

**EASTERN AREA PLANNING COMMITTEE
ON 05 JULY 2017**

UPDATE REPORT

Item No: (2) **Application No:** 17/00402/FULEXT **Page No. 43 - 64**

Site: 1053, 1055 and 1057 Oxford Road, Tilehurst, Reading, Berkshire, RG31 6YE

Planning Officer Presenting: David Pearson

Member Presenting: N/A

Parish Representative speaking: Granham Rolfe - Purley-On-Thames

Objector(s) speaking: John Drabble – Chairman - Theobald Drive Residents Association

Support(s) speaking: N/A

Applicant/Agent speaking: David Howells – Shanley Homes Ltd

Ward Member(s): Councillor Tim Metcalfe
Councillor Rick Jones

Update Information:

1. REPRESENTATIONS

1.1 No additional letters of representation have been received since the publication of the committee report.

2. CONSULTATION RESPONSES

2.1 No additional Consultations have been received since the publication of the committee report.

3. ADDITIONAL INFORMATION

3.1 Additional amended plans

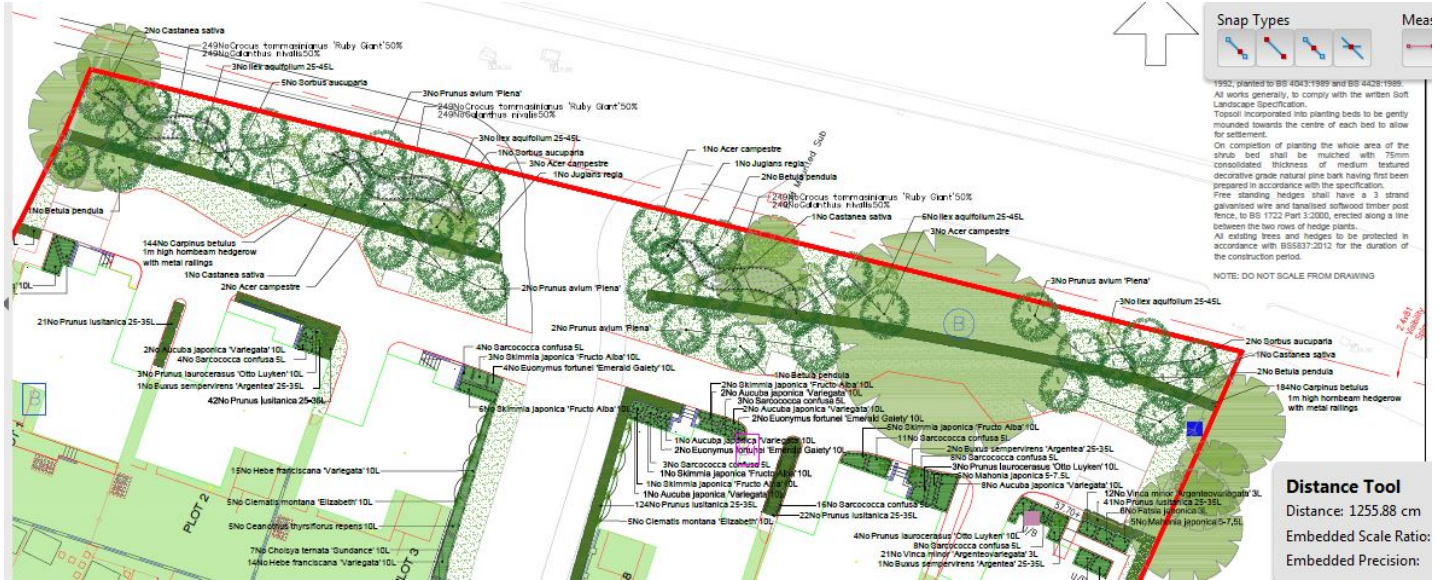
3.2 Following a discussion between the applicant and the Parish Council at the committee site visit held on 28 July 2017, the applicant has submitted further amended plans showing an alternative hedge/parking bay layout.

3.3 As the plans have been submitted less than five clear working days before committee they have not been put forward for consideration at this meeting.

3.4 Clarification of the approved plans and the proposed landscaping scheme.

3.5 During the site visit members asked for clarification on the approved landscaping plan and the proposed landscaping. These comparisons are provided below.

The plan below shows the approved landscaping scheme along Oxford Road. The plan was approved under approved discharge of condition application: 15/00947/COND5. The applicant can implement this approved scheme.

