

# Notice of Meeting



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## Eastern Area Planning Committee

Wednesday 5th September 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, 28 August 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](mailto:planapps@westberks.gov.uk)



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 5 September 2018**  
*(continued)*

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

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



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 5 September 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

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# Agenda

## Part I

**Page No.**

1. **Apologies**  
To receive apologies for inability to attend the meeting.
  2. **Minutes** 5 - 38  
To approve as a correct record the Minutes of the meeting of this Committee held on 25 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: 18/01516/HOUSE - Grimms Dyke, Aldworth, Reading** 39 - 52  
**Proposal:** Erection of garden room with quiet room and WC/shower to rear of existing dwelling  
**Location:** Grimms Dyke, Aldworth, Reading, Berkshire, RG8 9RY  
**Applicant:** Mr and Mrs Shinkwin  
**Recommendation:** To **DELEGATE** to the Head of Development and Planning to **APPROVE PLANNING PERMISSION** for reasons given below (Section 8.1).
- Items for Information**
5. **Appeal Decisions relating to Eastern Area Planning** 53 - 54  
*Purpose: To inform Members of the results of recent appeal decisions relating to the Eastern Area Planning Committee.*



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 5 September 2018**  
(continued)

**Background Papers**

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

Andy Day  
Head of Strategic Support

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



# Agenda Item 2.

## DRAFT

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

### **EASTERN AREA PLANNING COMMITTEE**

#### **MINUTES OF THE MEETING HELD ON WEDNESDAY, 25 JULY 2018**

**Councillors Present:** 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

**Also Present:** Jessica Bailiss (Policy Officer (Executive Support)), Gareth Dowding (Senior Engineer), David Pearson (Development Control Team Leader) and Simon Till (Planning Officer)

#### **PART I**

##### **18. Minutes**

The Minutes of the meeting held on 4<sup>th</sup> July 2018 were approved as a true and correct record and signed by the Chairman.

**Item 15 (1) – 18/00628/FULD – Midgham Cottage, Station Road, Woolhampton – Page 9:** Councillor Graham Bridgman highlighted the discussion regarding a request for a SuDs informative. Councillor Bridgman stated that he could not see this included within the minutes. Councillor Alan Law confirmed that SuDS were covered under (i) and (k) of condition 8 on page 12 of the minutes.

Councillor Bridgman requested that in future the minutes be divided into headed sections to reflect the order of the meeting.

##### **19. Declarations of Interest**

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

##### **20. Schedule of Planning Applications**

###### **(1) Application No. & Parish: 18/00833/FULD - Lawrence Building, Newbury Road, Hermitage, Thatcham**

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 18/00833/FULD in respect of the demolition of a garage and the erection of a convenience store with 4 x apartments above and erect 4 dwellings.

In accordance with the Council's Constitution, Ms Ruth Cottingham, Parish Council representative, Mr Ian Whipp and Mr Chris Genge, objectors, and Mr Philip Holdcroft, applicant/agent, addressed the Committee on this application.

David Pearson introduced the report to Members of the Committee which was recommended for conditional approval and ran through the key points. David Pearson reported that since the report had been written Officers had heard from the viability assessor and it had been confirmed that the site could deliver 20% affordable housing.

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David Pearson referred Members to the update sheet where there was an updated recommendation for approval and a recommendation for refusal if a S106 legal agreement to secure affordable housing was not completed within the specified time.

### **Parish Council Representation**

Ms Cottingham in addressing the Committee raised the following points:

- Hermitage Parish Council had a number of concerns. First the proposed Cooperative (Co-op) convenience store was out of keeping with the area and would dominate the street scene.
- Hermitage was considered to be a dark village at night and there was concern that the store would light up the road.
- Issues of traffic and highway safety on this stretch of road were raised with the Parish Council on a regular basis.
- Shoppers would be unlikely to walk to the store on foot as they would have to carry heavy shopping bags. It was therefore anticipated that car usage would be high. Those on foot would have to wait long periods of time in order to cross the busy B4009. Those wishing to travel to the shop by bus would have to wait up to two hours for a service.
- Whilst consulting on the parish plan, it had been discovered that young people had concerns about crossing the road in Hermitage. The pedestrian crossing near Priors Court Road and the mini roundabout were not considered to be safe.
- The development would put the junction with Priors Court Road under increased pressure.
- There had been a number of near misses involving vehicles trying to leave Station Road.
- Deliveries to the store between 6am and 10pm plus refuse collections, would cause disturbance to residents living nearby, particularly those living in Charlotte's Close.
- There would be consequences if the application was approved. If the store was successful then the village would lose the Post Office and the repeat prescription service it offered.
- Only three quarters of the mini roundabout at the junction with Priors Court Road and Station Road fell within the parish of Hermitage. The other quarter fell within the Parish of Chieveley. Chieveley Parish Council had also stated concerns about traffic safety in this area.
- Chieveley Parish Council was not opposed to the application however wanted to see a traffic plan enforced.
- If the application was approved, Ms Cottingham stated that she would like to see the hours of closing brought back to 9pm. She would also like to see CIL funding used for improving highway safety, particularly the mini roundabout leading to Priors Court Road.

### **Member Questions to Parish Council**

Councillor Keith Chopping asked how far away a similar convenience store was from Hermitage. Ms Cottingham was unsure of the exact distance to the nearest convenience store however, there was a shop already located within the village garage and a Marks and Spencer's at the Service Station in Chieveley. There was also a Tesco Store in

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Thatcham, which was about a five minute drive and a shop at the former NAAFI in Curridge.

Councillor Alan Law stated that he had listened to Ms Cottingham's objections with interest and asked how the customers to the new store compared to those who visited the small shop already located within Hermitage. Ms Cottingham stated that the proposed store was larger and therefore there would be a larger number of customers, due to the product range. Councillor Law asked specifically how individuals would be affected differently. Ms Cottingham had made reference to those walking to the store from the north, having to walk up a long hill and Councillor Law could not see how this experience differed for those travelling to the current village store on foot. Ms Cottingham was concerned that more people visiting the shop would be minded to visit by car. It was noted that this was also the case at the current village store.

Councillor Richard Crumly referred to traffic safety concerns raised and noted that the site was currently used for vehicle sales and hire. He queried how the impact of traffic safety would be any different between that which existed and the proposal. Ms Cottingham stated that there were 14 spaces planned for the new store, which was more than what was required for a store of that size and therefore more customers had to be expected in her view.

Councillor Marigold Jaques noted that cars parked outside the current shop, created traffic calming and felt that it would be safer to have cars use a designated car park rather than parking on the road. Ms Cottingham felt that the current situation helped to slow road users down.

Councillor Graham Bridgman commented that he had initially been concerned about the increase in shopping facility however, Hermitage was designated as a service village in the Core Strategy and Councillor Bridgman was surprised that the Parish Council were against providing a new shopping facility for local people. Ms Cottingham stated that the Parish Council was concerned about the amount of traffic that would be generated from the development, which would be detrimental to safety. There was also concern about the impact the development would have on the quality of life of residents living close by, particularly with regards to long opening hours, deliveries and lighting.

Councillor Pamela Bale noted that there were signs on the railings outside of the site stating 'no parking' however, these were not adhered to and Councillor Bale commented that the application would implement a more controlled arrangement. Ms Cottingham hoped that this would be the case if the application was approved.

### **Objectors' Representation**

Mr Whipp and Mr Genge in addressing the Committee raised the following points:

- There was concern about the proximity of the site to nearby homes. Residents would be faced with the sounds of deliveries taking place throughout the day.
- The proposal was for a noisy and lit development that was out of keeping with the rest of the village.
- Recently the Committee had refused a proposal for a much quieter business than that proposed and this had been allowed at appeal. The rejected proposal had included opening hours of 7am until 7pm Monday to Friday; 7am to 1pm on a Saturday and no opening hours on a Sunday. It was felt that the hours proposed for the new Co-op Store were a step too far.
- Mr Genge stated that the application site was adjacent to two other developments in the village. Mr Genge pleaded that if Members were minded to approve the

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application that a joint traffic management plan be drawn up, rather than being left to the developer.

- Regarding existing shopping facilities in the village there was a shop on the army camp at Curridge and one on the village street so there were already ample facilities available.
- If the site were to be approved, a plea was made that arrangements were coordinated with the other two developments planned for in Hermitage to reduce disruption.

### **Questions to Objectors from Members**

Councillor Emma Webster asked for details of the business that had been overturned at appeal. It was confirmed that it was a storage and distribution centre.

Councillor Chopping noted that Mr Whipp had stated that he was concerned about the 6am opening time however, the conditions within the report confirmed that this had been amended to 7am. Mr Whipp noted Councillor Chopping's comment.

