

Item (1)	16/01489/OUTMAJ
Title of Report:	Land at Coley Farm, Cold Ash. Donnington New Homes. Erection of 75 dwellings with associated access and open space improvements.
Report to be considered by:	District Planning Committee
Date of Meeting:	15 th December 2016.
Forward Plan Ref:	Policy HSA3 in the HSADPD.

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/01489/OUTMAJ>

Purpose of Report: **For the District Planning Committee to determine the application in question.**

Recommended Action: **The Western Area Planning Committee, at the meeting on 23RD November 2016, recommended that the application be refused.**

Reason for decision to be taken: The application, if rejected, would comprise a departure from the current Development Plan Policy in the Housing Site Allocations DPD of November 2015.

Key background documentation: Western Area Planning Committee on 23rd November 2016. Agenda Report and draft minutes, plus update sheet.
Application file 16/01489/OUTMAJ. .

Key aims.

Achieve sustainability in Council planning decisions.
Provide new housing, including affordable housing.
Promote economic growth.
Promote sustainable communities.

The proposals contained in this report have to be considered in order to help to achieve the above Council Strategy as set out in the 2013 to 2018 document.

Portfolio Member Details	
Name & Telephone No.:	Councillor Hilary Cole
E-mail Address:	Hilary.cole@westberks.gov.uk
Date Portfolio Member agreed report:	To be advised.

Contact Officer Details	
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Implications

Policy:	Core Strategy Policies – ADPP1, CS1, CS4, CS13, CS18, CS19.
Financial:	If approved the Council will receive CIL payments via the scheme plus new homes bonus and additional rates / Council tax per annum.
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 The Western Area Planning Committee considered a report on 23rd November 2016 regarding the application as identified above. In summary this application is for the erection of 75 dwellings on a greenfield site, on land to the east of Stoney Lane in Cold Ash parish. The land lies outside any identified settlement boundary as noted in saved policy HSG1 in the Saved District Local Plan. Accordingly, in “normal” circumstances, there would be an automatic presumption against such new housing in the countryside, unless for exceptional reasons as allowed for in policy - such as agriculturally tied dwellings.
- 1.2 Policy HSA3 in the Housing Site Allocations DPD of November 2015, sets out a housing allocation on the application site for up to 75 dwellings, including 40% affordable units [30 in number], with access to be derived from Stoney Lane which will require widening, as the application proposes. A secondary access was to be considered via the application process and this has been done: see the main agenda report para 6.2.6 and the draft minutes.
- 1.3 The Committee carefully and fully examined the planning merits and demerits of the application before them, as presented by officers and objectors. In arriving at their overall view of the proposal, they were concerned with three main issues. Firstly, highways impact, in particular the potential increase in traffic flows on the

nearby road network, which is already congested at peak periods. Secondly they were concerned with the level of visual harm which would arise from this density of development on the site, leading to a detrimental impact on local landscape character, which is considered to be of high quality. Thirdly, they were concerned with the potential for flooding arising from the site, leading to off-site difficulties with drainage. For these three principal reasons the Councillors elected to resolve to refuse the application had they been in a position to do so. For information, if the application is rejected by the District Planning Committee, a fourth reason for refusal should be included which relates to the lack of a completed s106 planning obligation to deliver the benefits noted, including affordable housing. [see Appendix 4].

2 CONCLUSION

- 2.1 In applying the planning balance, officers have concluded that given the agreed allocation of housing on the site in question, the principle of development has already been accepted by the Council. Accordingly if all technical difficulties arising from the proposal are satisfied [and officers have concluded that this is indeed the case - see main report] the development is acceptable, and indeed will deliver important planning benefits in terms of affordable housing and the widening of an existing substandard highway at no cost to the Council. There is also the enhancement of local play areas, to take into account and locally improved footway provision. The corollary of this is that should this application be rejected, this would fundamentally undermine the Council's adopted plan-led approach to new housing in the District. This in turn will seriously weaken the Council's defence of the many ongoing housing appeals which are presently occurring e.g. Henwick Park and Seige Cross, with North Newbury to be examined at Public Inquiry in January next year.

3 RECOMMENDATION

- 3.1 That the District Planning Committee **GRANT** planning permission to planning application 16/01489/OUTMAJ, subject to the first completion of the required s106 obligation to deliver the required affordable units on the site, the s278 highways works, and the public open space commuted sums, with the conditions as noted on the agenda reports and update sheet.

APPENDICES

- 1 WAP Committee Report of 23rd November 2016
- 2 Update report to WAP on 23rd November 2016
- 3 Draft Minutes of meeting held of WAP on 23rd November 2016.
- 4 Proposed reasons for refusal on the application as identified by the Committee.

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