

Item No	Application and Parish	No. Proposal, Location and Applicant
(2)	11/01564/FULMAJ Land adjacent to Kennet and Avon Canal	Erection of 11 no. 4 x 2 bed, 2 x 3 bed and 5 x 4 bedroom dwellings, together with access, car parking, landscaping and associated works (including demolition of attached garages and garden walls and the relocation of existing Visitor Centre car parking and pumping station. Land Adjacent to Kennet and Avon Canal, Wharf Side, Padworth, Reading H20 Urban LLP

Recommendation Summary: To **DELEGATE** to the Head of Planning and countryside to **GRANT PLANNING PERMISSION** subject to conditions and completion of a Legal agreement no later than the 23rd December 2011.

Ward Members: Geoff Mayes
Mollie Lock

Reason for Committee Determination: Receipt of more than 10 letters of objection

Committee Site Visit: date 19th December 2011

Contact Officer Details	
Name:	Emma Fuller
Job Title:	Principal Planning Officer
Tel No:	(01635) 519111
E-mail Address:	efuller@westberks.gov.uk

1. Site History

02/00132/FUL

Refurbishment of existing Kennet and Avon visitor car park with small extension into visitor centre garden.

Approved 30th April 2002

10/02979/FULMAJ

Erection of 13 no. 2/3/4 bedroom dwellings, together with access, car parking, landscaping and associated works and the relocation of visitor car parking and the pump station.

Invalid

2. Publicity of Application

Press Notice Expired: 18th August 2011

Site Notice Expired: 24th October 2011

3. Consultations and Representations

Padworth Parish Council:

Objections raised relate to:

- The buildings are not in keeping with their surroundings or the streetscene. The timber cladding is inappropriate.
- The building fronting the A340 is still 2 and a half storeys which is inappropriate.
- Parking issues have not been resolved.

Highways:

Further to the receipt of amended plans no objections raised subject to conditions.

Archaeology:

No objections raised

Ecology

No objections subject to conditions

Trees:

No objections subject to conditions

Conservation:

No objections. The character of the Conservation Area is quite varied, and the application site generally has a neglected air about it. It is considered that the layout and design of the proposed development will fit in well with the existing buildings in and around the site, whilst providing adequate space around the main listed building to maintain its setting. Strong, but not dominant, building lines are provided to the canal/river frontage and to Basingstoke Road, with building heights scaled and graded to match existing buildings. These relate well to the aforesaid frontages without having an adverse impact on existing buildings inside and outside the application site. The proposed modern design and materials used reflect the nature of wharf buildings generally, and succeeds here because there is no dominant architectural style on or surrounding the site.

Transport Policy:

No objections subject to condition to secure details of the bike store.

Environmental Health:

No objections raised subject to conditions

Access Panel:	No objections
Affordable housing:	No contribution required. Development below threshold.
Thames Water:	No objection subject to a condition requiring details of a drainage strategy to be submitted prior to commencement. Informative also recommended.
Environment Agency:	No objection subject to conditions. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment.
Section 106 contributions:	In accordance with Policy CC7 of the South East Plan Regional Spatial Strategy, May 2009 and Policy OVS.3 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007 and SPD 4/04 'Delivering Investment from Sustainable Development.' Highways: £34,000 Education: £75,925.32 Open Space: £21,278 Libraries: £2943 Health Care: £1989 Adult Social Care: £7279
Neighbour letters:	<ul style="list-style-type: none"> • 12 letters of objection received as of the 29th November 2011. The planning matters raised relate to: <ul style="list-style-type: none"> • Concern for parking and impact on infrastructure. • Impact on services • Design of houses is out of keeping with those in the vicinity of the canal. Overdevelopment of the site. • Impact on wildlife • Impact on visitors and the Visitor Centre which has recently been improved • Loss of light and overlooking of neighbouring dwellings • Other matters have been raised however these are not a material consideration: loss of view of the canal, impact on sewage infrastructure. • 2 letters of support: • Careful consideration has been given to the heritage aspects of the site.

