

**EASTERN AREA PLANNING COMMITTEE
ON 21ST DECEMBER 2011**

UPDATE REPORT

Item No: (1) **Application No:** 11/01345/FULMAJ **Page No.** 29
Site: Springwood Engineering, Bunces Lane, Burghfield Common

Planning Officer Presenting: David Pearson

Member Presenting:

Parish Representative speaking: Mr S James

Objector(s) speaking: Mrs Mandy Wimbush
Mr Martyn Henderson
Mrs Jackie Lewis

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Carol Jackson-Doerge
Councillor Dr R E Longton

Update Information:

1. Further letters of representation

Further letters have been received from two respondents,
Additional issues which have been raised are:

1. Concerns are now raised about possible noise pollution from the rumble strips proposed across the access to the site.
2. Concerns expressed regarding the entrance to the site being restricted by the amended siting of plots 13 and 14.
3. Parking in Bunces Lane
4. Loss of privacy and overbearing nature resulting from repositioning of plot 14.
5. Request that if permission granted street lighting should follow the low level of existing lighting in Bunces Lane and not cause light pollution.

2. Amendment to condition 26.

This amendment adds the words in italics to include Plot 1 in this condition. There is no first floor window shown on the north elevation of Plot 14 and this has been removed from the condition.

Condition 26. The window at first floor level in the north facing elevation of plot 12 *and the north-west facing landing window of plot 1*, shall be fitted with obscure glass before the dwelling is 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 in the first floor north facing elevation of plot 12 *and the north-west facing elevation of plot 1* and no openings shall be inserted into the north elevation of plot 14, without a formal planning application made to the Local Planning Authority for that purpose.

Reason: In the interests of the amenity of neighboring properties in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

3. Additional conditions to be added to those recommended:

3.1 . It is recommended that permitted development rights are removed from any permission granted by adding the following condition:

Condition 27. 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 the 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 and to safeguard the amenities of neighbouring properties in accordance with Policy CC6 of the South East Plan 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

3.2 Concerns have been expressed regarding the flooding of adjoining gardens and the footpath alongside the site after heavy rain. It is recommended that a further condition be added regarding drainage.

Condition 28:

No development shall commence until details of a sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the drainage scheme has been carried out in accordance with the approved details.

Reason: The development may increase the likelihood of flooding on the adjoining land and footpath unless a drainage system is in place to ensure that localised flooding is

not exacerbated and in the interests of the amenity of users of the footpath in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

4. Response from Thames Water:

The consultation response from Thames Water was omitted from the main report. They have no objections to the proposal subject to the following **informatives** which should be added to any permission granted.

1. Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

2. Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

3. 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.