

**DISTRICT PLANNING COMMITTEE
ON 15 DECEMBER 2016**

UPDATE REPORT

Item No: (1) **Application No:** 16/01489/OUTMAJ **Page No.** 43 - 80

Site: Coley Farm, Stoney Lane, Ashmore Green, Thatcham

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Parish Representative speaking: Councillor Bernard Clark
Mr I Goodwin

Objector(s) speaking: Mrs Veronica Korolev
Mr Keith Benjamin
Mr George Price

Supporter(s) speaking: N/A

Applicant/Agent speaking: Ms Rebecca Humble - WYG.
Mr Jeremy Gardiner
Mr Ben Thomas - iTransport
Mr Glenn Charles - C & A Consulting Engineers

Ward Member(s): Councillor Garth Simpson

Update Information:

A number of points were raised at the DPC site meeting which should be addressed.

1 - The current identified settlement boundary for Newbury on Inset Map 1 in the WBDLP 1991 to 2006 lies immediately to the south of the application site - it is coterminous with the red line boundary with the public open space.

2 - The Manor Park Development to the east of Yates Copse was an allocated site in the last local plan for housing with an associated settlement boundary alteration, proposed by officers and accepted by the Council as the LPA.

3 - The public open space enhancements proposed to the south of the application site, are not required to be within the application red line site, since they will form permitted development under Part 12 of the GPDO of 2015 as amended, which corresponds to development by local authorities for their own purposes on land in their ownership. This is irrespective of who is funding the works.

4 - The application site does not lie in the North Wessex Downs AONB. The closest proximity is 1km to the north along Long Lane.

5 - In policy HSA3, the development description notes (inter alia) "approximately 75 dwellings " not "up to" as the Committee report incorrectly notes.

6 - The future ongoing maintenance of the application site, (in terms of drainage) should it be permitted and implemented is not a matter which can be controlled by condition as the consent will not be a personal one to any particular Company.

7 - The Council has set out its principal proposed modifications to the HSADPD sites following the Inspector's notes. This outlines essentially landscape mitigation on the northern and western boundaries, with development set back. The allocation no longer indicates access from the south. It is considered by officers that the amended plans in the application satisfactorily comply with the revisions as proposed, in policy terms.

8 - It is recommended that the following condition is applied to any permission granted.

"No development shall commence until details of the gradients and cross sections of the northernmost vehicular access off Stoney Lane are submitted to and approved by the Council. Those approved works shall then be implemented to the satisfaction of the Council prior to any first occupation of any dwelling on site. "

Reason: To ensure adequate safe access into the site, as advised in the NPPF of 2012.

The local Cold Ash Flood Warden has raised concerns about potential frost pockets/spots being likely along stretches of Stoney Lane which would lead to potential conditions of highways danger and has asked that this matter be addressed if possible in any planning approval. This is exacerbated by poor drainage on the road at present.

It is understood that the applicant has submitted a Briefing Note in support of the application, circulated to Members, to which officers have been copied in as a courtesy.

No further letters of objection/representation/support have been received on the application post the WAP meeting.

DC