

**WESTERN AREA PLANNING COMMITTEE
ON 29 JUNE 2016**

UPDATE REPORT

Item No: (3) **Application No:** 16/00924/OUTMAJ **Page No.** 49 - 60

Site: 115 London Road and part of Merchant Court, Kelvin Road, Newbury

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Duncan Crook

Ward Member(s): Councillor Dennis Bennyworth
Councillor James Fredrickson

Update Information:

An amended plan has been submitted which notes the specific allocated parking spaces for each land use. This will be conditioned as in the agenda report. Highways officer now satisfied with the application as amended. Recommends the following conditions to be added.

1 The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision. The road and footpath design should be to a standard that is adoptable as public highway. In addition a swept path diagram indicating the tracking of an 11.3m waste vehicle shall be submitted and approved in writing prior to any development commencing on site. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety and flow of traffic, and waste disposal. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

2 No development shall take place until details of the cycle parking and storage space have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the cycle parking and storage space has been provided in accordance with the approved details and retained for this purpose at all times.

Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

3 No development shall take place until details of the motorcycle parking space and anchor point have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the motorcycle parking space and anchor point has been provided in accordance with the approved details and retained for this purpose at all times.

Reason: To ensure that there is adequate motorcycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026).

4 No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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