

Item No	Application and Parish	No. 8/13 Week Date	Proposal, Location and Applicant
(1)	16/02529/OUTD Cold Ash Parish Council	08.11.2016	Outline application for change of use of part of existing agricultural field to residential and the erection of 5 no. detached dwelling houses with ancillary garages, access, parking, landscaping and associated works. Matters to be considered - Access and Layout. The Trustee Of F W New Deceased Land Adjacent To Summerfield, The Ridge, Cold Ash

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/02529/OUTD>

Recommendation Summary: **The Head of Planning and Countryside be authorised to APPROVE the application as submitted.**

Ward Member: Councillor Garth Simpson

Reason for Committee determination: More than 10 letters of objection

Committee Site Visit: 9th March 2017

Contact Officer Details	
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1. Site History

- 91/40126/ADD - New house – Refused 18.11.1991 – Dismissed at Appeal 18.03.1992

2. Publicity of Application

Site Notice Expired: 11.11.2016

Neighbour Notification Expired: 27.10.2016

3. Consultations and Representations

Cold Ash Parish Council	Objection Comments: <ol style="list-style-type: none">1. With regard to access, there is totally insufficient information regarding visibility splays & sightlines to enable any constructive comment to be made at this stage, particularly on this extremely busy road.2. With regard to layout, Plot 1 is overbearing on neighbouring property – Summerfield3. Although not a matter for this application, the proposed plans indicate dwellings to be too high, at 2 to 2.5 storeys, in comparison to adjacent roof lines, and, as such, the proposed plans are misleading.4. We believe this application to be premature - before the Inspector has approved the DPD
Bucklebury Parish Council	Objection Comments: <ul style="list-style-type: none">• Bucklebury Parish Council objects to this application on the grounds that it is currently outside of the Cold Ash settlement boundary and is agricultural land.• The Ridge at this location becomes incredibly congested at school drop off and collection times. Cars are frequently parked on the verge of The Ridge adjacent to the land proposed for these houses. Additional drives at this point will cause displacement of cars and increased danger.
Thatcham Town Council	No Objection - subject to compliance with Core Strategy and proposed DPD.
Waste Management	No objection Comments: <ul style="list-style-type: none">• The application raises no concerns with regard to the storage and collection of refuse and recycling. All of the proposed houses have private amenity space and a curtilage on the public highway.
Planning Policy	No objection Comments summarised: <ul style="list-style-type: none">• As the site is allocated for approximately 5 dwellings in the Housing Site Allocations DPD the principle of development on the site is considered to be acceptable in policy terms. The application, however, does not yet meet all the

	<p>requirements of policy HSA7 of the HSA DPD, in particular with regard to the provision of a footway. As the DPD is well progressed it carries significant weight in the decision making process.</p> <p>Case Officer Note:- Following further investigations in regard to the provision of a footway, it was determined that this could not be undertaken without the removal of the hedgerow (see details in report). It is now no longer considered appropriate that the footway is provided and the policy is to be amended in this regard.</p>
<p>Highways</p>	<p>No Objection subsection to conditions and informatives following amended plans</p> <p>Response received 25.10.2016: <u>ACCESSES</u></p> <ul style="list-style-type: none"> • Each of the proposed accesses must achieve visibility splays of 2.4 metres x 43 metres clear above a height of 0.6 metres shown to the nearside carriageway edge. • I could not see any plans detailing visibility splays. Has this been provided? This must be submitted at this stage. • Each of the accesses must be surfaced with a bonded material for a minimum of 3 metres, preferably 5 metres, back from the edge of the carriageway to avoid the migration of loose material onto the carriageway. <p><u>TRAFFIC GENERATION</u></p> <ul style="list-style-type: none"> • The number of bedrooms within each dwelling has not been specified. On the assumption that these will have 4+ bedrooms, each dwelling could generate around 8 vehicles movements per day. The site could generate around 40 new daily vehicle movements. • In the AM and PM peaks this could be an additional 3 movements overall. • This increase would be too low to substantiate an objection on. <p><u>CAR PARKING AND CYCLE STORAGE</u></p> <ul style="list-style-type: none"> • The following driveway car parking provision must be made in this location: <ul style="list-style-type: none"> • 1 bed houses – 1.5 spaces, • 2 bed houses – 2 spaces, • 3 bed houses – 2.5 spaces, • 4 bed houses – 3 spaces. • On site turning must also be provided to ensure vehicles enter and exit the highway in forward gear. The above has been provided on the depicted site layout.

