

APPENDIX 3.

Extract from the Minutes of the Eastern Area Planning Meeting Held on the 13 July 2016.

Application No. & Parish: 15/03468/FULEXT - Thatcham Town Council

(Councillor Richard Crumly declared a personal interest in Agenda Item 4(2) by virtue of the fact that he was the Chairman of the Town Council at which the planning application had previously been considered. However, Councillor Crumly abstained from voting at that meeting. As his interest was personal and not prejudicial or a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)

The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 15/03468/FULEXT in respect of demolition of existing facilities, and the erection of 47 new dwellings, including internal access road.

In response to the Officer's presentation Councillor Richard Crumly stated that the plan did not clearly show the relocation of the traffic calming measures. Gareth Dowding advised that the location of traffic calming measures was deemed acceptable, according to the plan, and there were no concerns regarding congestion.

Members made reference to the provision of parking within the development. It was acknowledged that the number of spaces met the existing parking standards but fell short of the emerging standards. However, it was noted, within recent appeal decisions, that inspectors had given limited and often little weight to the emerging Housing Site Allocations Development Planning Document (HSA DPD), in this respect, which is still under examination by the Planning Inspectorate. This included the proposed parking standards under Policy P1 of the HSA DPD. Therefore, in light of the current position, it was suggested that the emerging policy provided advisory standards.

In accordance with the Council's Constitution, Victoria Rose, applicant/agent, addressed the Committee on this application.

Victoria Rose in addressing the Committee raised the following points:

- She thanked Members for the opportunity to speak at the meeting.
- The application contributed towards the five year plan to deliver the Council's Strategy in terms of meeting housing needs within West Berkshire.
- It was a positive scheme which proposed a design in-keeping with the appearance of the area and nearby properties.
- The proposal presented a good Sustainable Drainage Systems (SuDS) scheme which addressed concerns regarding flooding and infiltration.
- The development would deliver immediate improvements to the current, unused, brownfield site.
- The parking provision adopted the Council's existing parking standards due to the sites sustainable location and the proposal has been deemed acceptable.
- Thatcham Town Council supported the application.
- She respectfully asked that Members approved the application.

Councillor Alan Law sought clarification in terms of how many affordable housing units the application would deliver. Victoria Rose advised that there would be 14 units included. Members heard that the Section 106 agreement would clearly state that 14 affordable housing units would be developed as part of the overall scheme.

Councillor Graham Bridgman considered that the application was suitable for approval and promptly proposed acceptance of Officers recommendation to provide planning permission. He clearly stated that the application must include the provision of 14 affordable housing units.

The proposal was seconded by Councillor Keith Chopping.

Councillor Crumly asked when the CIL payment would be due from the developers and at what point the Nature Discover Centre could tender for funding. Simon Till advised that the payment would be due upon commencement of building work and suggested that it would be prudent for the Nature Discovery Centre to submit their bid promptly thereafter.

Councillor Crumly stated that the proposed development would improve the appearance of the site and that the changes would be well received in the area.

In considering the above application Members voted in support of the proposal to grant planning permission.

RESOLVED that the Head of Planning and Countryside be authorised to grant planning permission subject to the following conditions:

Conditions

1. Full planning permission time limit

The development shall be started within three years from the date of this permission.

Reason: To enable the Local Planning Authority to review the desirability of the development to comply with Section 91 of the Town and Country Planning Act (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) should it not be started within a reasonable time.

2. Approved plans

The development hereby permitted shall be carried out in accordance with drawing numbers

13.055.DM1A, 701A, POU-L-001B, 700, P712/1, 13.055.100Y, 13.055.FL01B, 13.055.BS.01, 13.055.A01A, 13.055.B01A, 13.055.C01A, 13.055.D01A, 13.055.E01A, 13.055.F01A, 13.055.GA01A, 13.055.GA02A, 13.055.J01A, 13.055.K01A, 13.055.20C, 100C, 200C, 500C, 13.055.100BB, 13.055.100.MPAA, 13.055.100.SHBB, 13.055.L.01 and 13.055.104AA received on 24th December 2015, 15th January 2016, 11th April 2016, 3rd June 2016, and 8th July 2016.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. Samples

No development hereby permitted, except the demolition operations and construction of the building foundations, shall take place until samples, and an accompanying schedule of the materials to be used in the construction of the external surfaces of the dwellings and any other external surface to the

development hereby permitted, have been submitted to and permitted in writing by the Local Planning Authority by way of a discharge of condition application. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP1, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

4. Cycle storage

No dwelling hereby permitted shall be occupied until the cycle storage has been provided in accordance with the approved drawings.

