

**WESTERN AREA PLANNING COMMITTEE  
ON 17 MAY 2017**

**UPDATE REPORT**

**Item No:** (4)                      **Application No:** 16/02452/FULD and 16/02453/LBC2                      **Page No.** 77 - 104

**Site:** Manor Farm, Fidlers Lane, East Ilsley

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**Planning Officer Presenting:** Derek Carnegie

**Member Presenting:**

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**Parish Representative speaking:** Mr Roger Hick

**Objector(s) speaking:** Mr Simon Spencer

**Supporter(s) speaking:** Mr James Page

**Applicant/Agent speaking:** Mrs Sara Dutfield

**Ward Member(s):** Councillor Clive Hooker

**Update Information:**

An additional condition is suggested for application 16/02452/FULD:

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 approved in writing by the Local Planning Authority. 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.

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 or amenity of neighbouring land uses. In accordance with the NPPF and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

DC