Councillor Jaques commented that the site was adjacent to a public house, which would stay open to 11pm most evenings and therefore there was already predominant activity in the area. Mr Genge stated that the public house had not caused a problem in the 25 years that he had lived in the village and Mr Whipp concurred.

Councillor Law noted that there were two other shop facilities close by and queried if there was a condition relating to delivery times to the proposed store. Councillor Law felt that it would be good if delivery times could be coordinated between the establishments.

### **Agent Representation**

Mr Holdcroft in addressing the Committee raised the following points:

- He clarified that he was the Planning Manager for the application and thanked the Committee for the opportunity to speak. He stated that Mr Pearson had summarised the key planning issues in his presentation.
- Planning officers had highlighted no issues with the principle of the proposed development site. The site was within the Area of Outstanding Natural Beauty (AONB) and the applicant had worked closely with Planning Officers from the Local Authority and as a result changes to opening time for the store had been changed from 6am until 7am.
- There were no Planning Policy issues associated with the site and no concerns had been raised by the Environment Agency.
- Affordable Housing had been identified for the site and if satisfied that this was justified the applicant hoped to prepare a Section 106 agreement accordingly.
- No lighting or signage had yet been proposed for the site.
- The Cooperative Food Company only used vehicles that had white noise reversing sensors. Also as stated in the Delivery Service Management Plan, there would be no articulated lorries used.
- The internal road to the site was 6.6 metre wide, which would allow cars to pass even if there was a lorry parked for delivery purposes.
- The Co-op store would provide a modern grocery shop that would be self-contained. It would create employment for 20 people.
- The design and materials proposed had been deemed as acceptable.



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- Overall it was a credible application, which was well located. The site would also provide family homes in the area.

### **Questions to Agent from Members**

Councillor Graham Pask noted that Mr Holdcroft had mentioned an amended opening time and asked for clarification on this. Mr Holdcroft stated that the original opening/closing time was 6am until 11pm and this had been shortened to 7am to 10pm.

Councillor Bale noted the revised opening times however, queried how long people would be working in the store either side of these times. Mr Holdcroft was unable to answer this question but predicted that the Store Manager would need to be at work from 6am.

Councillor Webster noted that the site had been identified as suitable for affordable housing and that Mr Holdcroft had commented that if the applicant was satisfied that this was justified it would be delivered. Councillor Webster asked for reassurance on this point. Mr Holdcroft stated that the Council's consultant had concluded that the site was almost compliant in being able to deliver 20% affordable housing. Mr Holdcroft stated that the applicant wanted further detail on this statement so that they could be sure about what needed to be delivered. Councillor Webster used this as an opportunity to raise with Members that there had been changes made recently to the National Planning Policy Framework (NPPF) regarding how the viability of affordable housing should be handled by LPAs and that Members needed to be mindful of this change.

Councillor Chopping asked Mr Holdcroft how he felt about Ms Cottingham's request to bring the closing time forward to 9pm. Mr Holdcroft was hesitant to comment on this point as the applicant had already reduced the opening hours to 7am to 10pm.

Councillor Bridgman noted that the report said that the store would provide two full time jobs and 16 part time jobs and queried what parking provision there would be for these posts. Mr Holdcroft stated that there would be two designated parking places for staff along with a number of cycle bays. The Cooperate Food Company operated a protocol on parking.

Councillor Crumly noted that the Parish Council were concerned about traffic close to the site. The busy B4009 was already a dangerous road and therefore the Parish Council was of the view that the applicant should be implementing a traffic system. Mr Holdcroft stated that they were following the guidance given by the Highways Officer that although the mini roundabout (at Prior Court Road/Station Road) was busy, the development if approved, would not increase traffic enough to cause a problem.

The Chairman stated that there had been concern raised by Members when they had visited the site regarding lorries reversing into the customer car park. Councillor Pask asked approximately how many deliveries there would be and what the timings would be. Mr Holdcroft stated that this information was set out in the application. Page five of the application, set out what vehicles would be used. The larger Cooperative lorries would be used once/twice per day and the delivery window would be between 8am and 10pm. This could be reduced so that it did not clash with parents taking children to school. Regarding other deliveries, there would be a delivery of newspapers, which would use a transit van and then a delivery of sandwiches at 6am.

Councillor Tim Metcalfe asked in relation to parking, if there was a health and safety protocol. Mr Holdcroft stated that the lorries would not be reversing in-between parked cars. Gareth Dowding showed the exact manoeuvre the lorries would make on a power-point slide showing the car park. Councillor Bale reiterated concerns about the noise from deliveries in un-social hours and the disturbance of this to nearby dwellings.

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### **Ward Member Representation**

Councillor Quentin Webb as Ward Member raised the following points:

- During the site visit Members had asked about the loss of employment and the site being retained for employment.
- They had been provided with an update on this for the meeting and Councillor Webb advised Members that the Forest Edge development at the north end of the village did have an employment area reserved and protected. However, despite marketing efforts, no interest had been shown for the site and as a result the site had since been developed as residential.
- In general Councillor Webb was in favour of the application as he appreciated that the amenity currently provided in the area was minimal.
- Regarding highway concerns, he noted that Highway Officers had stated that they found the provisions acceptable but in his opinion, this was marginal.
- He felt that the application was a definite improvement over the existing use however, he felt that parking on Newbury Road should be subjected to double yellow lines. Parking along the road had been very disruptive causing traffic and no way through for footway users.
- Councillor Webb felt that advertising, hoarding, outside lighting and noise issues should be conditional and bespoke for the site.
- Councillor Webb stated that he would normally be concerned about the effect on the other retail outlets in the area however competition was not a planning reason for refusal.
- In summary Councillor Webb stated that the application complied with CS14 as it was high quality and good design; CS19 as it would be distinctive and completed the village; ADPP5 as Hermitage was a service village and this would help it to enhance and evolve and finally the development was within the village envelope.

### **Member Questions to the Ward Member**

Councillor Law asked what the opening times were for the existing shop and Post Office were and Councillor Webb was unable to give exact times. Councillor Richard Somner stated that he had been able to check and that the Londis opened at 7.30am and closed at 6pm and the CostCutter opened at 7.30am and closed at 9pm.

### **Member Questions to Officers**

Councillor Webster noted the points made by the Parish Council regarding increased pressure on the mini roundabout and asked for clarification from the Highway Officer. Gareth Dowding stated that an ARCADY roundabout capacity programme check had been carried out on the existing mini roundabout and the final RFC value obtained was 0.85 which was within acceptable capacity limits. It would therefore be difficult to refuse the application on highway grounds. Councillor Webb noted that Ms Cottingham had stated that parked cars had created necessary traffic calming in the area and therefore Councillor Webb asked if traffic calming was something that could be considered. Gareth Dowding stated that traffic calming measures would not be appropriate for the location being considered.

The Chairman noted that there were two developments close to the application site and asked if these had been taken into account when making traffic projections. Gareth Dowding confirmed that any application that had been approved or was proposed was taken into account.

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Councillor Chopping asked how much additional development was planned for Hermitage. David Pearson stated that there were allocated sites, including one to the back of Charlotte's Close. One application for the area was currently at appeal. Councillor Chopping referred to the DPD site and David Pearson confirmed that this was not an overly large site.

Councillor Chopping asked if there was anything included in planning policy regarding one organisation causing another to become unsustainable and David Pearson confirmed that competition was not usually a material planning consideration.

Councillor Chopping asked for clarification on the white noise reversing sensors and Gareth Dowding confirmed that the noise created by these sensors was more like a hissing noise compared to the traditional beeping sensors.

Councillor Crumly noted that the site was currently used for the unauthorised use of storage and distribution and asked if enforcement action could be taken if the current application was not approved. David Pearson stated that the Enforcement Team would be asked to investigate, however it was possible the site would be granted retrospective planning permission if an application were made.

Councillor Bridgman noted that lorries would be fitted with white noise reversing sensors however, asked if all vehicles would be fitted with these including transit vans or whether this could be enforced. Gareth Dowding stated that it depended on the size of a vehicle as to whether sensors were required. David Pearson stated that this would be difficult to enforce this as a condition as planning conditions applied to the land.

Councillor Law referred to the point made by the objectors regarding the coordination of timings across development sites to help minimise disruption to the local area. There were three sites being developed and Councillor Law queried if the start and finish times could be coordinated. David Pearson stated that this could be looked into.

### **The Debate**

Councillor Chopping stated that he had attended the site visit and had felt that the site was currently unattractive. He was surprised regarding the level of objection because in his view, the proposal would smarten the site up. He did however, feel that the scheme was unimaginative and an opportunity had been missed by the applicant to build much needed starter homes in the area. Two affordable homes would be provided as part of the development and overall the amount of buildings covering the site was small compared to what was currently there (approximately one third of the footprint). Councillor Chopping agreed with Mrs Cottingham's plea to bring the closing time of the Co-op store forward to 9pm.