	<ul style="list-style-type: none"> This above provision must not include garages but, where proposed, these can be utilised for cycle storage. Alternatively, sheds can be provided within the rear gardens for this. <p>Case Officer Note:- Following the submission of additional information and plans a further response was received: 04.11.2016:</p> <ul style="list-style-type: none"> this amended plan is now acceptable. The highway recommendation is for condition approval.
Ecology	<p>No objection - subject to conditions</p> <p>Comments:</p> <ul style="list-style-type: none"> content that the phase 1 by PV Ecology (14/09/2016) is sufficient. This concluded that a phase 2 assessment was needed for Bats (para 1.5), Reptiles (para 1.6) and important hedgerow (para 1.7). The Phase 2 survey by PV Ecology () is also sufficient, if permission is likely to be granted it should be conditioned to include the mitigation measures set out in chapter 6 of the report. Namely – restriction on external lighting (as per 6.1), new boundary hedgerow (appendix K) using native species (as per appendix J) and the reptile mitigation strategy as outlined in (appendix K).
No other consultation responses received	
Representations.	<p>22 no. of letters of objection received.</p> <p>Comments summarised as follows:</p> <ul style="list-style-type: none"> traffic impact – particularly in relation to school poor access busy road impact on hedgerows, impact on street scene use of farmland loss of view, loss of light and privacy landscape impact. no need for more housing, application is premature, does not respect the character of the area, increase in accidents likely, impact on local wildlife, urbanisation of the area. scale of buildings not affordable dwellings and of not benefit to local community last open green spaces on the south side of the Ridge and one of the few green open spaces within the village. whether the application is valid without scale being determined.

	<ul style="list-style-type: none"> • use of floor area figures on the submitted plans • topography and survey • insufficient gaps between dwellings • does not comply with HSA7 • impact on Summerfield and Ridge End Barn • poor layout/siting • no visibility splay information • proximity to Iron Age Hill Fort
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4. Policy Considerations

- 4.1 The statutory development plan comprises the West Berkshire Core Strategy 2006- 2026 (WBCS) and the saved policies in the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP).
- 4.2 Other material considerations include government guidance, in particular:
- The National Planning Policy Framework (March 2012) (NPPF)
 - National Planning Practice Guidance (NPPG)
- 4.3 The following policies from the West Berkshire Core Strategy are relevant to this application:
- Area Delivery Plan Policy 1: Spatial Strategy
 - Area Delivery Plan Policy 5: North Wessex Downs AONB
 - CS 1: Delivering new homes and retaining the housing stock
 - CS 4: Housing Type and Mix
 - CS 5: Infrastructure requirements and delivery
 - CS 13: Transport
 - CS 14: Design Principles
 - CS 15: Sustainable Construction and Energy Efficiency
 - CS 16: Flooding
 - CS 17: Biodiversity and Geodiversity
 - CS 19: Historic Environment and Landscape Character
- 4.4 The proposed Housing Site Allocations Development Plan Document (HSA DPD), will form part of the Local Plan and contains proposed housing and parking standards policies which would replace those of the Local Plan Saved Policies. Significant weight must be given to these policies for which the anticipated adoption date will be late Spring 2017. The following policies are relevant to this application:
- GS1: General site policy
 - HSA7: St Gabriel's Farm, The Ridge, Cold Ash
 - C1: Location of new housing in the countryside
 - C3: Design of housing in the countryside
 - P1: Residential parking for new development
- 4.5 Paragraph 215 of the NPPF advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. Some saved policies from the WBDLP have not been replaced by policies contained within the WBCS and are therefore relevant to this application:
- OVS.5: Environmental Nuisance and Pollution Control
 - OVS.6: Noise Pollution
 - HSG.1: The Identification of Settlements for Planning Purposes
 - TRANS.1: Meeting the Transport Needs of New Development

