

**EASTERN AREA PLANNING COMMITTEE  
26<sup>TH</sup> JANUARY 2022**

**UPDATE REPORT**

**Item No:** (1)      **Application No:** 18/00964/FULEXT      **Page No.** 17-50

**Site:** Land south of Lower Way, Thatcham

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**Planning Officer Presenting:** Emma Nutchey

**Member Presenting:** N/A

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**Parish Representative speaking:** Thatcham Town Council - Cllr Simon Pike - Zoom

**Objector(s) speaking:** Ms Durber - Zoom

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Laura Jackson - Persimmon Homes - Zoom

**Ward Member(s):** Jeff Brooks  
Keith Woodhams

### **1. Additional Consultation Responses**

Thatcham Town Council:

The Town Council have submitted a copy of the comments made on the West Berkshire Local Cycling and Walking Infrastructure Plan. Within the document it is suggested that Cycle Corridor 5 which runs along Lower Way is diverted through the application site along the southern edge boundary and linking into the recreation ground to the east. This would provide a new off-road route. These comments are addressed in part within section 6.64-6.65 of the report.

The suggested proposals have been reviewed by the Council's Transport Policy team and it is considered that the cost of delivering these works would be disproportionate to the scale of the development. Also while desirable the works do not negatively impact on Cycle Corridor 5 on Lower Way and as such cannot be justified.

Public representations:

Additional letters of comment have been received:

5 additional letters of objection have been received since the committee report was prepared. The comments made reflect those previously raised and are cited below:

- Pressure on infrastructure; doctors, schools, dentists, loss of footpaths, parking concerns, loss of a green field, flooding, traffic,

Paragraph 4.2 should read 29 objections, 2 ambivalent

## **2. Clarification on the treatment of site boundaries**

Southern boundary: The fence line within the tree belt is to be retained. No new fencing is proposed along this boundary only new planting.

Northern boundary: The hedgerow will be maintained as the boundary. The existing post and rail fence is to be retained and repaired where needed.

The applicant has agreed to reposition the proposed garden boundaries serving plots 1-10 so that the hedge will no longer be within the curtilage of these properties. An amended boundary treatment condition is suggested below.

As such the hedge adjacent to Lower Way is not within any residential curtilage.

## **3. Updated Recommendation**

The recommendation remains as set out in the agenda committee report, subject to the following amended conditions.

Condition 2 (approved plans):

Replace reference to Site Location Plan drawing number P16-0191\_23 Rev. A with Site Location Plan drawing number P16-0191\_23 Rev. B.

Revised wording for boundary treatment condition 5:

Plot number 11-91 shall not be occupied until the boundary treatment for that property has been constructed in accordance with the details shown on the Enclosures Plan drawing number P16-0191\_24 Rev. A, the Enclosure Details drawing number P16-0191\_25 and the drawing titled Landscape Masterplan drawing number P16-0191\_21 Rev. I which shows the wildlife permeable fencing. The approved boundary treatments shall thereafter be retained.

Reason: The boundary treatment is an essential element in the detailed design of this development. Measures are also necessary to incorporate biodiversity in and around the development. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS14 and CS17 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

Additional boundary treatment condition:

Plot numbers 1-10 shall not be occupied until details of the boundary treatment for that property have been submitted to and approved in writing by the Local Planning Authority and thereafter implemented in full in accordance with the approved details. The approved details shall show the hedge adjacent to Lower Way to be outside of the residential curtilage of these properties and all the fencing shall be designed to be permeable to wildlife. The approved boundary treatments shall thereafter be retained.

Reason: The boundary treatment is an essential element in the detailed design of this development. Measures are also necessary to incorporate biodiversity in and around the

development. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS14 and CS17 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

Revised wording for Drainage verification report condition 32:

No occupation of dwellings shall take place until a verification report is carried out by a qualified drainage engineer demonstrating that the drainage system has been constructed as per the approved scheme (or detail any minor variations thereof), and has been submitted to and approved in writing by the Local Planning Authority. This shall include: plans and details of any key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) documented photographic records and post-completion CCTV surveys for the main sewer and details of any management company managing the SuDS measures thereafter.

Reason: The detailed drainage of the site is a fundamental part of the design and without the implementation of the approved strategy there could be adverse flood risks. The information is requested in accordance with Policy CS16 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.