Councillor Tim Metcalfe supported the provision of a new convenience store for the people of Hermitage and surrounding area. He sympathised with residents over their concerns about increased noise. Councillor Metcalfe felt that something needed to be done about the road outside of the site (B4009) and felt that double yellow lines could help the situation. There were West Berkshire Council signs instructing people not to park on the road however, these were obviously ignored. Councillor Metcalfe was concerned that deliveries would be made in articulated lorries as these were often used to deliver to the Co-op Store in Pangbourne. He was however, aware that there were conditions to help prevent this. Councillor Macro reassured Councillor Metcalfe that deliveries to the Co-op Store in Theale were only ever made using rigid vehicles. Councillor Macro stated that he was concerned about the noise of reversing alarms and safety however, he hoped the relevant conditions were enough to minimise issues.

Councillor Law stated that he supported the points made by Councillor Chopping. The site being considered was clearly a brownfield site within a service village, that was

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increasing in size and therefore he considered the application to be appropriate. He sympathised with residents living close by however felt that the proposal would improve the appearance of the site. Councillor Law was concerned that he could not find a condition stipulating that deliveries should not be made using articulated lorries. Apart from this Councillor Law felt that the proposal would enhance the village as it grew. Councillor Webster highlighted that the detail Councillor Law had referred to regarding articulated lorries was included within the update report (section four).

Councillor Webster sympathised with residents living nearby and understood that any change in activity could be upsetting. Councillor Webster was concerned about deliveries. She understood that newspapers would be required from when the shop opened however, felt that other deliveries should be restricted until after 7am.

Another key issue that Councillor Webster raised was the delivery of affordable housing. She was disappointed that the applicant only 'hoped' to deliver the affordable housing accordingly, when this was a key reason for Members to support the application. Councillor Webster hoped that the application did not have to return to Committee for affordable housing reasons.

Councillor Bridgman stated that he was also happy to support the application. Where he lived, there was a larger convenience store and it was of great use to the local community. It had also been highlighted by Councillor Webster that ADPP5 needed to be considered. Although Councillor Bridgman was happy to support the application he suggested that condition 11 be amended to bring the closing time back to 9pm

Councillor Chopping proposed that Members approve the application subject to the change to condition 11, as outlined by Councillor Bridgman. This was seconded by Councillor Bridgman.

Councillor Law was concerned about bringing the closing time forward to 9pm. He would have felt this to be a valid suggestion had the site not been located next to a public house. Councillor Webster concurred with Councillor Law. David Pearson stated that Members had heard from the agent that the opening hours had already been reduced a further reduction would have a negative impact on the viability of the site. A reduction in viability would need to be factored in when negotiating the offer for affordable housing.

The Chairman invited Members to vote on the proposal by Councillor Chopping and seconded by Councillor Bridgman and at the vote the motion was not carried.

Councillor Webster proposed that Members approve the proposal subject only to the conditions outlined in the report and update sheet and this as seconded by Councillor Law. At the vote the motion was carried.

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

### 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 31<sup>st</sup> May 2018;
  - (ii) Drawing No 8966/401 Rev D received on 24<sup>th</sup> July 2018;

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- (ii) Drawing No 9866/402 received on 19<sup>th</sup> March 2018;
- (iii) Drawing No 8966/403 received on 19<sup>th</sup> March 2018;
- (iv) Drawing No 8966/404 received on 19<sup>th</sup> March 2018;
- (v) Drawing No 8966/405 received on 19<sup>th</sup> March 2018;
- (vi) Drawing No 8966/406 Rev C received on 24<sup>th</sup> July 2018;
- (vii) Drawing No 8966/407 Rev C received on 31<sup>st</sup> May 2018;
- (viii) Drawing No 2137/1B received on 16<sup>th</sup> 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 16<sup>th</sup> April 2018;
- (x) Surface Water Drainage Strategy prepared by Pitman Associates dated March 2018 received on 16<sup>th</sup> April 2018;
- (xi) Noise Impact Assessment prepared by KR Associates (UK) Ltd dated 4<sup>th</sup> April 2018, received on 16<sup>th</sup> April 2018;
- (xii) Transport Statement Prepared by ADL Traffic & Highway Engineering Ltd Ref ADL/AM/3737/16A dated March 2018, received on 16<sup>th</sup> April 2018;
- (xiii) Phase 1 Desk Study prepared by Soils Ltd Reference 16616/DS dated December 2017, received on 16<sup>th</sup> 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

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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 19912006 (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 31<sup>st</sup> 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

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(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

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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.



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16. The boundary treatment indicated on Drawing NO 2137/1M received on 16th April 2018 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. 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;

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- (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

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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 Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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).

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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

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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.

**OR**

If a S106 legal agreement to secure affordable housing is not completed within the above specified time, to delegate to the Head of Development and Planning to **REFUSE PLANNING PERMISSION** for the reason listed below.

Reason:

**S106 Planning obligation**

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The application fails to provide a Section 106 Planning Obligation to deliver affordable housing, without which the proposal would be contrary to the NPPF, Policy CS6 of the West Berkshire Core Strategy (2006-2026), and the Planning Obligations SPD.

### 21. **Application No. & Parish: 17/03004/OUTMAJ - Land South of St John's Church of England School, Mortimer Common, Reading**

*(Councillor Graham Bridgman declared a personal interest in Agenda Item 4(2) by virtue of the fact that he supported the development and adoption of the Stratfield Mortimer Neighbourhood Development Plan because he thought that Neighbourhood Development Plans were a good idea and to be encouraged. At various times in the process he was lobbied by both those in favour of the NDP and those against it. He also was a named signatory to, and contributor (to the tune of £8.40) to the cost of, a leaflet promoting a "Yes" vote in the NDP referendum. In the same way that councillors voting in favour of the Housing Sites Allocation Development Plan Document (including himself), had accepted the principle of development in respect of each of the DPD sites, he had accepted the principle of the development. However, in the same way that such acceptance did not preclude such a councillor from coming to an outline or full application for a DPD site with an open mind, Councillor Bridgman came to this application with an open mind.*

*Councillor Bridgman had taken advice from the Monitoring Officer, and was content that there was no interest that precluded him from taking part in the debate and voting. As his interest was personal and not prejudicial or a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)*

The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 17/03004/OUTMAJ in respect of an outline application comprising 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.

In accordance with the Council's Constitution, Mr Pat Wingfield, Parish Council representative, Mr Peter Marsh and Mr Colin Whitaker, objectors, and Katherine Miles, agent, addressed the Committee on this application.

Simon Till introduced the report to Members of the Committee which was recommended for approval subject to conditions and ran through the key points. The proposal offered 44 affordable housing units, which met the 40% stated in West Berkshire Council's Core Strategy. There was an addendum to the report for the item, which included a paragraph that should have appeared in the report concerning the impact on the amenity of existing residential occupants. Simon Till clarified that the proposed dwellings would be at least 50m from existing dwellings. The proposed dwellings would also be at least 21 metres from dwellings proposed as part of a separate development.

Simon Till added that there were an updated list of conditions included within the update report along with an updated reason for refusal and clarification on the officer's recommendation.

#### **Parish Council Representation**

Mr Pat Wingfield in addressing the Committee raised the following points:

- Generally he agreed with the recommendation set out within the report and the site had been identified within the Mortimer Neighbourhood Development Plan (NDP).

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- He thanked the applicant and Simon Till for the way that they had engaged the Parish Council over the application.
- Mr Wingfield asked that if the proposal was approved that the Parish Council be able to have an input into the design for the open space to the north of the site.
- He also pleaded that the flood policy be enforced.

### **Member Questions to Parish Council**

Councillor Alan Macro asked My Wingfield to elaborate on comments made about flooding. Mr Wingfield stated West Berkshire Council allowed a 40% uplift however, the Parish Council would prefer to see an uplift of 30%. Mr Wingfield felt that the flood risk should be calculated on saturated or hard ground. It was hoped that SuDs would be put in place under these circumstances.

Councillor Alan Law referred to a comment made at the site visit regarding the area to the left of the site. The Officer had provided a measurement on the depth of this area however Councillor Law queried why the plan was not the same as that set out in the NDP, where the whole area was green and open. Mr Wingfield stated that the Parish Council only had the indicative drawings, which overall showed the landscaping to be larger.

