

WESTERN AREA PLANNING COMMITTEE

ON 16/03/2022

UPDATE REPORT

Item No: (2) **Application No:** 21/02668/FUL **Page No.** 147-159

Site: Hunt Kennels Farm, Ermin Street, Lambourn Woodlands, RG17 7TT

Planning Presenting: **Officer** Cheyanne Kirby

Member Presenting:

Parish speaking: **Representative** Sue Cocker
Bridget Jones

Objector(s) speaking: Tony King

Supporter(s) speaking: N/A

Applicant/Agent speaking: Chris Cary
Lucy Charman

Ward Member(s): Councillor Howard Woollaston

Update Information:

1. Representation Comment

An additional objection letter was received on 15th March 2022 alleging errors within the report and raising issues in relation to principle, character and appearance, neighbouring amenity, highways, drainage, sustainability and recommended conditions.

2. Procedural Matters

To confirm the applicant is Mr John Lock of Kinsley Smyth Ltd as stated on the application form.

3. Conditions

In consideration of granting a personal permission officer's note that the specific nature of storage and distribution activities proposed is material to the recommendation from highways, and that this can be stated in a more precise

manner, and therefore accordant with the requirements for precision of conditions in the NPPF. Consequently officers propose an amendment to recommended condition 3.

Condition 4 is to be updated as SUDS comments were received in response to agent's comments on an existing soakaway was to be used however the drainage officer deemed that this may not be acceptable given the age. Condition 9 is to be updated as a scheme of landscaping has been submitted and deemed acceptable. This will also mean that condition 2 for the approved plans is amended in order to ensure that the correct plans and documents are conditioned.

2.	<p>Approved plans (Updated)</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below: Location Plan received 20th October 2021; Proposed Plans and Elevations 0001 received 20th October 2021; Design and Access Statement received 20th October 2021; Block Plan received 20th October 2021; Preliminary Ecological Appraisal 194/R1 by Herdwick Ecology dated September 2021 received 20th October 2021; Scheme of landscape planting received 16th February 2022.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3.	<p>Personal Permission</p> <p>The B8 commercial building hereby permitted shall be occupied only by Kingsley Smythe Ltd for purposes of the <u>storage and distribution of furniture</u> under use class B8 in connection with the applicant's business. When the premises cease to be occupied by Kingsley Smythe Ltd the use hereby permitted shall cease and all items of storage and equipment brought on to the premises in connection with the use shall be removed.</p> <p>Reason: The applicant has demonstrated through submission accompanying this application that the associated vehicle movements relating to the operation of the site for his business are such as to allow for the applicant's particular business to operate on the site under the restrictions of the conditions of this planning permission without resulting in undue detriment to the amenity of neighbouring residential occupants, highway safety and the amenity of the highway network that might result from the operation of an uncontrolled B8 or other industrial use of the site. This condition is imposed in order that the use of the site by any alternative future occupant can be given details consideration in terms of the associated impacts on highways safety and residential amenity in the interests of residential amenity and highway safety in accordance with the NPPF, Policies CS5, CS9, CS13 and CS14 of the West Berkshire Local Plan Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan Saved 1991-2006 Saved Policies 2007.</p>
4.	<p>SUDS (Updated)</p> <p>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.</p> <p>These details shall:</p> <ul style="list-style-type: none"> 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 the WBC SuDS Supplementary Planning Document December 2018 with particular emphasis on Green SuDS and water re-use;

	<ul style="list-style-type: none"> b) Include a drainage strategy for surface water run-off within the site since no discharge of surface water from the site will be accepted into the public system by the Lead Local Flood Authority; c) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Soakage testing shall be undertaken in accordance with BRE365 methodology; d) Include run-off calculations based on current rainfall data models, discharge rates (based on 1 in 1 year greenfield run-off rates), and infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change; e) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site; f) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil, groundwater, watercourse or drain; g) Include a management and maintenance plan showing how the SuDS measures will be maintained and managed after completion for the lifetime of the development. This plan shall incorporate arrangements for adoption by the Council, Water and Sewage Undertaker, Maintenance or Management Company (private company or Trust) or individual property owners, or any other arrangements, including maintenance responsibilities resting with individual property owners, to secure the operation of the sustainable drainage scheme throughout its lifetime. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises; h) Include measures with reference to Environmental issues which protect or enhance the ground water quality and provide new habitats where possible; i) Include details of how surface water will be managed and contained within the site during construction works to prevent silt migration and pollution of watercourses, highway drainage and land either on or adjacent to the site; j) Include an inspection and soakage tests for any existing soakaways to prove the soakaways still work properly. The owners must maintain the soakaways in a good condition thereafter; k) Include a verification report 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), to be submitted immediately following construction to be approved by the Local Planning Authority. This Report shall include plans and details of all key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS measures thereafter. <p>All sustainable drainage measures shall be implemented in accordance with the approved details before the development hereby permitted are 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.</p> <p>Reason: To ensure that surface water will be managed in a sustainable manner. To prevent the increased risk of flooding, improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can and is</p>
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	<p>carried out in an appropriate and efficient manner. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006). A pre-commencement condition is required because insufficient information accompanies the application and such measures may need to be incorporated into early building operations.</p>
9.	<p>Landscaping</p> <p>All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme (Scheme of landscape planting received 16th February 2022) within the first planting season following completion of building operations. Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.</p>