4. Policy Considerations

Planning Policy Statement 1 – Delivering Sustainable Development.
Planning Policy Statement 3 – Housing
Planning Policy Statement 5 – Planning for the Historic Environment
Planning Policy Statement 9 – Biodiversity and Geological Conservation
South East Plan Regional Spatial Strategy, May 2009 – CC1, CC6, CC7, BE5, BE6, H1

5. Description of Development

- 5.1 This application seeks full planning permission for 11 dwellings. The application site includes the Kennet and Avon Visitor Centre and part of the gardens serving numbers 14 and 15 Wharfside. The remainder of the site is partly vacant comprising previously developed and scrub land which accommodates a water pumping station operated by Thames Water and an electricity sub-station.
- 5.2 The proposed dwellings are to be configured in three blocks.
- Block A fronts onto the A340 and comprises a terrace of four 2 bedroom properties.
 - Block B is sited adjacent to the canal to the south west of the Visitor Centre. This comprises a terrace of three 4 bedroom and two 3 bedroom houses.
 - Block C comprises a pair of semi detached 4 bedroom properties and fronts onto the canal and Wharfside.
- 5.3 The three buildings have been individually designed to reflect their position within the site and the nature, scale and design of the properties against which they are read. With the exception of building C (semi detached properties), the dwellings are served by two communal parking areas with a ratio of 1.5 spaces per 2 bedroom dwelling and 2 spaces for a 3+ bedroom dwelling. Each of the dwellings in block C are served by an integral garage and a parking space on the driveway to the front.
- 5.4 The proposal seeks to provide 14 parking spaces for the Visitor Centre. The Visitor Centre is currently served by 14 spaces.
- 5.5 Through this application the curtilage of the Visitor Centre will be redefined. The pump station resited and the electricity substation retained.
- 5.6 Amended plans and additional information has been received during the course of the application. These detailed the visibility splays and details of cycle storage. The amended plans have been subject to reconsultation with the Parish and neighbours.

6. Consideration of the Proposal

The main issues raised by the proposal are:

- 6.1 The Principle of Development
- 6.2 The Impact on the Character of the Area and Conservation area and the setting of the grade II listed building
- 6.3 The Impact on Neighbouring Amenity
- 6.4 Highways Matters
- 6.5 Trees
- 6.6 Ecology
- 6.7 Other Matters

6.1 Principle of development

- 6.1.1 The application site is situated within the settlement boundary of Padworth and is within the Aldermaston Wharf Conservation Area. The most historically significant building within the application site is Canal Cottage, the visitor centre and the Toll House which are Grade II listed. Within the Conservation Area and the vicinity of the site are a number of other historic buildings to include Bridge House, which is Grade II listed and the Malhouses, Wharf House and Wharf Cottages which, whilst not listed are of historic significance.
- 6.1.2 Located within the settlement boundary the principle of development is considered acceptable subject to compliance with the policies set out within the West Berkshire District Local Plan 1991-2006, Saved Policies 2007 and other material considerations. Policy OVS.1 seeks to promote sustainable development. The application site comprises largely of previously developed land and in part the garden of numbers 14 and 15 Wharfside. Amendments to Annex B of Planning Policy Statement 3 mean that garden land no longer constitutes brownfield land however the site is deemed to be suitable for development in accordance with Policy OVS.1 and HSG.1 of the Local Plan. The scheme seeks to make an efficient use of previously developed land within a sustainable location.
- 6.1.2 Policy HSG.1 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007 aims to ensure that new development is designed to be in keeping with the character of the area and is appropriate to its context. This is supported by national guidance and recent revisions to Planning Policy Statement 3 have sought to direct a stronger focus towards the need for high quality design.
- 6.1.3 Given its siting within a conservation area, new development should not simply conserve but should enhance the character and appearance of the area as required by Policy ENV.33 of the Local Plan and Policy BE6 of the South East Plan. Planning Policy Statement 5 provides guidance with respect to assessing the impact of new development within conservation areas and where it will impact on the setting of a listed building. This is discussed below in more detail.
- 6.1.4 The proposed development is considered to be acceptable in principle subject to compliance with the relevant Local Plan policies.

6.2 Impact on the Character of the Area and conservation area and the setting of the Grade II listed building.

- 6.2.1 The proposed development comprises a parcel of land at the junction of Beaconsfield Road and Wharfside. The site is defined by the Kennet and Avon Canal to the south; the residential development of Wharfside to the north; Basingstoke Road and the 'Wharf Cottages' to the west; and 'Wharf House' and the Waterways Depot to the east. The site is positioned on a straight section of the Canal and is highly prominent in views from the canal and its towpath and from the nearby lift bridge. There are also numerous vantage points along the Basingstoke Road and Wharfside and from properties along Mill Lane. The site is within the historic part of the conservation area.
- 6.2.2 The application site is heavily constrained by its irregular shape resulting in a design solution which seeks to ensure that each of the separate buildings responds

to the scale and character of the neighbouring buildings against which they will be read. Block A is sited adjacent to the Basingstoke Road and comprises a terrace of two storey houses with small gardens to the front to allow for some defensible space between the dwellings and the road. The width of the frontage and the eaves height is comparable to that of Wharf Cottages. Overall the scale and mass of the building is sympathetic. At present this part of the site is vacant and overgrown. The proposal seeks to continue the street frontage and with good quality materials will make a positive contribution to the street scene.