### **Objectors' Representation**

Mr Colin Whitaker and Mr Peter Marsh in addressing the Committee raised the following points:

- Mr Marsh stated that in principle 60 units were viable for the site. However this had been completely ignored.
- There were a range of objections listed under section 3.2 of the report.
- The proposal was far too big for the amount of land available and Mr Marsh compared it to pouring a pint of water into a half pint glass.
- Mr Whitaker stated that a number of near misses in terms of traffic accidents had been witnessed at the other site nearby. Regarding car parking, there was a blind spot to the east of the site.
- Blocked pavements would result in dangers for children, particularly during the construction phase.
- There was concern that residents close by would be subjected to toxic fumes.
- Residents of the nearby development consisting of 17 dwellings would have to give way to construction traffic for the 110 houses.
- Mr Whitaker did not feel that the area needed a further 110 houses and queried why other options could not have been explored such as a care home.

### **Member Questions to Objectors**

Councillor Chopping stated that the application for 110 houses on the site was a result of consultation with the village. Councillor Chopping stated that the reason the current site for 110 dwellings had been supported by local people was because it would prevent the site to the west being developed. The site was a result of the NDP whereby 90% of voters, voted in favour of the site being developed. Mr Whitaker stated that 90% of the village was not affected. Mr Whitaker stated that in his opinion there had been a mantra in Mortimer stating that the site was suitable for development and therefore people had been persuaded to vote that way. Councillor Chopping asked Mr Whitaker if he felt like

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he was part of a small minority opposing the site and Mr Marsh stated that people had been persuaded to vote in favour of the site being developed.

Councillor Macro asked Mr Whitaker to clarify his issue with the sight lines when leaving the site. Mr Whitaker stated vision lines would be particularly difficult when pulling out of the site. He had placed the bumper of his car on the proposed new line and stated that he could not see beyond it. Although this would not be a problem for HGV's, which were higher up, in his view cars would struggle greatly.

### **Agent Representation**

Ms Miles in addressing the Committee raised the following points:

- There had been three years of consultations, engagement and master planning in respect of the site.
- The applicant, TA Fisher, was a family run business with a strong reputation for high quality homes. They were currently building 17 homes at Tower House to the north of the site being considered.
- Her client was committed to community engagement, which was reflected in the extensive consultation that had taken place prior to submission of the application.
- Through preparation of the Housing Site Allocations DPD, the Council established a requirement for 110 dwellings in Mortimer. This housing requirement was met through the preparation of a Neighbourhood Development Plan (NDP). In 2015 the community voted that all 110 homes should be allocated on one site.
- In June 2017, at a local referendum the Council asked residents if they wanted to adopt the NDP. There were 1,375 yes votes, representing an 88% turnout.
- In January 2017 the first community consultation event had taken place regarding the site and in March 2017, TA Fisher commenced preparation of a Site Design Brief taking account of feedback received from the January event. Another consultation event took place in April 2017 and the Design Brief was agreed in October 2017.
- The site consisted of urban design principles to ensure the development achieved high quality design with generous plots, open spaces and buildings which responded to the local character of the area.
- A mix of housing types would be provided including bungalows, apartment and houses, from one to five bedrooms.
- The mix was reflective of policies HD2 and SDB3 of the NDP and the application also delivered 40% affordable homes in line with policy.
- A leisure trail was proposed to the south of the site with connectivity to the existing right of way to the east. Landscape buffers were proposed to the south comprising of a woodland to soften the edge of the site.
- This would be in addition to the existing landscape buffer that separated the site from dwellings on the Avenue. There was already an established buffer to the west, which would be retained.
- One hectare of land was set aside for a three form entry (3FE) infant school. This land would incorporate the school building and outdoor play area and a GP surgery. Parking on this site would be via a shared facility with space for around 50 cars and the provisions of a kiss-and-drop adjacent to the school entrance.



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- The scale of dwellings was reserved however, the plans provided a housing mix and an indicative GIA for each unit. Appearance was also reserved however, information had been provided on the likely materials.
- Access to the site was taken from The Street via an existing approved access. There would be a 0.3m build out of the kerb line. Trips at the junction had been considered through a Transport Assessment and the access had been designed to accommodate schools traffic. It was hoped that relocating the school to the site would reduce on-street parking within the village.
- The drainage system was designed to cater for a one in a hundred storm event with 40% allowance for climate change.
- In conclusion it was an example of an exemplar proposal on consultation and engagement with the Parish Council supportive of the application and Council Officers recommending approval. Mrs Miles therefore hoped that Members of the Committee would concur and support the application.

### **Member Questions to Agent**

Councillor Law queried why the existing track to the school site was not being utilised. Ms Miles stated that the track had not been used due to its narrow nature.

Councillor Chopping noted that 110 units were proposed however, he noted that the detail of housing under section 6.3.2 of report amounted to 112 dwelling. Ms Miles confirmed that this must be a typographical error as the proposal was definitely for 110 dwellings. Councillor Chopping accepted this response.

Councillor Chopping referred to the concerns raised by the Parish Council regarding flooding. Ms Miles reported that the assessments conducted applied the worst case scenario such as the extreme weather events of 2007.

Councillor Chopping noted that the Parish Council wished to be involved in the design of the public open space and Ms Miles stated that this would not be a problem.

Councillor Richard Crumly asked if there would be double yellow lines placed to prevent cars parking near visibility splays. Ms Miles reported that the length of the splays would be longer than they currently were however, they would be unable to control where vehicles parked.

Councillor Metcalfe referred to Councillor Law's point about the track that went to the telephone exchange. Using the existing track to access the proposed school seemed much more logical. Councillor Law asked why consideration had not been given to using this track. Ms Miles stated that the width of the road through the Tower House site was very narrow. If the existing track had been used it would create a parking/drop off area to the north of the site, which was close to existing dwellings. Councillor Law felt that using the existing track would have formed a much more logical route in and out of the school and surgery site. The Chairman reminded Members that they needed to base their decisions on the plans in front of them.

Councillor Bridgman referred to the local referendum regarding the adoption of the NDP and clarified that there had been a 80% turnout, which equated to 51 people and 81.8% had voted in favour of the NPP.

Councillor Bridgman noted the concerns of the Parish Council with regard to flooding and the state of the ground when the assessment had taken place. He suggested that that condition 6 (c) be amended to include the wording 'falling on saturated ground'. Ms Miles stated that a lot of information had been provided and thorough assessments had been carried out. The calculations used included the infiltration rate with extra capacity built in.

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Even with these calculations there was still capacity as the worst case scenario for flooding had had been taken into account. Ms Miles was unsure of what further information could be provided.

Councillor Bridgman moved onto to question the adequacy of the road layout in relation to the proposed school and surgery. Parking outside St Johns School during drop of and pick up times was already an issue and once the car park for the school was full, cars used the car park outside the community centre, the Horse and Groom public house and the Church. Councillor Bridgman asked if the parking provided was adequate for the proposed 3FE school. Ms Miles stated that a 3FE would allow journey to the site to be staggered. It was anticipated that the 50 places planned for the development would provide adequate parking provision.

Councillor Bridgman asked Ms Miles if the applicant was happy to commit to 40% affordable housing which equated to 44 units. Mrs Miles confirmed that the applicant was happy to commit to this.

Councillor Richard Somner asked if the applicant had consulted the Clinical Commissioning Group on the provision of a surgery or if it was simply a transfer of Mortimer surgery. Ms Miles confirmed that the applicant had engaged with the existing surgery and NHS Commissioning Group.

Councillor Bale asked how big the site of the existing school was Ms Miles confirmed that it was about a third of the size of the site proposed for the new school. Councillor Bale asked if Ms Miles felt that one hectare of land was adequate space for the school and Ms Miles confirmed that the NDP required one hectare of land. Space required had been calculated on the requirements of a 3FE school.

Councillor Webster referred to the point made by Councillor Chopping regarding the number of units and confirmed that section 6.3.2 listed that there would be 24 two bed dwellings and there would actually only be 22, of which 14 would be affordable.

### **Ward Member Representation**

Councillor Bridgman as Ward Member raised the following points:

- There was a requirement within West Berkshire for increased housing within Service Centres and in Mortimer the community had taken control of this requirement for their area. Just over 50% of the community had turned out to vote regarding the NDP and 81.8% of them had voted in favour of its adoption.
- Members of the Committee had heard from the Parish Council on the application and a lot of effort had been put into forming the planning document for Mortimer.
- Councillor Bridgman was concerned about the green barrier between the public house and footpath to the east of the site. He felt that the four metre green barrier would be just about adequate as mentioned by the Parish Council.
- Councillor Bridgman stated that he was in favour of the application as it had gained the support of the community and there had been a huge level of engagement if the NDP and design.
- Councillor Bridgman stated that he would preferably not see the development permitted in Mortimer however, it was a service village and the 44 affordable housing units would be of great benefit to the area.

