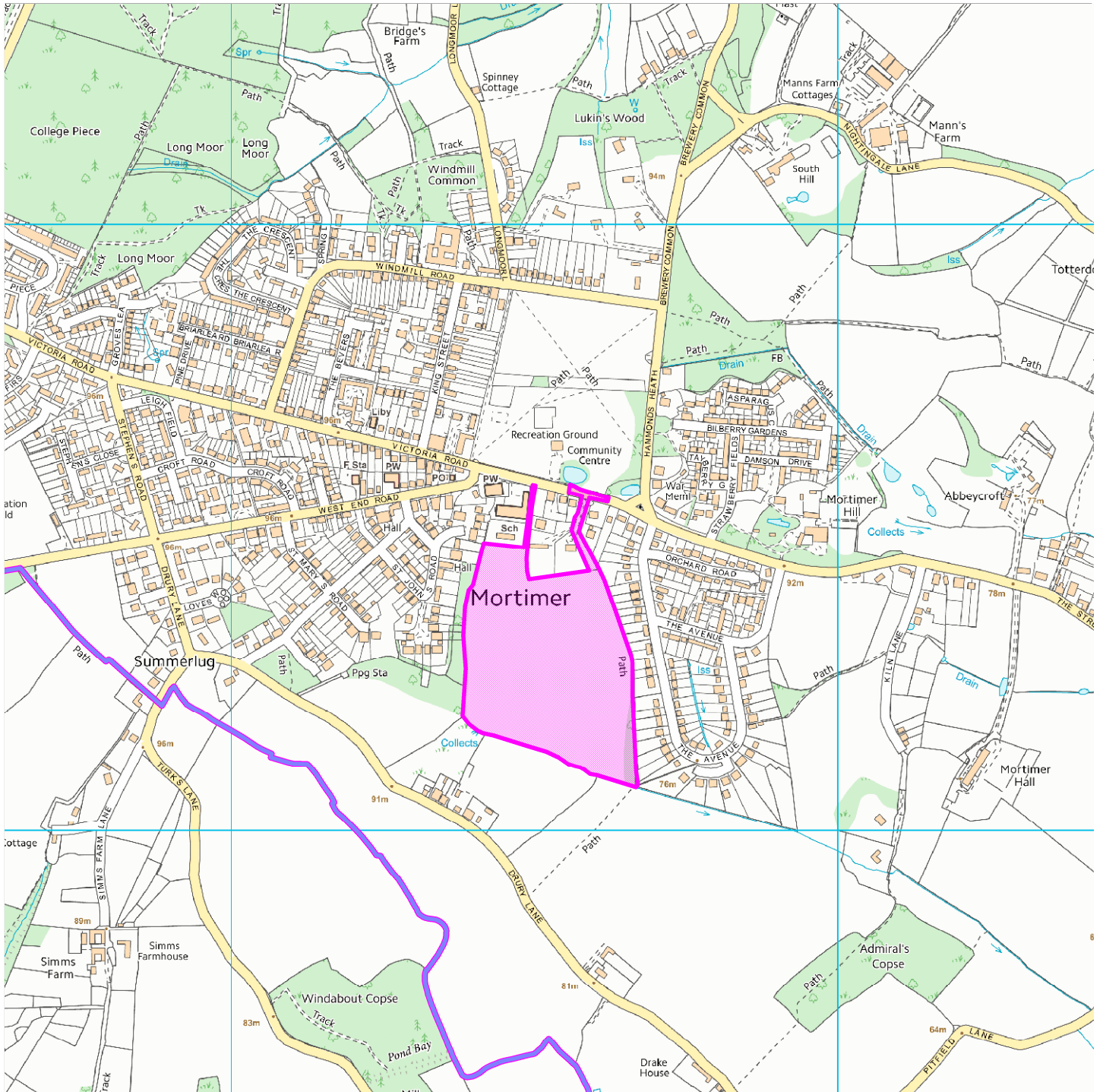
Ecology conditions to be confirmed on update sheet due to late consultation response.

8.2 Refusal Reason

Or if the legal agreement is not completed by the 11th June 2018, to DELEGATE to the Head of Development & Planning to REFUSE PLANNING PERMISSION, or to extend the period for completion if it is considered expedient to do so.

The development fails to provide an appropriate scheme of works or off-site mitigation measures to accommodate the impact of the development on local infrastructure (affordable housing), or provide an appropriate mitigation measure such as a planning obligation. As such, the development fails to comply with the National Planning Policy Framework, the Planning Practice Guidance and Policy CS6 of the West Berkshire Core Strategy 2006-2026.

Land South OF St John's Church Of England School, The Street, Mortimer Co



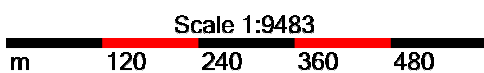
Map Centre Coordinates :

Scale : 1:9483

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2003.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings .

Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	12 July 2018
SLA Number	0100024151



This page is intentionally left blank