- 6.2.3 Buildings B and C front onto the canal. Building B is sited in close proximity to the listed Canal Cottage and as such the ridge height of the terrace steps down by approximately 2m such that the design sits comfortably within the setting of the listed building. The Conservation officer is satisfied that the scheme does not negatively impact on the character of this building. It is recognised that there are no three storey buildings within this part of the conservation area, however the buildings have a unique setting adjacent to the canal and have been individually designed to reflect the location and its history. Given the historic qualities of this area it is considered that a bespoke building of high architectural quality is required. Building C comprises a pair of semi-detached properties designed to address both the tow path and the Wharfside frontage. These properties are served by an integral garage and parking space within the curtilage. The design of these buildings is considered appropriate to the conservation area.
- 6.2.4 The scheme clearly defines the curtilage of the listed building retaining this area as a garden for the tea rooms which operate from the centre. As such the scheme is not considered to have a negative impact on the setting of this building in accordance with the guidance set out within PPS 5.
- 6.2.5 Part of the land subject to this application consists of the gardens of numbers 14 and 15 Wharfside. The amenity space serving these units will be reduced to approximately 100m² in accordance with the minimum standards established in Supplementary Planning Guidance 'Quality Design'. The dwellings continue to sit comfortably within their plots and do not appear cramped or out of character. As such no objections are raised to the reduction in the amenity space serving these dwellings. It is recognised that the private spaces serving a number of the proposed dwellings fall below the thresholds established within the guidance contained within 'Quality Design.' While there is a recognised shortfall, all dwellings are provided with an element of private space to meet the practical needs of future occupiers, such as bike storage and areas for washing lines. This development, by reason of its siting and design has its own character and it is not considered that the reduced amenity space results in a harmful impact on the character of the area or the conservation area. It must also be acknowledged that the site has direct access to the tow path and Visitor Centre and properties are largely served by small balconies. These in themselves would not be sufficient to justify a reduced level of amenity space but in accordance with the above a balanced view must be taken and this shortfall for some of the dwellings isn't considered to be visually harmful or detrimental to the amenity of future occupiers.
- 6.2.6 Through effective landscaping, the use of quality materials and the layout adopted, it is considered that the proposed parking areas can be successfully created and the proposal will not result in a hard and unattractive expanse of hard standing. Planting is proposed along the edge of the car park adjacent to Wharfside and this

will be secured by way of a condition. It is recognised that the scope for hedging will be affected by the need to ensure no obstruction of the visibility splays. The trees proposed on the submitted plans are acceptable and there is sufficient space for some shrubs along the boundary. The details of this will be secured by condition as the retention of the soft boundaries to create a verdant character is of key importance. The visitor and residents car parking can be distinguished through the use of materials and signage.

- 6.2.7 As part of the application the water pumping station operated by Thames Water is to be relocated. It is disappointing that it has to be located on a prominent corner however it is advised that the pumping station is underground and landscaping and fencing is proposed along the site boundaries thus providing a screen. As such it is not considered to have overly negative impact on the character of the area.
- 6.2.8 To conclude, the proposal is considered sympathetic and in keeping with the character of the area. The proposal retains the setting of Canal Cottage within the application site and due to the scale and design of the scheme it is considered that the development will not adversely effect the historic nature and character of the conservation area. As such the scheme accords with Policies OVS.1, OVS.2, HSG.1 and ENV.33 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007 and Policies CC1, CC6, BE5 and BE6 of the South East Plan Regional Spatial Strategy, May 2009 and the guidance contained within PPS1 and PPS3 with respect to good design and that within PPS5 with respect to the impact on the character of the conservation area and setting of listed buildings.