### **Member Questions to the Ward Member**

Councillor Law asked if the access to the site had been considered when adopting the NDP or if it had been decided that this should be left to the planning process. Councillor

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Bridgman confirmed that aspects such as access and the amount of open space had been left for consideration as part of the planning process.

### **Member Questions to Officers**

Councillor Metcalfe further queried the access to the site and if what he could see on the plan was a zebra crossing. He felt that certain parts of the road looked particularly narrow. Gareth Dowding confirmed that all roads would be two lanes with a footway provided. On the narrower parts a footway would only be provided along one side of the road. Officers had spent a considerable amount of time investigating the scheme and felt it was fully adoptable from a highway perspective. Gareth Dowding confirmed that the crossing Councillor Metcalfe had referred to would not be a controlled crossing.

Councillor Crumly asked if double yellow lines could be implemented at the site access. Gareth Dowding confirmed that a request for double yellow lines could be made once the access was in place. The Highway Authority would carry out a consultation and follow the normal process for such requests.

Councillor Macro referred to the sight lines and noted that the property to the east had a long set back fence and low wall. Simon Till confirmed that the wall in question did not fall within the visibility splays and Gareth Dowding reported that they could not use private land.

Councillor Law noted that the application was in two parts and reported that he was happy with one part but not the other. David Pearson confirmed that Members needed to consider it as one application.

Councillor Bridgman asked for a response from Officers concerning the Parish Council's comments of SuDs. Simon Till confirmed that assessment had been conducted and the proposal complied with policy GD3.

Councillor Chopping referred to the request by the Parish Council to be involved in the design of the open space and David Pearson reported that this was a negotiation that would need to take place between the applicant and the Parish Council.

### **The Debate**

Councillor Webster noted the huge amount of work and effort by the applicant to involve the Parish Council and local people throughout the formation of the application. A number of the points raised by objectors had been covered by conditions.

Councillor Webster felt that the SuDs conditions needed to be amended so that they referred to 'dry or saturated ground'. Councillor Webster felt that it was important that this point, which was raised by the Parish Council, was acknowledged.

Councillor Law concurred with Councillor Webster however, stated that Members were responsible for considering the details and ensuring that these did not compromise aims and principles. Councillor Law was supportive of part (a) of the application however, was not satisfied that the access to the school and surgery was correct and he was unsure if his suggestion, which involved using the existing track, had even been considered. The proposed road would involve users having to negotiate three additional junctions and crossings, when in his view there was a much simpler solution. Councillor Law stated that he would therefore be minded to vote against the application as he felt the access needed revisiting.

Councillor Chopping noted the considerable amount of work that had gone into the proposal. There had been a referendum, which voted in favour of the development and supported the NDP. Councillor Chopping felt that the points raised by objectors were

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irrelevant and the issue raised by Councillor Law was unlikely to persuade him to vote against the application. He however, hoped that Officers and the applicant and agent listened to points raised by Councillor Law.

Councillor Bridgman stated that any period of construction was always an inconvenience and he felt that the inclusion of double yellow lines was an option that needed pursuing. Regarding the construction of the road (GD2) there would be safety humps, 20mph zones, full height kerbs and designated open spaces. This sense of design was something that was applicable to all developments in Mortimer.

Councillor Bale queried if a review of the access could be conditioned. David Pearson stated that if Members wished officers to negotiate changes to the access to the school and surgery site they would have to defer the application. He urged Members not to refuse the application on highway safety grounds as the Highways Authority had confirmed that the proposal was acceptable. Members needed to make a decision on the existing proposal.

Councillor Webster commented that the proposal was in keeping with the NDP and if Members were minded to refuse the application there would most likely be an appeal against the Local Authority. The proposal clearly supported the principles of the NDP and therefore Councillor Webster proposed that Members support the recommendation to approve planning permission subject to additional detail being added to SuDs conditions concerning saturated and dry ground. Councillor Chopping seconded the proposal by Councillor Webster.

Councillor Law asked if a review of the access could be added as an informative and Councillor Webster stated that she would not accept this as part of her proposal. David Pearson stated that it would be unwise to include an informative that undermined the permission being granted.

The Chairman invited Members of the Committee to vote on the proposal put forward by Councillor Webster and seconded by Councillor Chopping and at the vote the motion was carried.

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

### **Conditions**

#### **1. Reserved matters (3 years)**

Application for approval of the reserved matters for each phase of development as set out under Conditions 3 and 4 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 (Residential details)**

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Details of the appearance, landscaping, and scale for each phase of the approved residential development of 110 houses including affordable housing, public open space and associated landscaping, (hereinafter referred to as the 'reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before each phase of 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. **Reserved matters (School and/or Surgery site details)**

Details of 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 on the school and/or surgery site 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).

### 5. **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 infant 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

### 6. **Approved plans**

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

2095 P 01 Rev A; 2095 P 02 Rev G; 2095 P 03 Rev R; 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.

### 7. **SuDS 1**

No development on the approved residential site 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 including those of Policy GD3 of the Stratfield Mortimer NDP (2017);
- b) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;

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- 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.

### 8. **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 including those of Policy GD3 of the Stratfield Mortimer NDP (2017);
- 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.

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

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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.

### 9. **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.

### 10. **Water and waste**

The approved residential development shall not 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).

### 11. **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).

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### 12. **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.

### 13. **Arboricultural supervision**

No development in any phase shall take place (including site clearance and any other preparatory works) until the applicant has secured the implementation of an arboricultural watching brief for that phase 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.

### 14. **Landscaping**

No development or other operations shall commence on site until a detailed scheme of landscaping for each phase of 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).

### 15. **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),



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Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) and Policy SDB1 of the Stratfield Mortimer NDP (2017).

### **16. 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).

### **17. 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).

### **18. 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), Policies TRANS1, OVS5 and OVS6 of the

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West Berkshire District Local Plan (1991-2006) Saved Policies 2007 and Policy SDB2 of the Stratfield Mortimer NDP (2017).

### **19. 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).

### **20. 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).

### **21. 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), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy SDB2 of the Stratfield Mortimer NDP (2017).

### **22. Cycle storage**

No development within each phase shall take place until details of cycle parking and storage spaces have been submitted and approved under a formal discharge of conditions application (where not approved through the reserved matters application for that phase). No dwelling shall be occupied until the cycle parking and storage space for it 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).

### **23. Residential Travel Plan**

The residential development shall be carried out in accordance with the submitted Travel Plan ref: No. 5727/RTP dated February 2018.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site in accordance with the NPPF, Policies CS13 and

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CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy SDB2 of the Stratfield Mortimer NDP 2017.

### **24. School travel plan**

The 3FE Infant School shall not be brought into use until a School Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The operation of the school shall thereafter be carried out in accordance with the approved details.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the school site in accordance with the NPPF, Policies CS13 and CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy SDB2 of the Stratfield Mortimer NDP 2017.

### **25. Pedestrian and cycle accesses**

No dwelling within a phase of the residential development shall be first occupied until the pedestrian and cycle accesses within that phase 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).

### **26. Electric charging points**

No development shall commence until details of electric car charging points and associated infrastructure to serve each phase of the approved residential 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 residential 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).

### **27. Layout and design standards**

The detailed layout of all phases of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision. The road and footpath design shall be to a standard that is adoptable as public highway. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of providing adoptable infrastructure, road safety and flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Policy SDB2 of the Stratfield Mortimer NDP (2017).

### **28. Lighting strategy (residential)**

No development of each phase of the approved residential development shall take place until an external lighting strategy for each phase has been submitted and

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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 residential development. No dwelling in any phase of the residential development shall 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).

### **29. Lighting strategy (surgery)**

No development of the approved surgery shall commence until an external lighting strategy for the school 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 surgery site. Thereafter all external lighting and street lighting on the school site shall be erected in accordance with the approved strategy.

Reason: In the interest of providing adoptable infrastructure, road safety and flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Policy SDB2 of the Stratfield Mortimer NDP (2017).

### **30. Lighting strategy (school)**

No development of the approved school shall commence until an external lighting strategy for the school 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 school site. Thereafter all external lighting and street lighting on the school site shall be erected in accordance with the approved strategy.

Reason: In the interest of providing adoptable infrastructure, road safety and flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Policy SDB2 of the Stratfield Mortimer NDP (2017).

### **31. Superfast broadband strategy (residential)**

No development of any dwelling 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 the residential development on the site, including a schedule for connection. Thereafter no dwelling shall be occupied until superfast broadband infrastructure has been provided in accordance with the approved details and schedule.

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).

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### 32. **Superfast broadband strategy (infant school)**

No development of the infant school 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 the school, including a schedule for connection. Thereafter the school shall not be occupied until superfast broadband infrastructure has been provided in accordance with the approved details and schedule.