Reason: To encourage the use of cycles in order to reduce reliance on private motor vehicles. This condition is imposed in accordance with the National Planning Policy Framework, 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).

5. Archaeological supervision

No development shall commence until a programme of archaeological work in accordance with a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority via a condition discharge application. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To ensure that any significant archaeological remains that are found are adequately recorded. Such an approach follows the guidance set out in paragraph 141 of the National Planning Policy Framework and Policy CS14 of the West Berkshire Core Strategy 2006 - 2026.

6. Bat/ Bird boxes

None of the dwellings hereby permitted shall be occupied until three built-in bat boxes and ten bird boxes have been provided within the site in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proposed development enhances local biodiversity. This condition is imposed in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).

7. Reptiles

No development shall commence until plans showing the location and construction details of a reptile hibernaculum have been submitted to and approved by the Local Planning Authority via a condition discharge application. Such approved hibernaculum will be retained thereafter.

Reason: To accord with Policy CS17 (Biodiversity and Geodiversity) of the West Berkshire Local Plan and to accord with the NPPF.

8. Tree protection

No development shall commence until protective fencing is erected in accordance with the tree and landscape protection scheme identified on approved drawings numbered plan JSL2325_701A dated 22/12/2015 and supported by RPS tree report RPS ref JSL2325_770 dated December 2015. The fencing shall be retained and intact for the duration of the development. Within the fenced areas, there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

9. Construction management plan

No development shall commence until a Construction Management Plan has been submitted to the Local Planning Authority via a condition discharge application. The plan should detail items such as phasing of construction, lorry routing and potential numbers, types of piling rig and earth moving machinery to be implemented and measures proposed to mitigate the impact of construction operations from, for example, dust, noise and vibration. In addition the plan should make note of any temporary lighting that will be used during the construction phase of the development. The plan shall be implemented in full and retained until the development has been constructed. Any deviation from this statement shall be first agreed in writing with the Local Planning Authority via a condition discharge application.

Reason: To ensure potential disruption is minimised as much as possible during construction in accordance with Policy CS14 of the West Berkshire Core Strategy 2006 - 2026.

10. Refuse storage

No dwelling hereby permitted shall be occupied until an area for refuse/recycling storage has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

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, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

11. Drainage strategy

No development shall commence until a drainage strategy detailing any on, or off site drainage works has been submitted to and approved by the local planning authority via a condition discharge application. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. This is in accordance with the NPPF, and Policies CS14 and CS16 of the West Berkshire Core Strategy 2006 - 2026.

12. Management plan

No development shall commence until a landscape and ecological management plan has been submitted to and approved by the Local Planning Authority via a condition discharge application. The landscape and ecological management plan must incorporate the recommendations outlined within Section 5.2 'Conclusions and Recommendations' of the 'Pound lane, Thatcham Bat Survey Report' dated November 2015.

The landscape and ecological management plan should include adequate details of the following;

- Description and evaluation of features to be managed and created
- Aims and objectives of management
- Appropriate management options to achieve aims and objectives
- Prescriptions for management actions
- Preparation of a costed work schedule for securing biodiversity enhancements in perpetuity
- Ongoing monitoring and remedial measures.

This condition is required to ensure compliance with the sustainable development objectives of the NPPF and Policy CS14 of the West Berkshire Core Strategy 2006 -2026.

13. Spoil

No development shall commence on site until full details of how spoil arising from the development will be used and/or disposed of have been submitted to and permission in writing by the Local Planning Authority in respect of a planning application. These details shall:

- a) Show where any spoil to remain on the site will be deposited,
- b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels),
- c) Include measures to remove the spoil from the site.
- d) Include a timescale for the spoil removal and associated works.
- e) All spoil arising from the development shall be used and/or disposed of in accordance with the approved details.