6.3 Impact on neighbouring amenity:

6.3.1 Wharf Cottages:

Plot 4 of building A faces towards the side elevation of number 5 Wharf Cottages. There is approximately 12m between the side elevations of these dwellings. To the side of number 5 is an area laid to hard standing for parking. There is a side window in the rear single storey extension of this neighbouring property facing onto the application site. Windows are proposed at a ground floor level in the side of plot 4 and it is considered that any overlooking impact can be mitigated by appropriate boundary treatment. This will be secured by condition. A window was originally proposed in the side elevation at a first floor level however this has been removed from the scheme. No windows are proposed above ground level.

6.3.2 The side elevation of plot 5 of building B faces towards the rear gardens of Wharf Cottages. A ground floor window only is proposed in the side elevation of this property and as such any overlooking can be mitigated by appropriate boundary treatment. No windows are proposed at first floor level or above. There is a distance of approximately 27m between these properties. As such the proposal is not considered to present an overbearing impact or result in a loss of light.

6.3.3 Four parking spaces are sited to the rear of Wharf Cottages. There is a shared pedestrian access to the rear of the properties and as such the parking is sited immediately adjacent to this communal area and not next to private gardens. Given the number of cars parked here and the degree of separation from the private gardens this is not considered to have an adverse impact on the amenity of these properties. The boundary treatment used will be secured by condition to ensure it is appropriate.

6.3.4 14 Wharfside:

As discussed above the reduction in the amenity area serving this property is not considered to have an adverse impact on the amenity of the occupiers. The level of amenity space meets with the guidance set out within SPD 'Quality Design.' The western boundary of this site will be bordered by an access way to the parking area serving 5 new dwellings. Timber clad acoustic fencing is proposed along this boundary to mitigate any impact of noise and light from vehicles. A hedge is also proposed within the garden.

6.3.5 The rear elevation of building A at first floor level has been carefully designed to prevent any overlooking of the garden of number 14 Wharfside. There is a bathroom window in the side elevation of this property. A bedroom window is proposed in the rear elevation of plot 1 and this will look onto the side elevation of number 14 Wharfside, the existing property. There will be a distance of 13.5m between the proposed bedroom window and the bathroom window serving number 14. These windows are not directly in line with each other and as such any overlooking would be at an angle. The bathroom window in the side of number 14 is obscurely glazed and for these reasons it is not considered that the proposed opening will result in overlooking or a loss of privacy.

6.3.6 Plots 2 and 3 have only bathroom windows at first floor level. These will be obscure glazed to prevent any overlooking impact. The bedroom window in the rear elevation of plot 4 will look onto the car parking area.

6.3.7 There is a minimum rear to rear distance of 25m between the windows in the rear elevation of plot 5 and the rear elevation of number 14 Wharfside. This distance is considered sufficient to mitigate any overlooking impact.

6.3.8 15 Wharfside:

Plots 6 and 7 of Building B which face the rear of this neighbouring property have been designed to minimise any overlooking of the garden area. The windows serving the habitable rooms at first floor level and above are angled to look across the parking area. Plots number 8 & 9 are at an oblique angle and as such it is not considered they will result in any overlooking impact.

6.3.9 Car parking spaces serving the visitor centre and Building B are positioned adjacent to the side boundary of number 15 Wharfside. Five of the seven spaces are adjacent to the driveway and parking space serving number 15. Two of the spaces are adjacent to the garden. For this reason the parking spaces are not considered to result in a negative impact on the amenity of this neighbouring property.

6.3.10 Wharf House and houses opposite the canal:

The proposal is not considered to have a negative impact on the amenity of the occupiers of these neighbouring properties.

6.4 Impact on Highways:

The proposal seeks to retain 14 visitor parking spaces which will serve the visitor centre. As such the proposal will not impact on the parking provision which exists at present. The new visitor parking will be regulated to prevent long term parking as is currently experienced.

- 6.4.1 The application seeks to provide 19 parking spaces in total to serve the proposed dwellings. This is in accordance with West Berkshire Council Standards of 1.5 spaces per two bedroom dwelling and 2 spaces for a three plus bedroom property. The proposed parking layout is considered acceptable.
- 6.4.2 The applicants have confirmed they would be happy to accept a condition seeking details of the temporary parking area for visitors serving the visitor centre during the construction works. A condition has been added.
- 6.4.3 The amended plans showing the visibility splays are considered acceptable and no objections are raised to the scheme subject to conditions.