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).

### 33. **Superfast broadband strategy (surgery)**

No development of the surgery 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 the surgery, including a schedule for connection. Thereafter the surgery shall not be occupied until superfast broadband infrastructure has been provided in accordance with the approved details and schedule.

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).

### 34. **Ecology**

An Ecological Management Plan (EMP) shall be submitted to and approved in writing by the Local Planning Authority. The EMP shall be based on the recommendations set out within the Ecological Report prepared by AA Environmental Ltd and dated September 2017. The development shall be carried out in accordance with the approved details.

Reason: To provide for ecological protection and enhancements and biodiversity and environmental gain in accordance with the NPPF, Policy CS17 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policies SDB4, B1, B2 and B3 of the Stratfield Mortimer NDP (2017).

### 35. **No separate disposal of open space**

No parts of the public open space and landscaped areas within the site shown on drawing numbers 2075 P 06 and Landscape Strategy Drawing number 100 Rev E shall be taken into private gardens, or shall be sold or disposed of separately from any other part of the public open space on the site.

Reason: In order to ensure that the public open space and landscaped areas are retained, in order to mitigate the impact of the development on views from the surrounding landscape and the neighbouring public right of way, and in the interests of securing biodiversity and environmental gain in accordance with the NPPF, Policies CS14, CS17, CS18 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policies SDB4, B1, B2 and B3 of the Stratfield Mortimer NDP (2017).

### 36. **Open space management**

**EASTERN AREA PLANNING COMMITTEE - 25 JULY 2018 - MINUTES**

No dwelling on the site shall be occupied until details of a management plan to secure the management and retention of the public open spaces on the site have been submitted and approved under a formal discharge of conditions application. The management of the public open spaces shall thereafter be carried out in accordance with the details of the approved management plan.

Reason: In order to ensure that the public open space and landscaped areas are retained, in order to mitigate the impact of the development on views from the surrounding landscape and the neighbouring public right of way, and in the interests of securing biodiversity and environmental gain in accordance with the NPPF, Policies CS14, CS17, CS18 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policies SDB4, B1, B2 and B3 of the Stratfield Mortimer NDP (2017)

**OR**

If a S106 legal agreement to secure affordable housing and public open space is not completed within the above specified time, to delegate to the Head of Development and Planning to **REFUSE PLANNING PERMISSION** for the reason listed below.

Reason:

**S106 Planning obligation**

The application fails to provide a Section 106 Planning Obligation to deliver necessary infrastructure and mitigation measures, including:

- a) Affordable housing, without which the proposal would be contrary to the NPPF, Policy CS6 of the West Berkshire Core Strategy (2006-2026), and the Planning Obligations SPD.
  
- b) Public open space, including 3 hectares of publically accessible landscaped open space (provision and governance), without which the proposal would be contrary to the NPPF, Policy CS18, Policies RL.1, RL.2 and RL.3 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) Policy SDB4 of the Stratfield Mortimer NDP (2017) and the Planning Obligations SPD.”

*(The meeting commenced at 6.30 pm and closed at 9.15 pm)*

**CHAIRMAN** .....

**Date of Signature** .....

# Agenda Item 4.(1)

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(1)	18/01516/HOUSE Aldworth Parish	16 <sup>th</sup> August 2018	Erection of garden room with quiet room and WC/shower to rear of existing dwelling  Grimms Dyke, Aldworth, Reading, Berkshire, RG8 9RY  Mr and Mrs Shinkwin

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/01516/HOUSE>

**Recommendation Summary:** To **DELEGATE** to the Head of Development and Planning to **APPROVE PLANNING PERMISSION** for reasons given below (Section 8.1).

**Ward Member(s):** Councillor Alan Law

**Reason for Committee determination:** Parish Council request  
Local Residents' interest  
Similar to an earlier refusal and rejected appeal

**Committee Site Visit:**

## Contact Officer Details

**Name:** Donna Toms  
**Job Title:** Planning Officer  
**Tel No:** (01635) 519111  
**Email:** donna.toms@westberks.gov.uk

## 1. PLANNING HISTORY

- 98/53379/FUL - Demolition of existing dwelling and garage and construction of new dwelling and garage - Approved 03.02.1999
- 99/54671/FUL - Re-locate garage. New entrance. Garden walls - Approved 12.05.1999
- 15/00966/HOUSE - Demolition of existing garage and erection of a garden room with adjoining office and shower room. Retention of existing driveway - Refused 19.06.2015
- 15/02849/HOUSE - Erection of garden room with quiet room and wc/shower adjacent to existing dwelling - Refused 09.12.2015
- 15/02915/HOUSE - Section 73A: Variation of Condition 7 of approved reference 154671 - Approval 26.01.2015
- 16/01049/HOUSE - Erection of an ancillary garden room - Refused 21.06.2016 - Appeal dismissed

## 2. PUBLICITY

- 2.1 A site notice was displayed on 6 July 2018 and expired on 27 July 2018. The Council has therefore complied with the publicity requirements of the Town and Country (Development Management Procedure) Order 2015 and the Council's Statement of Community Involvement.

## 3. CONSULTATIONS AND REPRESENTATIONS

### 3.1 Consultations

<b>Parish Council:</b>	Object - very strong opinions from local neighbours concerned it may develop into a separate residence and overdevelop in AONB area.
<b>Highways</b>	No objection subject to condition
<b>North Wessex Downs</b>	No comments received at time of report
<b>Ecology</b>	No comments received at time of report
<b>Environmental Health</b>	No comments
<b>Natural England</b>	No comments
<b>Trees</b>	No objection subject to condition

### 3.2 Representations

Total: 5	Object: 5	Support: 0
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Summary of comments:

Objecting:

- Flat roof building detrimental to AONB
- Apart from some cosmetic changes and slight re-siting the rooms seems identical to ones previously applied for
- Site over-developed and does not respect conservation of the landscape
- Ex-garage was same as justified in 1999 application
- Concern regarding room becoming separate dwelling

#### **4. PLANNING POLICY**

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

- West Berkshire Core Strategy (2006-2026)
- West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)
- Replacement Minerals Local Plan for Berkshire (2001)
- Waste Local Plan for Berkshire (1998)

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

4.3 According to paragraph 213 of the NPPF, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given). Existing plans should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF.

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

- NPPF Policy
- ADPP1: Spatial Strategy
- ADPP5: AONB
- CS13: Transport
- CS14: Design Principles
- CS17: Biodiversity and Geodiversity
- CS19: Historic Environment and Landscape Character

4.5 The Housing Site Allocations Development Plan Document (2006-2026) (HSA DPD) is the second DPD of the new West Berkshire Local Plan, and allocates non-strategic housing sites across the district. No specific housing allocations are relevant to this application, but the suite of policies for housing in the countryside are. The following policies from the HSA DPD is relevant to this development:

- C1: Location of New Housing in the Countryside
- C3: Design of Housing in the Countryside
- C6: Extensions of Existing Dwellings within the Countryside
- P1: Parking Standards for New Residential Development

- 4.6 The following documents are material considerations relevant to the development:
- West Berkshire Supplementary Planning Guidance: House Extensions (adopted July 2004)
  - West Berkshire Supplementary Planning Document Series: Quality Design (SPDQD), (adopted June 2006)
    - Part 1 Achieving Quality Design
    - Part 2 Residential Development
    - Part 3 Residential Character Framework

## **5. DESCRIPTION OF DEVELOPMENT**

- 5.1 The application is for the construction of an ancillary building within the curtilage of the existing dwelling known as Grimms Dyke. The building is shown to contain a garden/games room, quiet room and shower room.

## **6. CONSIDERATION OF THE PROPOSAL**

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

- The principle of the development
- The impact on the character of the area and the Area of Outstanding Natural Beauty
- The impact on neighbouring amenity
- The impact on highways and parking
- Community Infrastructure Levy

### **6.1 The principle of the development**

6.1.1 Policy ADPP1 of West Berkshire Core Strategy advises that most development will be within or adjacent to existing settlements. In the countryside only appropriate limited development will be allowed. Policy C1 of West Berkshire Council's Housing Site Allocation Development Plan Document (HSA DPD) identifies the settlements for planning purposes.

6.1.2 The application site is located outside of any defined settlement boundary and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Outside of the defined settlement boundaries there is a generally more restrictive approach to development subject to criteria set out within the relevant development plan policies.

6.1.3 However, Policy C6 of the HSA DPD provides a presumption in favour of proposals for the extension of existing dwellings in the countryside, subject to certain criteria:

6.1.4 An extension or alteration will be permitted (in the countryside) providing that:

- i. the scale of the enlargement is subservient to the original dwelling and is designed to be in character with the existing dwelling; and

- ii. it has no adverse impact on: the setting, the space occupied within the plot boundary, on local rural character, the historic interest of the building and its setting within the wider landscape; and
- iii. the use of materials is appropriate within the local architectural context; and
- iv. there is no significant harm on the living conditions currently enjoyed by residents of neighbouring properties.