- 4.6 In addition, the following locally adopted policy documents are relevant to this application:
- Supplementary Planning Document Quality Design (June 2006)
 - Part 1 Achieving Quality Design
 - Part 2 Residential Development
 - Planning Obligations SPD (December 2014)
 - Community Infrastructure Levy Charging Schedule, Adopted March 2014 – Effective from 1st April 2015.

5. Description of Development

- 5.1 This application seeks outline planning permission for the change of use of part of an existing agricultural field at The Ridge, Cold Ash to residential and the erection of 5 no. detached dwelling houses with ancillary garages, access, parking, landscaping and associated works. The matters to be considered under this application relate to access and layout with the remaining to be considered under a separate Reserved Matters application.
- 5.2 The site is located adjacent to, but outside the current settlement boundary for Cold Ash. It has however been allocated for 5 dwellings in the Council's Housing Site Allocations Development Plan Document (HSA DPD). It is further proposed that the settlement boundary is extended to include the site. The site is currently part of a larger open agricultural field forming a gap between the existing settlement to the west and the farm buildings to the east. The site is bounded by a mature hedgerow, separating the site from the road known as The Ridge to the north, with further residential development beyond. There is a mix of residential development in this area; whilst no particular style prevails, the dwellings are predominantly detached properties set in large plots with generous gaps between the buildings.
- 5.3 The submitted layout plan shows details of the size of the buildings, landscaping and other matters which are considered illustrative at this stage. The plans shows 5 detached dwellings situated within good size plots, which reflects a continuation of adjacent properties to the west. The site faces onto and is accessed via The Ridge, with planting (illustrative at this stage) shown along the boundary with the agricultural land to the rear (south).
- 5.4 Proposed house 1 will have a separate driveway, with the remaining four dwellings sharing two further accesses onto The Ridge, which will lead to individual driveways, garages and parking areas for each property. The layout plan shows each dwelling being capable of accommodating 3 no. car parking spaces in addition to garages and associated turning space.
- 5.5 Additional plans have been received during the course of the application to confirm that sufficient visibility splays can be achieved from each access point.

6.0 Consideration of the application.

The main issues for consideration in the determination of this application are:

- 6.1. The principle of the development
- 6.2. The impact on the character of the area including the North Wessex AONB
- 6.3. Amenity issues
- 6.4. Highway impact
- 6.5. Drainage and Flooding
- 6.6. Ecology
- 6.7. Community infrastructure Levy
- 6.8. The assessment of sustainable development

6.1 The Principle of Development.

6.1.1 The NPPF takes the development plan as the starting point for all decision making, and planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The current development plan for West Berkshire comprises the West Berkshire Core Strategy (adopted 2012) and the Saved Policies of the West Berkshire District Local Plan 1991-2006.

Compliance with Development Plan and Emerging Policies

6.1.2 Policy CS1 of the WBCS attracts full weight as a development plan policy adopted post-NPPF. It states that new homes will be located in accordance with the district settlement hierarchy, and primarily developed on suitable previously developed land, and other suitable land, within settlement boundaries. Whilst Policy ADPP1 of the WBCS promotes the redevelopment of brownfield land, the Core Strategy acknowledges in Policy CS1 that undeveloped land will need to be allocated to maintain housing supply.

6.1.3 According to the area delivery plan policies of the WBCS, allocations in the spatial areas will be made adjacent to existing settlement boundaries which will be re-drawn through the Housing Site Allocation DPD (HSA DPD). Policies ADPP1 and ADPP5 provide the spatial strategy for the AONB within West Berkshire. Together with Policy CS1 they are guiding the allocation of housing sites across the district outside the existing settlement boundaries through the HSA DPD.

