WESTERN AREA PLANNING COMMITTEE
ON 2 SEPTEMBER 2015

UPDATE REPORT

Item No: (2)  Application No: 15/01355/OUTD  Page No. 55 - 72

Site: Land adjoining 14 - 19 Upper Eddington, Hungerford.

Planning Officer Presenting: Jake Brown

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Paul Hewer
                    Councillor James Podger

Update Information:

For clarification this application, if approved, will result in a new outline planning permission (retrospective) with appearance reserved for the development of the site for two houses and detached garages as details of scale, landscaping, access and layout have been submitted. On such an application the LPA shall consider all the planning circumstances existing at the time of the decision. Officers consider that there has been no significant material changes in planning policy since the previous approval that would warrant a refusal based on the principle of the development proposed. Furthermore the details submitted in respect of scale, access, landscaping and layout are acceptable and, on balance, are not considered to detrimentally impact on the character and appearance of the AONB, the amenities of neighbouring properties or highway safety.

Therefore Condition 1 proposed in the Committee report should be amended to read:

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of one month from the date of this permission. The reserved matters shall include
details of the appearance of the development proposed.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

The application 15/01360/REM has been made invalid due to an incorrect application form and is not for consideration.

The last sentence of paragraph 5.2 of the Committee report should be amended to read:

‘However as scale was not a matter for consideration in these applications, and there were no conditions attached to the outline permissions restricting the height or type of the dwelling proposed, there was no restriction on the height or type of dwellings granted under the previous outline permissions.’

The Officer’s recommendation remains unchanged.

DC