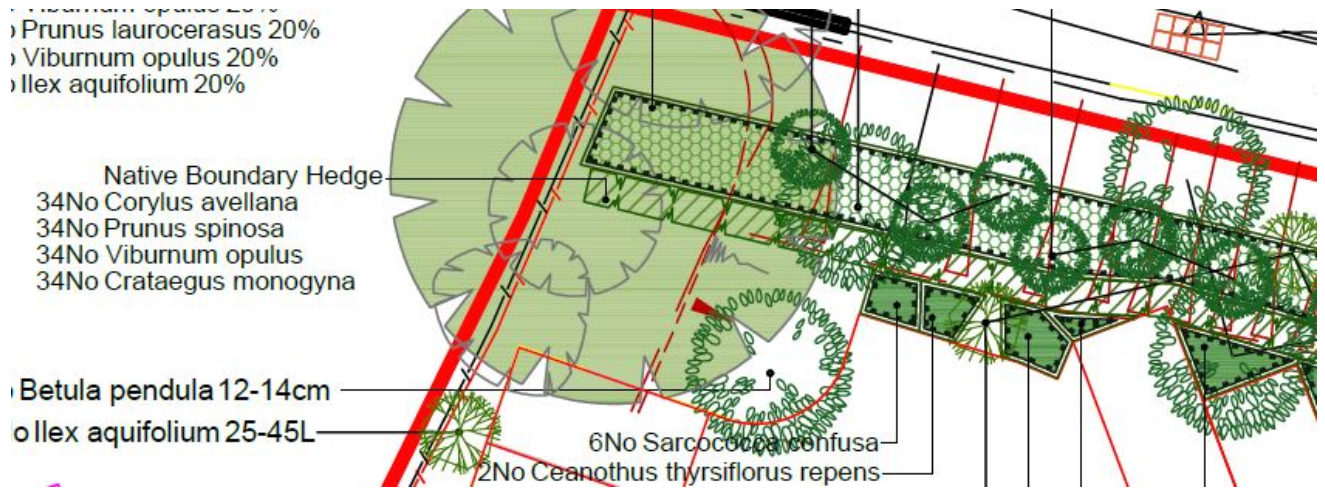


The plan below shows the proposed landscaping scheme along Oxford Road for the current application.




3.6 During the committee site visit members asked for clarity on the height of the proposed native boundary hedge. Snap shots of the plan and key/legend have been attached below for members' reference.

Native Boundary Hedge Location in relation to the parking spaces



Native Boundary Hedge height of 1.8 metres shown on the drawing's key/hedge in relation to the constructed parking spaces


 Proposed native hedge planting to be planted in a double staggered row 500mm apart and at 500mm centres in each row. To be maintained at 1.8m height

3.7 The hedge height is 1.8 metres and is outlined on the proposed landscaping plan key/legend. It is assumed that the hedge measurement is from the ground level which is set below the level of the parking spaces. It is therefore considered that the hedge would be less than 1.8 metres high. Reference to the hedge height has been added to the recommended conditions 11 and 24, the amended conditions are shown below and would replace the recommended conditions in Section 9.2 of the committee report.

3.8 Condition 11:

The development shall be carried out and completed in accordance the landscaping details shown on the following approved drawings:

- SH20373-11G-Sheet 1 REVISION G received 22 June 2017
- SH20373-11G-Sheet 2 REVISION G received 22 June 2017
- SH20373-11G-Sheet 3 REVISION G received 22 June 2017

All landscape works shall be carried out in accordance with the above amended landscaping plans and the Landscape Management and Maintenance Plan received 31 July 2015

The approved landscape works shall be implemented within the first planting season following first occupation of the dwellings. 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 the approved 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. The hedge and other landscaping between the site boundary and Oxford Road shall be permanently maintained and retained according to the approved landscape management plan forming part of the proposed landscaping scheme.

Reason: To ensure the implementation of a satisfactory scheme of landscaping and to protect the character and appearance of Oxford Road. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).

3.9 Condition 24:

The development shall incorporate and be completed in accordance with the Landscape Management and Maintenance Plan received 31 July 2015. This shall ensure that the hedge is retained at a minimum height of 1.8 metres from ground level at the south western side of the hedge.

Reason: To ensure the long term management and maintenance of the proposed wild spaces and all other approved landscaping. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and, Supplementary Planning Document Quality Design (June 2006)

3.10 Landscaping Buffer depth measurements

3.11 Members also requested the depth measurements between the car parking/hard landscaping and the street scene. The measurements have been taken from the nearest hard landscaping point to the highway kerb as the fixed point (includes the path). The path is approximately 2.2 metres in width.

3.12 Depth under approved discharge of condition application: 15/00947/COND5:

- Western section = 11.38 metres
- Eastern section = 12.5 metres (and 9.9 metres under approved application 15/01983/FULD)

3.13 Depth under the current application:

- Western section = 6.8 metres
- Eastern section = 9.6 metres

3.14 Article 4 Direction in Oxford Road, Tilehurst

3.15 During the committee site visit members asked for clarity on the extent of the recent Article 4 Direction restricting the scope of permitted development rights in relation to Oxford Road.

3.16 The Local Planning Authority issued the Article 4 Direction, which relates to land to the front of the properties at Nos 1085 to 1107 Oxford Road, Tilehurst, including land adjacent to the entrance of Theobald Drive, Tilehurst. The Direction was confirmed by the Council on 25th February 2015 and restricts the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure being the development comprised within Class A of Part 2 of Schedule 2 of the General Permitted Development Order unless permission has been granted in respect of a planning application.

3.17 The site at the Shanly Homes is not included within the Article 4 direction and is approximately 241 metres from the land the subject of the Article 4 Direction.

4. RECOMMENDATION

4.1 Following a review of the above matters, your Officers are of the view that the recommendation for conditional approval remains unchanged.