6.5 Trees:

The application has been supported by an Arboricultural Report by SJ Stephens Associates(227 24/11/2010) which includes a tree survey, tree protection plan and Arb impact assessment to demonstrate the impact of the proposal on the trees within the site. The tree survey and report provided has been undertaken in accordance with BS5837:2005 trees in relation to construction and is a fair and reasonable assessment of both the trees condition and grade.

- 6.5.1 The report clearly identifies the trees to be loss at the site which mostly involve C Grade trees of limited amenity value, but there are some B grade trees which are also to be removed to facilitate the development.
- 6.5.2 The main tree of concern at the site is T8 Scots pine. This tree is located within the middle of the site and adequate precautions are to be taken to ensure the protection of the tree. The plan clearly shows a covered parking area with a sedum roof serving the 5 spaces located under the trees canopy. This will reduce the debris falling on the cars of the residents. The majority of the visitors parking spaces serving the Visitor Centre are located outside of the canopy. As such the impact of the tree on them will be minimal and will reduce the risk of the tree becoming a nuisance to residents.
- 6.5.3 The application has also been supported by a landscaping scheme, which appears to provide a mixture of trees and hedgerow around the site, which appear to be both suitable for the site and the local area. While this plan is generally acceptable a landscaping condition will be attached as this will need to be amended to accommodate the visibility splays required at the vehicular access points and to accommodate the requirements of the Council's Ecologist. See report below.

6.6 Ecology:

No objections raised subject to conditions. To help create a dark corridor along the canal it is requested that small trees are planted along the edge of the canal to the south of building C in accordance with the guidance contained within PPS9. This will be secured under the landscaping condition referred to above.

6.5 Other matters:

The site lies outside of the flood zones 2 and 3.

7. Conclusion

To conclude the proposal is considered sympathetic and in keeping with the character of the area. The proposal retains the setting of Canal Cottage within the

application site and due to the scale and design of the scheme it is considered that the development will not adversely affect the historic nature and character of the conservation area. As such the scheme accords with Policies OVS.1, OVS.2, HSG.1 and ENV.33 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007 and Policies CC1, CC6, BE5 and BE6 of the South East Plan Regional Spatial Strategy, May 2009 and the guidance contained within PPS1 and PPS3 with respect to good design and that within PPS5 with respect to the impact on the character of the conservation area and setting of listed buildings.

- 7.1 The proposal is not considered to have an adverse impact on the amenity of neighbouring occupiers and no objections have been raised by any of the statutory consultees. It is therefore considered in light of the strong reasons to support this application that the proposal be approved.

8. Recommendation

To **DELEGATE** to the Head of Planning and Countryside to **GRANT** planning permission subject to the completion of the legal agreement by the 23rd December 2011 and subject to the following conditions:

1. The development hereby permitted shall be started within three years from the date of this permission and implemented strictly in accordance with the approved plans.

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 Band Compulsory Purchase Act 2004) should it not be started within a reasonable time.

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

Location Plan drawing number 30892_P001 Rev.C received 21st July 2011

Proposed Site Plan drawing number 30892_P090 Rec.C received 30th November 2011

Block A Proposed Plans, Sections & Elevations drawing number 30892_P101 Rev.C received 21st July 2011 – to include amendment (removal of first floor side window serving plot 4).

Block B Proposed Plans, Sections & Elevations drawing number 30892_P102 Rev.B received 21st July 2011

Block C Proposed Plans, Sections & Elevations drawing number 30892_P103 Rev.C received 21st July 2011

Site Roof Plan drawing number 30892_P106 Rev.D received 21st July 2011

Proposed Amenity Areas Plan drawing number 30892_P110 Rev.D received 21st July 2011

Proposed Context Elevations drawing number 30892_P104 Rev.C received 21st July 2011

Context Elevations and Proposed Materials drawing number 30892_P105 Rev.C received 21st July 2011

Visibility Splays and Refuse Collection Strategy drawing number 30892_P114 Rev.B received 30th November 2011.

Reason: To ensure the development is carried out in accordance with national planning guidance and the relevant policies within the South East Plan Regional Spatial Strategy, May 2009 and the relevant Policies within the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

3. No development shall commence on site until samples of the external materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application. Thereafter the materials used in the development shall be in accordance with the approved samples.

Reason: In the interests of visual amenity in accordance with Policy CC6 of the South East Plan 2009 Regional Spatial Strategy and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

4. No development shall commence on site until details of all fencing and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application, and shall where necessary include a schedule of materials and drawings demonstrating the layout of the means of enclosure and details of the acoustic fencing in relation to number 14 Wharfside. The dwellings hereby approved shall not be first occupied until the fencing and other means of enclosure have been erected in accordance with the approved details.