6.1.4 The selection and allocation of sites in the Housing Site Allocations DPD has been based on evidence, technical assessments, the SA/SEA and the outcomes of public consultation. The objective of the DPD is to allocate the most sustainable non-strategic sites based on the technical evidence and the SA/SEA and in accordance with the housing distribution as set out in the spatial strategy of the Core Strategy.

6.1.5 Therefore although the site is shown as adjacent to the settlement boundary under extant Policy HSG.1 of the WBDLP, it is shortly to be replaced by Policy C1 (location of new housing in the countryside) of the HSA DPD. This policy will provide a presumption in favour of development within the redrawn settlement boundary of Cold Ash. At this advanced stage in the plan making process, Policy C1 is a material consideration, which now attracts substantial weight.

6.1.6 Policy GS1 of the HSA DPD is a general site policy applicable to all allocations. It seeks to ensure comprehensive developments and several requirements which are generally applicable to all sites. The proposed development complies with this policy, or is capable of doing so by condition.

6.1.7 Policy HSA7 of the HSADPD is the site specific policy for the application site. A full assessment of the policy criteria below will be provided in the relevant sections of the report, however the proposal is considered to be in accordance with the details of the policy. The full policy is set out below:

'The site has a developable area of approximately 0.4 hectares and will be delivered in accordance with the following parameters:

- *The provision of approximately 5 individually designed dwellings to be delivered at a low density in keeping with the surrounding area. The scheme will reflect the existing settlement pattern and take the form of a linear development fronting The Ridge.*
- *Individual accesses will be provided from The Ridge in keeping with the local pattern.*
- *The scheme will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:*

- *Built development confined to the higher ground along the road only.*
 - *A gap in the built form to allow views through the development to the open landscape to the south.*
 - *The retention of the front boundary hedgerow treatment.*
 - *The provision of a soft edge to the southern boundary of the site with tree planting.*
- *The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).*
 - *Where possible, the provision of footways to link the site with existing footways fronting St Finian's School.*
 - *The scheme will be informed by an extended phase 1 habitat survey with further detailed surveys arising from that as necessary.*
 - *The scheme will be informed by a phase 1 contamination report with further detailed reports arising from that as necessary.*
 - *The scheme will be informed by a flood risk assessment which will include appropriate flood mitigation measures, including SuDS required*

Prematurity

- 6.1.8 According to the Planning Practice Guidance, in the context of the NPPF and in particular the presumption in favour of sustainable development, arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the NPPF and any other material considerations into account.

Conclusion

- 6.1.9 The emerging HSA DPD now attracts substantial weight, and the proposed allocation of the site weighs heavily in favour of the proposed development. Having considered the above guidance on weight and prematurity in relation to the emerging HSA DPD, the principle of development is acceptable.

6.2 The Impact on the Character of the area including The North Wessex AONB

- 6.2.1 Policy CS14 of the WBCS states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. The site also is situated within the North Wessex AONB where the sensitive nature of the landscape and special qualities of the area are conserved under Policy ADPP5.
- 6.2.2 The Council has adopted a Supplementary Planning Document series entitled Quality Design (SPDQD). Part 1 of SPDQD provides design guidance including key urban design principles. Part 2 of SPDQD provides detailed design guidance on residential development. Part 3 of SPDQD provides a residential character framework for the prevailing residential developments in the district.
- 6.2.3 The development is considered to accord with HSA DPD policy HSA 7 in that the built form is to be sited on the higher ground, which continues the existing roadside ribbon of development. The proposed illustrative layout is considered to respond to the pattern of development within the area. The large plot sizes are also considered appropriate to the form of development proposed. The siting of 5 detached dwellings as shown on the illustrative proposal highlights the capability of the development to allow for sufficient gaps in the built form to allow views through the development to the open landscape to the south.
- 6.2.4 The southern boundary of the site lies adjacent to open fields and Policy HSA7 requires the provision of a soft edge to the southern boundary of the site with tree planting. The illustrative site plan shows notational tree planting along this boundary and highlights the capability of the site to accommodate vegetation in line with the criteria of the policy.

