

**WESTERN AREA PLANNING COMMITTEE
ON 22ND FEBRUARY 2017**

UPDATE REPORT

Item No: (2) **Application No:** 15/03196/COMIND **Page No.** 29-44

Site: Land off Tull Way, Thatcham

Planning Officer Presenting: Derek Carnegie

Member Presenting:

Parish Representative speaking: N/A

Adjoining Parish Representative speaking: Councillor Richard Crumly

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Garth Simpson

Update Information:

Condition 12 on page 41 of the main agenda restricts sheep netting to be attached to the proposed boundary fencing in order to provide for badgers through the site, unless details of a badger gate have been submitted to the Council. The appellant wishes to provide sheep netting and has therefore provided amended plans on the location and type of badger gate. It is therefore proposed to amend Condition 2 relating to plans to include the updated plan drawing numbers and the working of Condition 12 to require the badger gate to be installed.

It is also proposed to amend the wording of Condition 5 regarding materials to include 'unless otherwise agreed in writing with the Local Planning Authority'. This is to allow the condition to be discharged should any material other than that expressly approved be required.

The revision condition wording:

Plans

The development hereby permitted shall be carried out in accordance with drawing numbers: 3189-GA-100 Rev H, 3189-GA-01 Rev H and 81561-LD51-004 received on 17 February 2016; 3189-SD-101 Rev G received on 20 January 2017; WBC/118/8K1/Rev E received on 11 July 2016; 3189-ATR-01 Rev F, 3189-ATR-02 Rev E, 3189-ATR-03 Rev E, 3189-ATR-04 Rev E, 3189-GA-02 Rev F, 3189-GA-03 Rev E, 3189-RP-100 Rev E, 3189-RP-101 Rev E, 3189-RP-102 Rev D, 3189-SD-100 Rev D, 3189-SD-102 Rev D received on 28 August 2016; 3189-RP-01 Rev G and 3189-RP-02 Rev B received on 2 December 2015; Geotechnical Interpretative Report by Geo Environmental Services received on 20 November 2015; Geotechnical Lab Test Results Summary, documents GE10924-App6-1, GE10924 EWKSPEC and email received on 19 April 2016; Cotswold Archaeology project ref 77022 received on 22 February 2016.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against Policies ADPP1, ADPP2, ADPP3, CS13, CS14, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006 – 2026, TRANS.1 and OVS.5 of the West Berkshire District Local Plan Saved Policies 2007, the National Planning Policy Framework, and the Wildlife and Countryside Act 1981 (as amended) should it not be started within a reasonable time.

Materials

Unless otherwise agreed in writing by the Local Planning Authority the materials to be used in the development hereby permitted shall be as specified on the plans and supporting documents and following details: the headwall and wingwall concrete finish shall be as per drawing 3189-SD-101 Rev G received on 20 January 2017; The bund shall be constructed in accordance with the details submitted within documents: Geotechnical Interpretative Report by Geo Environmental Services received on 20 November 2015; Geotechnical Lab Test Results Summary, documents GE10924-App6-1, GE10924 EWKSPEC and email received on 19 April 2016.

Reason: To ensure that the materials respond to local character and do not impact features of special interest for which the River Kennet Site of Special Scientific Interest is notified. This condition is imposed in accordance with the National Planning Policy Framework 2012, Policies CS14, CS17, and CS 19 of the West Berkshire Core Strategy 2006-2026, and the Wildlife and Countryside Act 1981 (as amended).

Sheep Netting and Badger Gate

The badger gate identified on drawings 3189-GA-100-H, 3189-GA-01-H and 81561-LD51-004 received on 17 February 2017 shall be installed next to the footpath on the line of the badger run prior to the completion and first use of the development hereby approved. No sheep netting shall be attached to site fencing until the badger gate has been installed.

Reason: To ensure the protection of species protected by law and to accord with Policy CS 17 of the West Berkshire Core Strategy 2006-2026 and the National Planning Policy Framework 2012.

DC