Reason: The fencing and other means of enclosure are essential elements 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 in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

5. No development shall commence on site until details of the external hard surfaced areas of the development have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application, and shall where necessary include a schedule of materials, means of treatment, and drawings demonstrating the layout of these areas. The dwellings hereby approved shall not be first occupied until the hard surfaced areas have been constructed in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy CC6 of the South East Plan and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

6. No development shall commence on site until details of the floor levels in relation to existing and proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with these approved details.

Reason: To ensure a satisfactory relationship between the proposed building and the adjacent land in accordance with Policy CC6 of the South East Plan and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

7. No development shall commence on site (including site clearance and any other preparatory works) until a detailed scheme of landscaping for the site has been 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 landscaping within the first planting season following the completion of the development, and
 - b) any trees, shrubs or plants that die or become seriously damaged within five years of the completion of the development shall be replaced in the following year by plants of the same size and species.
 - c) The inclusion of a number, to be agreed, of small trees along the edge of the canal to the south of building C.
 - d) Details of screening around the water pumping station.
 - e) Details of pedestrian deterrent fencing to show its location and appearance.
- Thereafter the approved scheme shall be implemented in full.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of Policies CC6 of the South East Plan and Policies OVS2 (a, b) and OVS3 (b) of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007. With respect to criteria c) of Policy OVS.2 planting is required to help retain the canal as a dark corridor and minimise light pollution from the houses in accordance with the guidance contained within PPS9.

8. No development shall commence on site (including site clearance and any other preparatory works) until a scheme for the protection of trees to be retained has been submitted to and approved in writing by the Local Planning Authority. Thereafter all works shall be carried out in accordance with the approved details. Such a scheme shall include protective fencing, all in accordance with BS5837:2005. No development works shall take place until the approved fencing has been erected and at least 2 working days notice has been given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or such a time as agreed in writing by the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protection areas without the prior written agreement of the Local Planning Authority. Note: The protective fencing should be as specified in Chapter 9 and detailed in Figure 2 of BS5837:2005.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Policy CC6 of the South East Plan 2009 Regional Spatial Strategy and Policy OVS2(b) of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

9. No development or other operations shall commence on site until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within

any defined tree protection area. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To ensure the protection of trees identified for retention at the site in accordance with Policy OVS2 (b) of the West Berkshire District Local Plan 1991 – 2006, Saved Policies 2007.

10. No development shall commence on site (including site clearance and any other preparatory works) until details of the proposed foundations providing for the protection of the root zones of trees to be retained have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of Policy CC6 of the South East Plan 2009 Regional Spatial Strategy and Policy OVS2(b) of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

11. No site works, demolition or development shall take place within the application area until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has been submitted by the applicant and approved in writing by the Planning Authority. Thereafter all works must be carried out in full in accordance with the approved details.

Reason: To ensure the protection of trees identified for retention at the site in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991–2006, Saved Policies 2007.

12. No development shall commence until details of the design of the cycle storage has been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby approved shall be brought into use until the cycle storage is provided in accordance with the approved plans and shall thereafter be retained.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles in accordance with Policy OVS3 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

13. No external flood lighting is allowed on the south (canal) side of buildings B & C or any other external lighting that shines onto the canal.

Reason: To ensure the canal habitat is maintained in accordance with Planning Policy Statement 9.

14. Site clearance will only be undertaken in the months of August to September in any year.

Reason: To ensure the protection of wildlife in accordance with Planning Policy Statement 9.

15. No development shall commence until detailed construction drawings showing how 5 swift boxes will be incorporated in the western elevation of building B close to its

apex and how 2 bat tubes are to be incorporated in the western elevation of building C close to its apex have been submitted to and approved in writing by the Local Planning Authority. The buildings shall thereafter be constructed in full in accordance with the approved details and the swift boxes and bat tubes thereafter retained.

Reason: To ensure the protection of wildlife in accordance with Planning Policy Statement 9.

16. No development shall commence until a drainage strategy detailing any on and off site drainage works has been submitted to and approved in writing by the Local Planning Authority. 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. Thereafter the development shall be carried out in full in accordance with the approved details and shall thereafter be retained.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with the guidance contained within Planning Policy Statement 25.

