

EASTERN AREA PLANNING COMMITTEE
8TH MAY 2024

UPDATE REPORT VERSION 2

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Site: Land East of Goddards Road and 2 Gables Way, Thatcham

This update report supersedes the version of the update report issued yesterday.

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Trees

At the site visit there was a query regarding the trees to be removed to accommodate the primary access. The Arboricultural Impact Assessment advises that 1x C category tree and approximately 30m² of a group of trees is proposed to be removed to facilitate the primary access. This is shown on Tree Protection Plan Sheet 1 of 2 (CAER-ATK-XX-XX-D-L-481001 P05) available on our website with the other documents. The Tree Officer has reviewed the tree details and has raised no objections to the proposals.

3. Height of development

A query has been received on the comparative heights of the main buildings of the existing outline permission and that proposed. The existing permission was outline with parameters set for the maximum height only; there were no elevation drawings submitted or approved as these would be part of a reserved matters application. The outline permission separated the site into three areas with the parameter plan showing maximum heights in these areas:

- Area 1 in the south of the site only forms a small part of this application site and required buildings up to 15.0 metres to ridge.
- Area 2 is the larger centre section of the site which requires buildings up to 15.0 metres to ridge.
- Area 3 is a smaller area in the north of the site which requires buildings up to 10.5 metres to ridge.

The presentation to Committee will include the approved parameter plans as a visual aid.

4. Updated Recommendation

The recommendation remains as set out in the agenda committee report, with agreed wording for conditions 20 and 34 provided below:

20. Carbon reduction measures for regulated and unregulated energy

The construction above ground level of the hereby approved buildings shall not commence until: a baseline of carbon emissions; and an achievable percentage reduction in carbon emissions, have been submitted to and agreed in writing by the Local Planning Authority.

The development shall not be occupied until evidence, including the BRUKL (Building Regulations Part L) assessment, verifying that the proposed development will achieve the agreed reduction in carbon emissions from the baseline, has been submitted to

and approved in writing by the Local Planning Authority.

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

34. **Emergency use restriction of secondary access**

The secondary access hereby permitted from the site to the A4 shall not be used other than for emergency exit purposes only. Emergency exit purposes are limited to emergency service vehicles and only for Police personnel in an emergency scenario when the primary access to Gables Way is blocked or inoperable.

Reason: In the interests of highway safety. The secondary access onto the A4 does not meet adequate visibility splay standards to be safely used other than in the event of an emergency. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS13 of the West Berkshire Core Strategy 2006-2026.