

**EASTERN AREA PLANNING COMMITTEE
ON 3RD AUGUST 2016**

UPDATE REPORT

Item No: (1) **Application No:** 16/01034/OUTMAJ **Page No.** 31-70

Site: Land Opposite Hall Place Farm Stables, Sulham Hill, Tilehurst

Planning Officer Presenting: Samantha Kremzer

Member Presenting:

Parish Representative speaking: Mrs Jean Gardner

Objector(s) speaking: Ms Jo Male for Gregory Gray Associates

Support(s) speaking: N/A

Applicant/Agent speaking: Mr Matthew Jeal
Ms Angela Miles

Ward Member(s): Councillor Emma Webster
Councillor Tony Linden
Councillor Anthony Chadley

Update Information:

1 Representations

1.1 Additional objection:

One additional letter of objection has been received on behalf of Mr. R W R Churchill and Keep Tilehurst Green, predominately on grounds of prematurity in advance of the adoption of the Housing Site Allocations DPD. This letter, together with all representations made on this application are available online:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/01034/OUTMAJ>

1.2 Applicant:

The applicants have made the following comments on the conditions recommended in the main report:

Condition 7 – Cycle Improvement Measures. Our transport advisor is in discussions with WBC's Highways Officer regarding this condition which appears onerous given the scale of development proposed.

Condition 10 – Minerals Extraction. We do not believe that this condition meets the six tests of the NPPF. Specifically, given the scale and location of the development, we do not consider it to necessary, relevant (i.e. justified by the nature or impact of the development permitted) or reasonable.

2 Additional consultations

2.1 Reading Borough Council:

No objection, subject to the comments that if WBC is minded to approve planning permission.

- The applicant should be asked to investigate pedestrian improvements within the vicinity of the site to mitigate the impact of the development on the residents of Reading Borough.
- WBC should jointly work with Reading Borough Council on identifying infrastructure pressures in the local area and direct new provision accordingly.

2.2 Education:

We would envisage dealing with both these applications (16/01223 & 16/01034) through CIL based on the scale of development and also the location.

2.3 Trees:

There are no Tree Preservation Orders (TPO's) on or immediately adjacent to the site. The Tree Officer does not consider there are any trees of sufficient merit to warrant a TPO at this site.

2.4 Highways (additional comments):

Condition 7 - Cycle improvement measures

- 2.4.1 There should be an opportunity to investigate the cycle network at detailed design stage, so if you are comfortable with the potential for applying a condition at reserved matters stage with regards the provision of cycle improvements I am satisfied to have the condition removed from the current application.

Projected Traffic Figures

- 2.4.2 From the Transport Assessment, the highway officer provides the following projected traffic generation figures:

Time	Land Opposite Hall Place Farm Stables, Sulham Hill, 16/01034/OUTMAJ	Land Adjacent to Stonehams Farm Dark Lane, 16/01223/OUTMAJ
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2.4.3 traffic	07.00 to 08.00	14	23	Most
	08.00 to 09.00	22	36	
	09.00 to 10.00	15	25	
	15.00 to 16.00	20	33	
	16.00 to 17.00	20	33	
	17.00 to 18.00	24	40	
	18.00 to 19.00	19	32	

associated with these sites will be to and from Tilehurst and Reading.

2.4.4 This will result in most traffic from land at Sulham Stables travelling via Chapel Hill. For land at Stonehams Farm most traffic will travel via Dark Lane and then divide via Lower Elmstone Drive, Overdown Road and Pierces Hill. From the above numbers, additional traffic will not be significant.

2.4.5 Remaining traffic to and from the sites will use Long Lane north and south, Sulham Hill and Little Heath Road, but the amount of traffic on these routes will be even smaller in number.

2.5 Minerals and Waste:

2.5.1 If the investigations demonstrate that the mineral deposits beneath the site are not viable to recover as part of the development then applicants would not have to do anything more.

2.5.2 The problem the council have with both these applications is that the geological maps we hold suggest that the sites are underlain by deposits of construction aggregates. Supporting information provided by the applicant on both applications confirm that the sites are likely to be underlain by sand and gravel (construction aggregates).

2.5.3 As detailed previously, the council would have preferred to have received the necessary information to enable an assessment of the viability of the working of the mineral deposits as part of the development to be made at the application stage, however the applicant has refused to provide any information on this matter.

2.5.4 National and local planning policy is clear on the issue of value of mineral deposits and supports the principle of prior extraction and it is not consider that the suggested condition fails to comply with the tests in the NPPF.

3 PLANNING POLICY

3.1 Included in the Council's Written Statement for Issue 3, which was published in June 2016 in advance of the HSA DPD examination were amendments to the wording for Policy HSA 8 (the new wording is shown by underlining below)

3.2 **HSA8 Land to the east of Sulham Hill, Tilehurst (site reference EUA031)**

This site is 1.4 hectares with a developable area of approximately 1 hectare and will deliver in accordance with the following parameters:

- *The comprehensive delivery of approximately 35 dwellings with an emphasis on family housing.*

- *The site will be accessed from either Clements Mead or Sulham Hill, with the final access being determined by the LVIA in order to preserve the semi-rural character of Sulham Hill.*
- *The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:*
 - *Being set back from Sulham Hill to enable the creation of a woodland belt along this edge to soften the urban edge of Tilehurst and enhance the rural character of Sulham Hill and Hall Place Farm.*
 - *The provision of tree planting along the boundary with the Cornwell Recreation Ground*
- *The scheme will comprise a development design and layout that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA) and will include the following measures:*
 - *Faces in to Clements Mead to enable proper integration with the existing built form of Clements Mead;*
 - *Explores the opportunities to provide sion-of footpath links to locations including the Cornwell Centre, the Cornwell recreation ground and to existing footpaths and bus stops.*

3.3 The change regarding the access (bullet point 2) will be a major modification, and therefore will be subject to a 6 week consultation at some point in the autumn. The changes to point 4.1 and 4.2 are likely to minor modifications that the council can make without further consultation.

4 APPRAISAL

4.1 Prematurity

The issue of Prematurity and weight attached to emerging polices is discussed in the main report (paragraph 6.1.16-6.1.22). This assessment stands.

4.2 Amendments to Policy HSA 8

The amendments to the wording of bullet point 2 in Policy 8 (location of the access) will require a 6 week consultation, as such the weight attached to these amendments to the wording due to the lack of consolation may be reduced. However this is an outline application with access to be determine at reserved matters stage. As such, this is not considered to alter the consideration of this application as discussed in the main report.

5 AMENDED CONDITIONS

5.1 The following amendments are recommended to the wording of condition 4 8 (amendments shown by underlining) and following the highways officers recommendation the removal of condition 7.

Condition 4. Standard approved plans

The development hereby permitted shall be carried out in accordance with the approved drawing numbers 26004-RG-M19 and 26004-RG-M-04A received 14 April 2016, ~~but only in respect of those matters of means of access~~ and in accordance with any plans and conditions attached to subsequent approved reserved matters applications.

Reason: For the avoidance of doubt and in the interest of proper planning.

Condition 7. Cycle improvement measures – REMOVE

~~No development shall take place until details of cycle infrastructure improvements on Little Heath Road, between Sulham Hill and Little Heath School, have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until these improvements have been provided in accordance with the approved scheme and if appropriate any statutory undertaker's equipment or street furniture has been re-sited to provide an unobstructed footway/cycleway.~~

~~Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).~~

6 RECOMMENDATION

- 6.1 The recommendation remains unchanged subject to the amended conditions in section 5 of this update.