- 6.2.4 Following discussions throughout the course of the application, the issue of the retention of the front boundary hedgerow has been considered at length. The existing hedgerow is considered to be an important feature within the verdant street scene and key to softening the transition between the countryside and the built form within the village. The proposed three access points are considered preferable to five individual driveways as it will enable minimal intervention in this regard. The provision of required visibility splays requires limited trimming of the existing hedgerow to ensure highway safety. The provision of a footway in this location has also been considered, however this has been discounted due to the impact and potential loss of the hedgerow as a result (discussed in further detail below).
- 6.2.5 The proposals have been informed by a full detailed Landscape and Visual Impact Assessment (LVIA) to accompany the application which states *'Views towards the site from the very fringes of the AONB are partially screened by the existing 2.5m high hedgerow along the frontage. From the wider AONB, behind the road frontage development views are heavily screened by the existing housing'*. Furthermore it stated that *'no views from the publicly accessible areas within the visual envelope from the AONB, therefore the proposed development would have very limited effects on the North Wessex Downs AONB'*. It is considered that the proposals would be viewed in the context of the existing ribbon of development along The Ridge and whilst will represent a change in character from the current agricultural land, such change will be in keeping with the nature of surrounding development.
- 6.2.6 The LVIA also recommended that the mature hedgerows should be retained and reinforced where possible, with new native planting to the south of the proposed gardens and the development should enable views towards the countryside beyond. The boundary treatments and landscaping of the site are considerations for a subsequent reserved matters application for landscaping. Boundary treatments which are in keeping with the character of the area, and safeguard neighbouring amenity, will be sought at that stage. It is therefore considered that subject to conditions and the remaining Reserved Matters, the proposal would not harm the views of the North Wessex Downs AONB in these regards.
- 6.2.7 One further recommendation of the submitted LVIA stated that *'The proposed dwellings should be limited to 2.5 storeys in height'*. Scale is an issue that would need to be examined at the reserved matters stage, although it is recommended that the proposed dwellings are in keeping with the scale of adjacent dwellings and taller buildings would not be appropriate. The submitted plans give no indication of scale, although a gross external floorspace is notionally shown on the layout plan. The notional figures have not been taken into consideration nor accepted as part of this application.
- 6.2.8 Therefore it is considered that the quality of the overall internal site layout appears to facilitate a scheme which, with appropriate attention to detail, could ensure a high quality public realm and compliance with policy HSA7 and GS1, CS14 and the Quality Design SPD.

6.3 Amenity

- 6.3.1 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the NPPF. Policy CS14 of the WBCS states that new development must make a positive contribution to the quality of life in West Berkshire. The West Berkshire Quality Design SPD and the West Berkshire House Extensions SPG provide guidance on the impacts of development on neighbouring living conditions.
- 6.3.2 The impact on neighbouring amenity is an issue that would need to be examined further at the reserved matters stage. However, at outline stage it is considered that the layout does not raise any significant concerns in this respect, particularly because of the separation

distances between the indicative buildings and neighbouring properties and the intervening landscaping along the boundaries of the site.

- 6.3.3 According to the Quality Design SPD, the Council considers it essential for the living conditions of future residents that suitable outdoor amenity space is provided in most new residential development. It is the quality of outdoor space that matters most, but the SPD provides minimum size guidelines. Although this is a matter that would need to be assessed at reserved matters stage; it is clear at this outline stage that good quality outdoor amenity space could be provided.

