

Item (2)	16/01223/OUTMAJ
Title of Report:	Land Adjacent To Stonehams Farm, Dark Lane, Tilehurst Outline application for up to 66 residential units with access from Long Lane. Matters to be considered: Access.
Report to be considered by:	District Planning Committee
Date of Meeting:	30 th August 2016
Forward Plan Ref:	N/A

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref16/01223/OUTMAJ>

Purpose of Report: For the District Planning Committee to determine the application

Recommended Action: To **DELEGATE** to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1 of the attached report at Appendix 1) and the completion of a Section 106 agreement.

OR

If the legal agreement is not completed by the 30th November 2016, to **DELEGATE** to the Head of Planning & Countryside to **REFUSE PLANNING PERMISSION**, for the reason set out in Section 8.2 (of the report at Appendix 1) or to extend the periods for completion if it is considered expedient to do so.

Reason for decision to be taken: Refusal of the application would be contrary to the emerging West Berkshire Council Housing Site Allocations Development Plan Document in which the site is a preferred option for housing. Refusal of the application would have a negative impact on the implementation of the Council's strategic policies for the provision of housing across the District and on its ability to demonstrate a 5 year land supply for housing.

Key background documentation: Eastern Area Planning Committee on 3rd August 2016, agenda report, update sheet and minutes.

Key aims:	Enable the implementation of more affordable housing
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Portfolio Member Details	
Name & Telephone No.:	Councillor Hilary Cole
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Date Portfolio Member agreed report:	To be advised
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Contact Officer Details	
Name:	Dave Pearson
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Implications

Policy:	The key policy considerations are: Core Strategy Policies ADPP1 ADPP4 CS1 CS4 CS6, Housing Site Allocations Development Plan Document (HSA DPD).
Financial:	If approved the Council will receive CIL payments, plus new homes bonus and additional council tax payments
Personnel:	N/A
Legal/Procurement:	N/A
Property:	N/A
Risk Management:	N/A
Equalities Impact Assessment:	N/A

EXECUTIVE SUMMARY

1 Introduction

- 1.1** On 3rd August 2016 the Eastern Area Planning Committee considered the agenda and update report for this outline application for up to 66 residential units with access from Long Lane. Only access is being considered in detail at this stage with scale, appearance, layout and landscaping being Reserved Matters for consideration in detail in a subsequent Reserved Matters application. That report is attached at Appendix 1.
- 1.2** This 3.2 hectare site is part of a large field located outside of any settlement boundary and within the North Wessex Downs Area of Outstanding Natural Beauty. The site adjoins housing on its north-east boundary and across Long Lane on its south-east boundary and adjoins farm land and farm buildings on its south-west and north-west boundaries. A footpath runs along the north-east boundary. The site is identified as a preferred option for housing in the Council's Housing Site Allocations Development Plan Document (HSA DPD).

- 1.3** At a meeting of the Eastern Area Planning Committee it was resolved to refuse the application for following reason:

“Whilst the West Berkshire Council Housing Allocation DPD is emerging it has yet to be adopted. The oral examination stage was completed in July 2016 and further work is required in the form of major and minor modifications before the inspector’s report is produced and therefore only limited weight can be given to the policies in the emerging Development Plan at this time. The application site lies outside of any defined settlement boundary and is land currently forming part of the countryside. This being the case the greater weight has been given to the saved policies of the West Berkshire District Local Plan 1991-2006 [WBDLP] and the policies contained in the West Berkshire Core Strategy 2006-2026 [CS] and the proposed development runs contrary to the provisions of policy HSG1 of the WBDLP as the site lies outside of any defined settlement boundary and to the provisions of policy ADDP1 of the CS which lists the possible exceptions where such development might be allowed.”

In reaching this decision the Eastern Area Planning Committee concluded that on the basis of recent appeal decisions and the fact that the Inspector’s report on the examination of the Housing Site Allocations Development Plan Document is still awaited, only limited weight should be given to the Housing Site Allocations Development Plan Document and more weight should be given to the existing Local Plan and Core Strategy policies listed in the reason for the refusal.

- 1.4** As indicated above officers determined that the issues involved should be considered by the District Planning Committee due to the conflict of the resolution to refuse the application with the emerging Housing Site Allocations Development Plan Document and the consequent negative impact on the implementation of the Council’s strategic policies for the provision of housing across the District in its ability to demonstrate a 5 year land supply for housing.

2 CONCLUSION

- 2.1** The Eastern Area Planning Committee concluded that greater weight should be given to the existing Local Plan and Core Strategy policies and felt that the recent appeal decisions supported this view. The officers’ view is that as the examination of the Housing Site Allocation Development Plan Document has now taken place and the Inspector has not raised any ‘in principle’ concerns about the inclusion of the site in the DPD as a preferred option, meaning greater weight should have been given to the DPD. Officers also took note of the fact that recent appeal decisions that have made reference to the weight that should be given to the Housing Site Allocations Development Plan Document all came out before the examination of the DPD took place, so therefore at a less advanced stage of the process than exists now, when making a decision on this application.

3 RECOMMENDATION

To **DELEGATE** to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1 of the attached report at Appendix 1) and the completion of a Section 106 agreement.

OR

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APPENDICES

- 1 EAPC Committee Report of 3rd August 2016
- 2 Update report of EAPC on 3rd August 2016
- 3 Minutes of meeting held on 3rd August 2016