17. The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing be limited to:

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

Reason: In the interests of the amenities of neighbouring occupiers in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

18. Irrespective of the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent revision), no additions or extensions to the dwellings shall be built or ancillary buildings or structures erected within their curtilage, unless permission in writing has been granted by the Local Planning Authority on an application made for the purpose.

Reason: To prevent the overdevelopment of the site which adjoins the countryside and is within an Area of Outstanding Natural Beauty in accordance with Policy CC6 of the South East Plan 2009 and Policy OVS2 and ENV1 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

19. The bathroom and en-suite windows at first floor level in the rear elevation of Building A shall be fitted with obscure glass before the dwellings hereby approved are occupied and the obscure glazing shall thereafter be retained in position to the satisfaction of the Local Planning Authority. Irrespective of the provisions of the Town and Planning (General Permitted Development) Order 1995 (or any subsequent revision) these windows shall be fitted with top hung opening fanlights only and no additional openings shall be inserted at a first floor level or above in the rear (east facing) or south facing elevations of building A without a formal planning application made to the Local Planning Authority for that purpose.

Reason: In the interests of the amenity of neighbouring properties in accordance with Policy CC6 of the South East Plan 2009 Regional Spatial Strategy and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

20. The bathroom and en-suite windows at first floor level in the rear elevation of Building B shall be fitted with obscure glass before the dwellings hereby approved are occupied and the obscure glazing shall thereafter be retained in position to the satisfaction of the Local Planning Authority. Irrespective of the provisions of the Town and Planning (General Permitted Development) Order 1995 (or any subsequent revision) no additional openings shall be inserted at a first floor level or above in the rear (north facing) or west and east facing elevations of building B or the east facing elevation of Building C without a formal planning application made to the Local Planning Authority for that purpose.

Reason: In the interests of the amenity of neighbouring properties in accordance with Policy CC6 of the South East Plan 2009 Regional Spatial Strategy and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

21. No development shall commence until details of a temporary parking area to serve the visitor centre while the existing car park is closed, is submitted to and approved in writing by the Local Planning Authority. On the closure of the existing visitor car park, the temporary parking area shall be made available in accordance with the approved plans and shall thereafter be retained until the car park hereby approved is available for visitor parking.

Reason: To ensure that there is suitable car parking for visitors while works are undertaken to the existing car park and to ensure there is no obstruction to the highway and in the interest of highways safety in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

22. No development shall commence until details of the design and materials for the parking canopy to cover the five residents car parking spaces serving building B have been submitted to and approved in writing by the Local Planning Authority. Thereafter the dwellings in building B shall not be first occupied until the canopy has been constructed in accordance with the approved plans.

Reason: The design and appearance of this structure is important to the overall design of the scheme in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

23. No development shall commence until details of the vehicle parking and turning areas have been submitted to and approved in writing by the Local Planning Authority. The vehicle parking and turning areas shall subsequently be provided in accordance with the approved details. No dwelling hereby approved shall be bought into use until the residents parking has been provided in accordance with the approved plans. The visitor centre car park shall not be bought into use until the visitor parking has been provided in accordance with the approved plans.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking which would adversely affect road safety and the flow of traffic in accordance with Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

24. No development shall commence with respect to the building or other operations on site until the vehicular and pedestrian accesses and associated engineering operations have been constructed in full in accordance with the approved drawings.

Reason: In the interest of highway safety and to accord with Policy OVS 2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007 and in the interest of highway safety.

25. No dwelling hereby approved, or the car parking for the visitor centre shall be brought into use until the visibility splays at the accesses have been provided in accordance with the approved drawing, number 30892_P114 Rev.B received 30th November 2011. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Reason: In the interest of road safety in accordance with Policy OVS 2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

Informatives should permission be granted:

1. The Highways (Planning) Manager, West Berkshire District Council, Highways and Engineering, Council Offices, Market Street, Newbury RG14 2AF, 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 applicants 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 is 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 Highways (Planning) Manager, West Berkshire Council, Highways and Engineering, Council Offices, Market Street, Newbury, RG14 2AF, before any development is commenced
6. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in West Berkshire.

Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be coordinated by them in liaison with West Berkshire Council's Street Works Section. This must take place at least one month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

Reason: In order to minimise disruption to road users, be they pedestrians or vehicular traffic, under the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. In order to satisfy the licensing requirements of the Highways Act 1980.

7. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
8. There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.