6.4 Highway Impact

- 6.4.1 Policy CS13 states that development generating a transport impact will be required to; reduce the need to travel, improve and promote opportunities for healthy and safe travel, mitigate the impact on the local transport network and the strategic road network, and prepare transport assessments to support planning proposals in accordance with national guidance.
- 6.4.2 Policy P1 of the emerging HSA DPD sets out the parking standards for new residential development. This site is in the parking zone 3, where the policy states that a minimum of 2.5 spaces for 3 bed dwellings and 3 spaces for 4 bed dwellings is required. The total proposed spaces will be determined at the reserved matters stage, but from the illustrative block plan, sufficient space is available for the parking and turning of vehicles on site.
- 6.4.3 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development. It states that transport assessments must; ensure safe and suitable access to the site can be achieved for all people, and improvements can be undertaken within the transport network that cost effectively limits the significant impacts of the development. As part of Policy HSA7, a footway was initially required along the frontage of the site. During the course of the application however, it has transpired that the provision of this footway would require the removal of much if not all of the hedgerow along the front of the site. The Council's Tree Officer considers this to be an important hedgerow and it is also understood to provide ecological benefits. The loss of the hedgerow is therefore not considered acceptable and the requirement for the provision of the footway has been removed. It is also considered that in these circumstances where there is no existing adjacent footway, the potential provision of a footway along the site, would serve little highway safety value at present.
- 6.4.4 Cycle and refuse storage is expected with new development in accordance with the Quality Design SPD, and the Council's Highways and Waste officer's have provided comments and conditions in relation to the illustrative layout provided however, these are issues to be examined at the reserved matters stage and there is no indication at the outline stage that these matters could not be adequately addressed.
- 6.4.5 The Council's Highways Officer has reviewed the proposed plans raising no objections. Adequate visibility and access is considered available and demonstrated in the submitted plans. It is therefore considered that the proposed development will comply with the criteria contained within Policy CS13 of the WBCS, Policy P1 of the HSA DPD, and the NPPF.

6.5 Flood risk and Drainage

- 6.5.1 The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Policy CS16 of the WBCS strictly applies a sequential approach across the district. The application site is located in the Environment Agency's Flood Zone 1, which has the lowest probability of fluvial flooding. The site is therefore suitable for residential development in terms of flood risk. The site is also not considered at risk from surface or groundwater flooding.

- 6.5.2 Policy CS16 of the WBCS states that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS). The National Planning Policy Guidance (NPPG) is more specific; it advises that whether a sustainable drainage system should be considered will depend on the proposed development and its location, for example whether there are concerns about flooding. Sustainable drainage systems may not be practicable for some forms of development. New development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems. Additionally, and more widely, when considering development, sustainable drainage systems should be provided unless demonstrated to be inappropriate.
- 6.5.3 Sustainable drainage systems are considered necessary for this development. Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:
- (a) into the ground (infiltration);
 - (b) to a surface water body;
 - (c) to a surface water sewer, highway drain, or another drainage system;
 - (d) to a combined sewer.
- 6.5.4 It is clear from the submitted Flood Risk Assessment to accompany the application and the illustrative layout that the site is capable of discharging surface run off into the ground via infiltration and the foul water can be discharged into the sewer network. The drainage can be dealt with by condition and in connection with the proposed landscaping scheme to be considered at reserved matters stage.

6.6 Ecology

- 6.6.1 Policy CS17 of the WBCS states that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced. Policy HSA 9 of the HSA DPD requires the submission of an extended phase 1 habitat survey and resulting surveys as necessary. A phase 1 Survey and Phase 2 Bat and Reptile Report have been submitted to accompany the application. The Council ecologist has commented that the proposals are acceptable subject to compliance with the reports, which can be secured by condition. Further conditions in relation to the use of external lighting and planting schemes containing native species are also considered essential to the conservation and enhancement of protected species. It is therefore considered that the proposed development would comply with Policy CS17 of the WBCS.

6.7 Community Infrastructure Levy

- 6.7.1 Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations the proposal is liable for CIL. The CIL Charging Schedule sets out that the amount calculated is to be determined under the AONB Residential Rate of £125 per m². As this is an Outline application, the final figure will be based on the floorspace details submitted at the Reserved Matters stage

6.8 Presumption in favour of sustainable development

- 6.8.1 The NPPF has introduced a presumption in favour of sustainable development, which paragraph 197 advises should be applied in assessing and determining development proposals. The NPPF identifies three dimensions to sustainable development: economic, social and environmental.