6.1.5 The application is for a new garden/quiet room as detailed above. The host dwelling is a recent addition which replaced a former dwelling around the turn of the century. In terms of the extent to which the proposal is subservient to the main dwelling, the supporting text to Policy C6 notes that the relationship with the existing dwelling is key. The scale, height and massing of an alteration or extension should appear subservient to the existing dwelling. There are no “rules” that can be applied to an acceptable size of an extension as each application has to be considered on the basis of the impacts on the particular property in that location. Regard will be given to previous extensions on the site.

6.1.6 The size of the proposed increase over the original dwelling is, nonetheless, a good indicator of the degree to which a proposal is subservient. The proposed garden room will include an additional footprint of approximately 64 square metres. The additional floor space of the proposed garden room, including the three bay garage, over the original dwelling will be approximately 118 square metres which amounts to an increase of approximately 34% over the original (this figure does not include the garage to be demolished). These figures indicate that the development is subservient in scale.

6.1.7 The materials are to be similar to that of the existing dwelling and will be situated mostly behind the host dwelling and within the existing embankment. As a result it is considered the proposed development will be subservient to the existing dwelling, will have no adverse impact on the setting, the materials are appropriate to the existing dwelling and will not impact the living conditions of nearby neighbours.

6.1.8 It is considered that the proposed development is in accordance with Policy C6 and the principle of the development is acceptable subject to the following considerations.

## **6.2 The impact on the character of the area and the Area of Outstanding Natural Beauty**

6.2.1 Policy CS14 of the Core Strategy, Policies C1 and C6 of Housing Site Allocation Development Plan Document, section 12 of the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and West Berkshire SPD in Quality Design seek to ensure high quality design that respects and enhances the character and appearance of the area.

6.2.2 The site is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The NPPF provides AONBs the highest level of protection in terms of landscape and scenic beauty. Policy ADPP5 of the Core Strategy states that ‘development will conserve and enhance the local distinctiveness, sense of place and setting of the AONB’.

6.2.3 The proposed single storey flat roof garden room is situated 4 metres from the rear of the host dwelling. The proposed development is set within the existing

embankment with limited views of the north and east elevations from public vantage points. With regard to the east and southern views the garden room will mostly be shielded from public views by its position behind the house with only a small part of the room (approximately 1.7m width) being visible. At present there is hedge shielding this part of the visible room, however it is considered should the hedge be removed the proposed room would still be subservient to the existing house and not detract from it. The eastern view includes a new steps built into the embankment to allow easy access to the rear of the property and to the flat roof of the room which will have a black metal balustrade along three sides of the parapet roof for safety. An option has been given to raise the parapet to that of the main dwelling, however given the options it is considered that a balustrade would be less obstructive on the landscape. Overall it is considered that the amended plan is acceptable and will not detrimentally impact the character of the area or the AONB.

- 6.2.4 Owing to its physical separation from the main house, there is concern that the garden room/quiet room could be converted into habitable and separate accommodation with a separate curtilage, which could potentially lead to a subdivision of the residential unit if left uncontrolled. As it would be unacceptable to create a new dwelling within the countryside it is considered necessary to condition the room to restrict use to ancillary or incidental to the host dwelling.
- 6.2.5 This scheme follows an earlier refusal of planning permission and dismissed appeal for a different ancillary outbuilding within the curtilage of Grimms Dyke. The current proposal has been carefully assessed by the case officer and the Eastern Team Leader and it is felt that the points made in the previous application had been addressed with the new garden room having a much closer relationship with the host dwelling, and being built into the existing landscape would have a reduced volume to the previous refused application. The overall volume of the previous application reference 16/01049/HOUSE was approximately 202 cubic metres.
- 6.2.6 While the footprint has not been reduced in size the overall volume is reduced to approximately 1912 cubic metres, from this figure the overall volume has been reduced with the siting of the room into the existing embankment to the rear with an approximate volume of 170 cubic metres above the existing ground levels. The room has also been placed much closer to sit mostly behind the existing dwelling and at a distance of 4 metres. The position of the room to be built into the existing embankment will hide some of the build.
- 6.2.7 The overall dimensions of the proposed extension:
- 8.3 metres width by 7.7 metres length
  - 3 metres height.
  - 4.3 metres overall height including balustrade.
- 6.2.8 The overall footprint is now approximately 64 square metres. The overall increase in floor space over the original is 34%. It should be noted that the calculation includes the three bay garage but not the garage to be demolished.

### **6.3 Impact on neighbouring amenity**

6.3.1 The Core Principles of the NPPF state that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings and Policy CS14 states that development should make a positive contribution to the quality of life. As such amenity is an important consideration. However the nearest property to the proposed garden room is 82 metres to the south-west (Brackensfield) and 36 metres to the southern boundary with Foxborough, therefore it is considered there will be limited impact as a result of the proposed garden room.

### **6.4 Impact on Highways**

6.4.1 The existing driveway provides adequate vehicular parking space. No objections have been raised by highways officers.

### **6.5 Trees and Landscaping**

6.5.1 The Council's Tree Officer made the following comments:

6.5.2 "The plans provide have identified the trees at the site as indicative circles only, but provided no further tree related information regarding the potential impact to trees, therefore the impact has been considered, using the information available during my site visit.

6.5.3 The site contains a number of trees of various species and quality, the proposed position of the garden room, to the rear of the existing house, has the potentially too impact on two of the trees, a maple to the rear and a beech to the side of the property, whilst the impact might not be direct, the level of ground works required as there's a significant change in levels, will require more engineering works, which might have an impact on the trees.

6.5.4 Whilst the area is already possible disturbed ground, as part of the recent building works and construction of the patio etc, the potential harm is not clear, until additional information is provided, but could be secured via planning conditions, as clarification of the root protection areas and works within them is clearly defined.

6.5.5 If the root protection areas of these trees can be clearly identified and protected throughout the development by suitable fencing, and the engineering works are located outside of the RPA of the trees to be retained, then I would be satisfied, that there would be no long term harm to these trees as a result of the new building, if the works are within the RPA of the trees, additional information on the works and mitigation measures will be required.

6.5.6 The block plan has identified the location of additional landscaping, but provided no further details, the site is very exposed from views from the road, and I'm sure adjacent neighbouring properties, the introduction of new landscaping with a mix of trees, shrubs and hedges, can only improve the screening of the new house and associated structures, and reduces its overall visual impact on the surrounding countryside.

- 6.5.7 If the application is to be approved, further details on the new landscaping or the site, which should be a full and comprehensive scheme, can be secured via planning condition.
- 6.5.8 The other anomaly on the block plan, is the beech tree to the side of the property to be trimmed back by a specialist, the tree appears to be in good health with no clearly identifiable defects that would warrant any major works, and it's unclear why this has been shown on the plan? I would suggest that the reference to the works are removed.
- 6.5.9 Conclusion: There are some tree constraints affecting this proposal, but subject to some additional information being provided by way of conditions, I don't have any major objection to the application in principle subject to conditions being attached to any formal consent.
- 6.5.10 Concern has been raised regarding the recent loss of a considerable amount of shrubs and trees within the front of the plot. It has been noted on the site history that there was a potential breach of planning condition 2 of application reference 15/02915/HOUSE which required the submission and approval of a landscaping scheme to mitigate the retention of two accesses to the site. While the tree officer has included a landscaping condition as part of his recommendation, the Planning Practice Guidance is clear that a condition should only be applied which is directly related to the development proposed. Any historical breach of condition should not therefore prevent the approval of this application. The Council has 10 years to enforce any identified breach of condition before it comes immune from enforcement action, so if necessary this can be dealt with as a separate matter.

## **6.6 Community Infrastructure Levy**

- 6.6.1 The increase in internal floor space of the proposed house extension is less than 100 square metres. Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations, house extensions of less than 100 square metres are not liable to pay the Community Infrastructure Levy.

## **7. CONCLUSION**

- 7.1 The impact of the proposed extension on the character and appearance of the AONB and the character of the area and the setting of Aldworth has been carefully assessed. It is considered that due to its size, scale, layout, siting, form and appearance, the proposed extension will not have a detrimental impact on the character and appearance of the area.
- 7.2 Whilst it is acknowledged there may be some limited impact on surrounding properties it is not considered that the proposed garden room would have such a significantly detrimental impact on the amenities of the occupiers to warrant refusal.
- 7.3 There is not considered to be any detrimental impact upon highways and parking.
- 7.4 Overall, it is considered that the proposed development would be consistent with the presumption in favour of sustainable development introduced by the NPPF.

