

**WESTERN AREA PLANNING COMMITTEE  
ON THE 18<sup>TH</sup> JANUARY 2017**

**UPDATE REPORT**

**Item No:** (1)                      **Application No:** 16/00669/OUTMAJ                      **Page No.** 43 - 60

**Site:** Land off Pinchington Lane and Greenham Road.

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**Planning Officer Presenting:** Michael Butler

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** Ms Lucy Crofts

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Mr Steven Smallman - Pro Vision  
Mr Allan Bell - Hydrock  
Mr John Birch - Glanville

**Ward Member(s):** Councillor Billy Drummond  
Councillor Jeremy Bartlett

**Update Information:**

For clarity / correction, the overall proposed mix of dwellings on the site will be as follows:-

Twenty 1 bed flats [13%], Forty two 2 bed flats [27%], Forty Seven 2 bed houses [30%], Thirty Three 3 bed houses, and Fifteen 4 bed houses [9%]. Delete sentence starting with hence on 10<sup>th</sup> line of para 5.1.

In addition, in the 4<sup>th</sup> line of para 6.1.1 the word "density" should read "number".

Again for clarity, [see highways consultation response] the proposed access junction onto Greenham Road will be a cross roads with priority to traffic on Greenham Road, not the initially proposed mini roundabout.

The Education Service have formally responded on the CIL / s106 issue. It has been confirmed that no additional funding via the s106 regime will be required to mitigate the impact of the new occupants of the housing upon the District's schools - CIL payments will be sufficient.

It is anticipated that Condition 16 on the agenda will be sufficient to ensure the cross-over of the cycle route on the Greenham Road will be properly treated in terms of local road safety audit, across the proposed new access.

Following an enquiry about the proposed site levels, the applicant has furnished draft levels across the site to incorporate site drainage and the need to cap the site safely from contamination. It appears that for both sites an increase of circa 1 metre may be needed. This can be controlled by a suitable condition.

The following additional condition is proposed to ensure the visual impact of the scheme via the reserved matters application [should the application be approved] to ensure building heights are constrained:-

All the proposed dwellings shall be of two storey height only [with NO rooms in the roof] apart from the proposed 3 storey building facing Pinchington Lane [Plots 116 to 157].

Reason: To ensure that the overall visual impact of the scheme is restrained given the plateau nature of the site having regard to the advice in policy CS14 in the West Berkshire Core Strategy of 2006 to 2026.

It has also been confirmed that all of the application site in the red line has been the subject of historic landfill to varying degrees.

It is noted that a group of local residents submitted a summary of objections within 5 working days of the Committee date. As this contained some new information, on legal advice, this is not replicated in detail on the update sheet, but it understood the objectors will be noting these points of objection in their verbal presentation.

For information a very recent planning appeal decision for a non allocated site at Mans Hill in Burghfield for 64 dwellings [ which was dismissed] the Inspector noted that “very significant weight “ may now be afforded to the Councils HSADPD policies in determining applications for housing. Accordingly it is anticipated that this equally corresponds to this allocated site, in terms of it’s acceptability in terms of principle.

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