6.8.2 Future residents would make a contribution to the local economy, and the development would provide employment in construction for a short period. The environmental considerations have been assessed in terms of the impact on the character and appearance of the area and the AONB, and neighbouring amenity and for the reasons given above are considered acceptable. The development would bring social benefits in terms of providing housing required to meet the needs of present and future generations. As these have been found acceptable the development is considered to constitute sustainable development.

7. CONCLUSION.

7.1. Having taken account of all the relevant policy considerations and the other material considerations referred to above, it is considered the proposal is considered to be acceptable and a conditional approval is justifiable for the following reasons.

7.2. The proposal will not unduly harm the character and appearance of the surrounding area and the AONB, or neighbouring amenity, and there are no other material considerations that indicate planning permission should otherwise be refused. It is recommended that the application be approved.

8. RECOMMENDATION.

The Head of Planning and Countryside be authorised to APPROVE Planning Permission subject to conditions:-

8.1 Schedule of conditions

1. Reserved Matters

Details of the appearance, landscaping, and scale (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority no later than the expiration of three years beginning with the date of this permission, and no building or other operations shall start on site until the Reserved Matters have been approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in strict accordance with the approved details and with the requirements of any conditions attached to any approved reserved matters application. This condition shall apply irrespective of any indications as to the reserved matters which have been given in the application hereby approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004). The application is not accompanied by sufficient details of the reserved matters to enable the Local Planning Authority to give proper consideration to those matters and such consideration is required to ensure that the development is in accordance with the development plan.

2. Time limit

The development to which this permission relates shall be begun before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the approved matters to be approved, whichever is the later.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. Plans approved

The development hereby approved shall be carried out in accordance with:

Site location plan 1686/P02

Block Plan 1686/P01 rev C
Visibility Splay Plan 1686/P03 rev B – received via email 3.11.2016
Site survey

Associated Documents

Planning, Design and Access Statement, Sept 2016
Phase I Ecological Assessment, PV Ecology, April 2016
Phase II Bat and Reptile Report, Issue 03, PV Ecology, Sept 2016 - received via email 6.10.2016
Landscape & visual impact assessment, April 2016
Flood Risk Assessment, Issue 3, Glanville, 6 Oct 2016, - received via email 6.10.2016

All received with the application 13.09.2016 unless otherwise specified.

Reason: To ensure that the development is carried out in accordance with the submitted details in accordance with the National Planning Policy Framework 2012, policies ADPP1, ADPP5, CS 13, CS 14, and CS 19 of the West Berkshire Core Strategy 2006-2026, policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007, Supplementary Planning Document: Quality Design 2006, and HSA DPD Policy HSA7.

4. **Hours of work (construction)**

Demolition or construction works shall not take place outside the following hours:

7:30am to 6:00pm Mondays to Fridays;

8:30am to 1:00pm Saturdays;

nor at any time on Sundays or Bank Holidays.

Reason: To safeguard the living conditions of adjacent occupiers in accordance with Policy CS14 of the West Berkshire Core Strategy 2006-2026.

5. **Unforeseen contamination**

Should any unforeseen contamination be encountered during the development, the developer shall inform the Local Planning Authority immediately in writing via a condition discharge application. Any subsequent investigation/remedial/protective works deemed necessary by the Local Planning Authority shall be carried out to agreed timescales and approved by the Local Planning Authority in writing via a condition discharge application. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the Local Planning Authority upon completion of the development via a condition discharge application.

This is in accordance with the NPPF, and Policies CS14 and CS16 of the West Berkshire Core Strategy 2006 - 2026.

6. **CONS1 - Construction method statement**

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

7. HIGH7 - Surfacing of access (YHA15)

No development shall take place until details of the surfacing arrangements for the vehicular access(es) to the highway have been submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access(es) for a distance of 3 metres measured back from the carriageway edge. Thereafter the surfacing arrangements shall be constructed in accordance with the approved details.