- 7.5 Having taken account all of the relevant policy considerations and the other material considerations referred to above, and having regard to the reasons to support the proposal, the proposed development is recommended for approval subject to the conditions listed below

## **8. RECOMMENDATION**

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

### **8.1 Schedule of conditions**

#### **1. Full planning permission time limit**

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004); to enable the Local Planning Authority to review the desirability of the development should it not be started within a reasonable time.

#### **2. Standard approved plans**

The development hereby permitted shall be carried out in accordance with the approved drawings numbers 1 (Location Plan), 3 (Proposed Garden Layout), 5 (Proposed front elevation from Ashampstead Road), 6 (Block Plan), 7 (Floor Plan) and 8 (Section) received on 1 June 2018 and drawing number 4 (Proposed Elevations of new build only) received on 21 June 2018.

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

#### **3. Schedule of Materials (samples on request)**

No development shall take place until a schedule of the materials to be used in the construction of the external surfaces of the building 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 (July 2018), Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy C6 of the West Berkshire Council's Housing Site Allocation Development Plan Document (2006-2026), Supplementary Planning Document Quality Design (June 2006), and the Supplementary Planning Guidance 04/2 House Extensions (July 2004).

4. **Residential annex use**

The building hereby permitted shall not be used at any time other than for purposes incidental and/or ancillary to the residential use of the dwelling known as Grimms Dyke, Aldworth. The development shall not be used as a separate dwelling and no separate residential unit shall be created.

Reason: The creation of a separate planning unit would be unacceptable in the interests of ensuring a sustainable pattern of development. This condition is imposed in accordance with the National Planning Policy Framework (July 2018), Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy C1 of the West Berkshire Council's Housing Site Allocation Development Plan Document (2006-2026), and the Supplementary Planning Document Quality Design (June 2006).

5. **Tree protection scheme**

No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. All such fencing shall be erected prior to any development works taking place and at least 2 working days' notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

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

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

6. **Tree Protection – Construction Precautions**

No development or other operations shall commence on site until details of the proposed access, hard surfacing, drainage and services providing for the protection of the root zones of trees to be retained has been submitted and approved in writing by the Local Planning Authority.

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

7. **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) 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. Removal of spoil**

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

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

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

Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and West Berkshire Council's Supplementary Planning Document Quality Design (June 2006).

Informatives:

**1 Proactive actions of the Local Planning Authority**

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

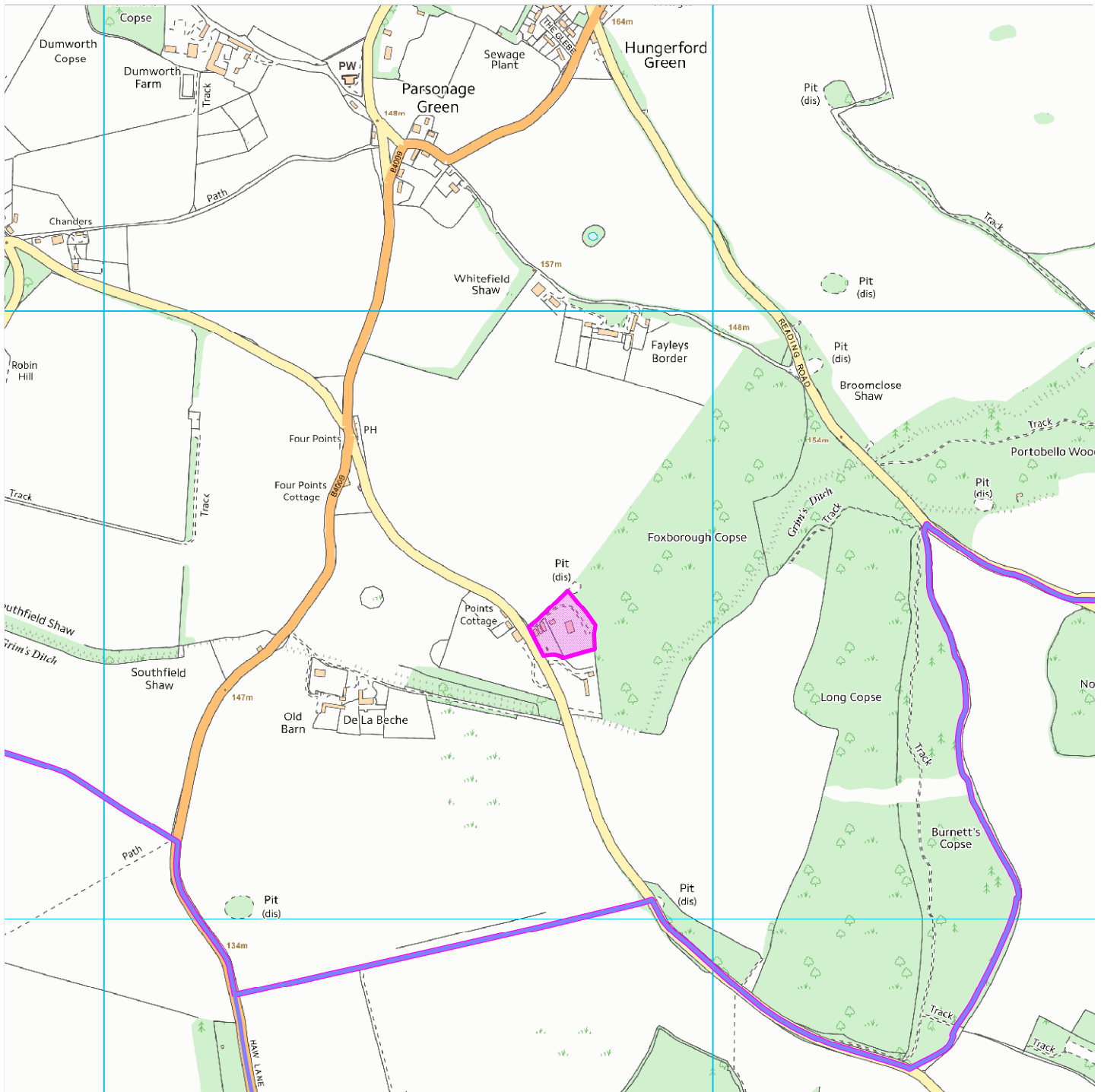
**2 Damage to footways, cycleways and verges**

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

**3 Damage to the carriageway**

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

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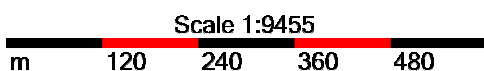
Map Centre Coordinates :

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<b>Organisation</b>	West Berkshire Council
<b>Department</b>	
<b>Comments</b>	Not Set
<b>Date</b>	23 August 2018
<b>SLA Number</b>	0100024151



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## Agenda Item 5.

BASILDON 17/02076/FULD  PINS 3196908	Timberley Pangbourne Road Upper Basildon Mr and Mrs Gidden	New dwelling and relocate access.	Delegated Refusal	Dismissed 17.7.18
STATFIELD MORTIMER 17/03002/FUL  PINS Ref 3196385	Land at Laneswood Mortimer Reading  Mr and Mrs Carter	Retrospective - Erection of a carport	Delegated Refusal	Dismissed 24.7.18
PURLEY ON THAMES 17/03494/FULD  PINS Ref 3196646	40 Long Lane Tilehurst Patrick Artwell and Julie Hood	Detached 4 bed house, private garden, new vehicle access, 3 external parking spaces	Delegated Refusal	Allowed 24.7.18
BASILDON 17/00616/FULMAJ  PINS Ref 3196521	P S E Horticulture Ltd The Nursery Newtown Upper Basildon Pangbourne Beaver Properties Ltd	Demolition of one bungalow, one part constructed bungalow, three glasshouses and associated structures. Construction of 3 houses, planting of woodland belt, restoration of agricultural land and improved site access.	Delegated Refusal	Withdrawn 31.7.18
MIDGHAM 18/00146/HOUSE  PINS 3202468	Church View Farm Bath Road Midgham Mr Lai	Extension to form garden room, dining room and bedroom extension with bedroom extension and en-suite above.	Delegated Refusal	Dismissed 10.8.18
THATCHAM 17/01380/FULD  PINS Ref 3193524	123 Bath Road Thatcham Mr I White	Erection of a 3 bedroom dwelling with associated parking, landscaping and amenity space	Delegated Refusal	Dismissed 23.8.18
THATCHAM 17/03005/FULD  PINS Ref 3198698	123 Bath Road Thatcham Mr I White	Erection of a 3 bedroom dwelling with associated parking, landscaping and amenity space	Delegated Refusal	Dismissed 23.8.18

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