Reason: To ensure appropriate disposal of spoil from the development and to ensure that any raising of ground levels on the site will not harm the character and amenity of the area. In accordance with the NPPF and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

14. Hours of work

The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing by way of an appropriate planning consent be limited to:

7.30 am to 6.00 p.m. on Mondays to Fridays 8.30 am to 1.00 p.m. on Saturdays and NO work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with Policy CS14 of the West Berkshire Core Strategy 2006 - 2026.

15. Layout and design standards

The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision. The Developer must enter into a S278 Agreement for the access, footway link fronting the site, and the relocation of the traffic calming along Pound Lane.

Reason: In the interest of road safety and 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 Saved Policies 2007.

16. Access closure with reinstatement

The existing vehicular access at the site shall be stopped up and abandoned immediately after the new access hereby approved has been brought into use. The footway shall, at the same time as the stopping-up and abandonment, be reinstated to the satisfaction of the Local Planning Authority.

Reason: In the interest of road safety and highway maintenance. 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.

17. Visibility splays

No dwelling shall be occupied until visibility splays of 2.4 metres by 43 metres have been provided at the vehicular access onto Pound Lane. 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.

18. Parking/turning in accord with plans

No dwelling shall be occupied until the vehicle parking and any turning space related to that dwelling have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning space shall thereafter be kept available for parking of private motor cars at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that 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 Saved Policies 2007.

19. Access construction

No development shall take place until details of all accesses into the site have been submitted to and approved in writing by the Local Planning Authority via a condition discharge application. 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.

20. Sustainable drainage

No development shall take place until details of sustainable drainage measures to manage surface water within the site have been permitted in writing by the Local Planning Authority via a discharge of condition application. These details shall:

- (a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with best practice and the proposed national standards;
- (b) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- (c) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +30% for climate change;
- (d) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- (e) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines.
- (f) Ensure any permeable areas are constructed on a permeable sub-base material such as Type 3 or reduced fines Type 1 material as appropriate;

The above sustainable drainage measures shall be implemented in accordance with the approved details before the development hereby permitted is commenced in accordance with a timetable to be permitted in writing with the Local Planning Authority via a discharge of condition application as part of the details submitted for this condition. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner. To prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS16 of the West Berkshire Core Strategy 2006-2026, and Part 4 of Supplementary Planning Document Quality Design (June 2006).

21. Hard landscaping (as submitted)

No dwelling hereby permitted shall be occupied until the hard landscaping of the site has been completed in accordance with the details of boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) shown on the approved plans (drawing numbers 100C, 200C, and 500C received 3rd June 2016).

Reason: A comprehensive hard landscaping scheme is an essential element in the detailed design of the development, and is therefore necessary to ensure the development achieves a high standard of design. This condition is imposed in accordance with the National Planning Policy Framework, Policies ADPP3, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

22. Soft landscaping (as submitted)

All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme (drawing numbers 100C and 500C received 3rd June 2016) within the first planting season following completion of building operations. Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

Reason: A comprehensive soft landscaping scheme is an essential element in the detailed design of the development, and is therefore necessary to ensure the development achieves a high standard of design. This condition is imposed in accordance with the National Planning Policy Framework, Policies ADPP3, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

23. Land contamination 1: site characterisation.

The construction of the dwellings hereby permitted shall not take place until a scheme to assess the nature and extent of any land contamination of the site (whether or not it originates from the site) has been submitted to and approved in writing by the Local Planning Authority via a condition discharge application. An investigation and risk assessment shall be completed as part of this scheme. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be produced and submitted. The report of the findings shall include:

- a) A survey of the extent, scale and nature of contamination;
- b) An assessment of the potential risks to:
 - c) human health,
 - d) property (existing and proposed) including buildings, pets, and service lines and pipes,
 - e) adjoining land,
 - f) groundwater and surface water,
 - g) ecological systems,
 - h) archaeological sites and ancient monuments; and
- i) An appraisal of remedial options, and proposal of the preferred option(s).

This report shall be conducted in accordance with CLR11: Model Procedures for the Management of Land Contamination (DEFRA/EA).

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. The approval of this information is required at this stage because insufficient information has been submitted with the application. This condition is imposed in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan (Saved Policies 2007).