Reason: To avoid migration of loose material onto the highway in the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

8. HIGH9 - Visibility splays before development (YHA21)

No development shall take place until visibility splays of 2.4 metres by 43 metres have been provided at the access. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.

Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

9. HIGH11 - Vehicle parking provided to standards (YHA23)

No development shall take place until details of the vehicle parking and turning space/areas have been submitted to and approved in writing by the Local Planning Authority. Such details shall show how the parking spaces are to be surfaced and marked out. No dwelling shall be occupied until the vehicle parking and turning spaces/areas have been provided in accordance with the approved details. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

10. HIGH16 - Access construction (plans required)

No development shall take place until details of all access(es) into the site have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the access has been constructed in accordance with the approved details.

Reason: In the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

11. HIGH20 - Cycle storage (YHA41)

No development shall take place until details of the cycle parking and storage space have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the cycle parking and storage space has been provided in accordance with the approved details and retained for this purpose at all times.

Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012),

Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

12. Storage of refuse

No development shall take place until details of the provision for the storage of refuse and recycling materials for the dwellings has been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until the refuse and recycling facilities have been provided in accordance with the approved details and shall be retained for this purpose thereafter.

Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

13. External lighting

The development hereby permitted shall be carried out in accordance with the external lighting mitigation measures as set out in paragraph 6.1 of Phase II Bat and Reptile Report, PV Ecology, Sept 2016. Any proposed external lighting shall ensure that dark corridors for bats are retained and thereafter the development shall incorporate and be undertaken in accordance with the approved details.

Reason: To ensure the protection of protected species, which are subject to statutory protection under European Legislation. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS17 of the West Berkshire Core Strategy 2006-2026.

14. Ecology - new boundary hedgerow

No development shall take place until details of a new boundary hedgerow along the southern boundary have been submitted to and approved in writing by the Local Planning Authority. The new hedgerow shall be designed to create and enhance bat foraging and commuting habitat on site using native species and retained in accordance with the recommendations as set out in Appendix J of Phase II Bat and Reptile Report, PV Ecology, Sept 2016.

Reason: To ensure the protection of protected species, which are subject to statutory protection under European Legislation. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS17 of the West Berkshire Core Strategy 2006-2026.

15. Reptile mitigation strategy

The development hereby permitted shall be carried out in accordance with the reptile mitigation strategy as set out in paragraphs 6.4 to 6.12 and appendix K of Phase II Bat and Reptile Report, PV Ecology, Sept 2016 and shall be implemented in full and the measures shall thereafter be retained.

Reason: To ensure the protection of protected species, which are subject to statutory protection under European Legislation. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS17 of the West Berkshire Core Strategy 2006-2026.

16. Removal of permitted development rights.

Irrespective of the provisions of the current Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent revision), no additions or extensions to the dwellings shall be built or ancillary buildings or structures erected within the curtilages, unless permission in writing has been granted by the Local Planning Authority on an application made for the purpose.

Reason: To prevent the over-development of the site and to safeguard the amenities of neighbouring properties in accordance with Policies CS14, CS17, CS19 of the West Berkshire Core Strategy 2006-2026 and HSA DPD Policy HSA7.

Informatives:

- 1 This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.
- 2 The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil
- 3 **HI 1 Access construction**

The Highways Manager, West Berkshire District Council, Highways & Transport, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 519887, should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks' notice, to obtain details of underground services on the applicant's behalf.
- 4 **HI 3 Damage to footways, cycleways and verges**

The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.
- 5 **HI 4 Damage to the carriageway**

The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
- 6 **HI 8 Excavation in close proximity to the highway**

In order to protect the stability of the highway it is advised that no excavation be carried out within 15 metres of a public highway without the written approval of the Highway Authority.
- 7 **H 100 Developer Coordination Requirements**

"Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street

Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in West Berkshire.

Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be coordinated by them in liaison with West Berkshire Council's Street Works Section, (telephone 01635 519169/519234). This must take place at least one month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

Reason: In order to minimise disruption to road users, be they pedestrians or vehicular traffic, under the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. In order to satisfy the licensing requirements of the Highways Act 1980."

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