

**EASTERN AREA PLANNING COMMITTEE
ON 24TH MAY 2017**

UPDATE REPORT

Item No: (3) **Application No:** 15/03468/FULEXT **Page No.** 51-132

Site: Pound Lane Depot, Pound Lane, Thatcham, Berkshire

Planning Officer Presenting: Andy Heron

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Support(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Cllr Ardagh-Walter
Cllr Goodes

Update Information:

1. Drainage reconsultation.

No objection subject to condition.

2. Waste reconsultation.

I am satisfied that the revised plans include the agreed upon bin collection points and layouts that provide adequate access for the waste collection vehicles.

3. Transport policy reconsultation.

Thank you for consulting the Transport Policy team on the amended plans for the above application. This response is separate from any response which may be received from the Highways Development Control team and comments only in relation to the provision of cycle and car parking for the site.

The cycle parking proposed is:

- cycle stores in the rear gardens of dwellings without a garage
- a communal cycle store for the 6 flats
- space within the garage for those dwellings that have a garage

The cycle stores in the rear gardens are shown on Dwg No: 13.055.104 Rev DD and are considered to be acceptable. It is also acceptable for garages to be counted as suitable space for storing cycles. Two cycle parking spaces for a 2 bed flat are required and the communal cycle store for the flats indicates that it provides the recommended 12 cycle spaces covering the 6 flats (Dwg No: 13.055.FL01 Rev B). The plan does not state what will be provided within the cycle store. Our 'Cycle and Motorcycle Advice and Standards for New Development' sets out the details of how Sheffield Stands should be arranged in order to facilitate cycle parking that is easy to use and adequately spaced. This should be followed.

I am aware that the applicant wishes to amend the cycle parking condition slightly which I have no problem with but I would like to add to the condition so that there is no doubt on the type of facility required to serve the flats.

4. Ecology reconsultation.

The application is accompanied by a Preliminary Ecological Appraisal (RPS, July 2015) and a Bat Survey report (RPS, November 2015). The latter report concludes that the buildings on site support no roosting bats. The situation with trees is a little unclear as the initial survey report omits to mention bats and trees. However, from my review of the arboricultural report it would seem that all trees are either immature or are cloaked in an invasive creeping plant and thus highly likely to be unsuitable for roosting bats.

The bat report also includes a number of recommendations for ecological enhancement, namely the installation of bat boxes, but does not include any further details about the number of or placement of any such boxes. Similarly, recommendations are made for addressing any reptiles within the site.

If you are minded to grant permission, can I suggest that all ecological mitigation and enhancement measures are secured through a suitably-worded condition.

5. Amended conditions

4. Cycle parking

A dwelling hereby permitted shall not be occupied until the cycle storage has been provided for that dwelling in accordance with the approved drawings. For the avoidance of doubt the communal cycle store serving the 6 flats shall include Sheffield Stands laid out in accordance with the Council's 'Cycle and Motorcycle Advice and Standards for New Development'.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS 14 of the West

6. Ecological mitigation

No development shall commence until an Ecological Mitigation and Enhancement Strategy (to include but not necessarily be restricted to: site plan showing location, extent and composition of mitigation/compensation/enhancement habitat; details and timings of management and monitoring of mitigation/compensation/enhancement features; measures to protect ecological features) has been submitted to and approved by the Local Planning Authority via a condition discharge application. This strategy shall be informed by the outline measures detailed within the Preliminary Ecological Appraisal (RPS, July 2015) and Bat Survey report (RPS, November 2015) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with the approved strategy, with all mitigation features permanently retained and maintained.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 17 of the West Berkshire Core Strategy 2006 – 2026.

6. Additional conditions

28. Affordable housing

No development hereby approved shall commence until a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) has been entered into and completed to provide fourteen affordable dwellings in total (affordable rented dwellings unit mix: six 2 bedroom flats, and two 2 bedroom houses, and shared ownership dwellings unit mix: three 2 bedroom houses and three 3 bedroom houses) distributed across the development in accordance with affordable housing plan 13.055.100TPDD received on 4th April 2017.

Reason: To ensure provision of affordable housing to required standards in accordance with policy CS6 of the West Berkshire Core Strategy 2006 – 2026.

29. Occupation restriction

None of the open market dwellings hereby approved as shown on plan 13.055.100TPDD received on 4th April 2017, shall be occupied until the land ownership interest, appropriate to the respective type of the affordable housing units (pursuant to condition 28 above), has been transferred to a registered provider with the benefit of full rights of vehicular and pedestrian access (connection to public highway) and passage of all services (including water, electricity, and gas).

Reason: To ensure provision of affordable housing to required standards in accordance with policy CS6 of the West Berkshire Core Strategy 2006 – 2026.

30. Lifetime Homes

No more than 80% (26) of the Open Market Dwellings hereby approved shall be occupied in any way until all of the affordable dwellings shown on plan 13.055.100TPDD received on 4th April 2017 have been constructed and completed and are capable of being occupied in full compliance with the standards set out in the Homes and Communities Agency's Affordable Homes Programme 2015 to 2018: prospectus as well as the Technical Housing Standards; Nationally Described Space Standard (CLG March 2015) and the Lifetime Homes Standards

and Housing Quality Indicator HQI standards or such other version for the time being in force or such other standards as shall be issued by the Housing & Communities Agency by way of replacement standards

Reason: To ensure provision of affordable housing to required standards in accordance with policy CS6 of the West Berkshire Core Strategy 2006 – 2026 and West Berkshire Council's Planning Obligations SPD (2014).

7. Deleted conditions.

Following receipt of the above consultations several of the previously recommended conditions have been replaced by the conditions listed in section 5 of this update report. Please be aware that the deleted conditions consist of;

- Condition 4 – Cycle storage.
- Condition 6 – Bat/bird boxes.
- Condition 7 – Reptiles.
- Condition 12 – Management plan.