24. Land contamination 2: remediation scheme submission

The construction of the dwellings hereby permitted shall not take place until a remediation scheme for any land contamination has been submitted to and approved in writing by the Local Planning Authority via a condition discharge application. The scheme shall:

- (a) Provide for the removal of unacceptable risks to human health, buildings and other property, and the natural and historical environment;
- (b) Ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation;
- (c) Detail proposed objectives and remediation criteria, all works to be undertaken, a timetable of works, and site management procedures; and
- (d) Include measures for the monitoring and maintenance of the long-term effectiveness of the remediation over a period agreed in writing with the Local Planning Authority.

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. The approval of this information is required at this stage because insufficient information has been submitted with the application. This condition is imposed in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan (Saved Policies 2007).

25. Land contamination 3: remediation scheme implementation.

The approved remediation scheme for land contamination shall be implemented in full in accordance with the timetable of works thereby approved. Two weeks written notice shall be given to the Local Planning Authority prior to the commencement of the remediation scheme. Following the completion of the measures identified in the approved remediation scheme (except those for the long-term monitoring and maintenance), no dwelling shall be occupied until a verification report to demonstrate the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority via a condition discharge application.

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. This condition

is imposed in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan (Saved Policies 2007).

26. Land contamination 4: unexpected contamination.

In the event that any previously unidentified land contamination is found at any time during the carrying out of the development, it shall immediately be reported in writing to the Local Planning Authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of condition 24, and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of condition 25. The investigation and risk assessment, and any remediation scheme shall be submitted to and approved in writing by the Local Planning Authority via a condition discharge application. Following completion of the measures identified in the approved remediation scheme, no dwelling shall be occupied until a verification report to demonstrate the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. This condition is imposed in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan (Saved Policies 2007).

27. Land contamination 5: monitoring and maintenance

Following completion of the measures for the monitoring and maintenance of the effectiveness of the land contamination remediation approved under clause (d) of condition 25 (if any), a verification report to demonstrate the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority via a condition discharge application. These details shall be submitted within 2 months of the completion of the measures. These reports shall be conducted in accordance with CLR11: Model Procedures for the Management of Land Contamination (DEFRA/EA).

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. This condition is imposed in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan (Saved Policies 2007).

28. Unexpected contamination

During development, if contamination is found at the site, which has not previously been identified, no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until a remediation scheme for this unexpected contamination has been submitted to and approved in writing by the Local Planning Authority via a condition discharge application. The remediation scheme shall thereafter be implemented in accordance with the approved details. If no unexpected contamination is encountered during the development, written notice confirming this fact shall be submitted to the Local Planning Authority via a condition discharge application before the dwellings are first occupied.

Reason: To ensure that any unexpected contamination encountered during the development is suitably assessed and dealt with, such that it does not pose an unacceptable risk to ground or surface water. This condition is imposed in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Informatives:

1. Proactive actions of the LPA

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. The local planning authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area.

2. CIL liability

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. Infiltration drainage

No infiltration drainage should be installed in any area of where contamination is known/suspected.

4. Thames Water

Thames Water have assessed and responded to the application based on the information provided to date. The proposed drainage strategy involves connecting surface water flows into the public surface water sewer at manhole SU49679253 in Clerewater Place, restricting the discharge to 40 l/s by a flow control chamber, and reducing the amount of impermeable area from 0.882 hectares to 0.496 hectares, thereby providing betterment. Foul water flows will be connected into the public foul sewer at manhole SU50671301 in Pound Lane. Should the development proposal change, Thames Water would need to re-assess the application and review the comments accordingly.

5. Construction/demolition noise

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

6. Surface water drainage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

7. Developer co-ordination

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.

8. 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.

9. 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.

10. 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.

11. 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.

OR in the absence of a completed legal agreement by 13th September 2016 to **DELEGATE** to the Head of Planning and Countryside to **REFUSE** planning permission for the following reason:

The development fails to provide an appropriate scheme of works or off site mitigation measures to accommodate the impact of development on local infrastructure, services, amenities, or affordable housing, or provide an appropriate mitigation measure such as a planning obligation. The proposal is therefore contrary to government guidance as set out within the National Planning Policy Framework, Policies CS5 and CS6 of the West Berkshire Core Strategy 2006-2026 as well as West Berkshire District Council's adopted Planning Obligations SPD.