

**WESTERN AREA PLANNING COMMITTEE
ON 19 JULY 2017**

UPDATE REPORT

Item No: (1) **Application No:** 17/00223/FULEXT **Page No.** 29 - 48

Site: Land on north side of Pyle Hill, Newbury

Planning Officer Presenting: Michael Butler.

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Mrs Lucy Crofts

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Michael Cleveland – David Wilson Homes
Mr Steven Smallman – Provision
Mr Peter Shepherd – BSG Ecology

Ward Member(s): Councillor Billy Drummond
Councillor Jeremy Bartlett

Update Information:

One additional letter received from a local resident. Still concerned about the loss of wildlife on the site, the loss of an open space, there are more suitable sites to be developed in the town, and traffic concerns. Land should be registered as a village green. Impact on local footpath.

Greenham PC - Continue to object on the amended plans.

Tree Officer - Remains concerned with the potential impact on West Wood adjacent and the TPO trees which form part of this woodland. There should be a minimum 15m buffer to any development, including the road way edge. This is not achieved in all places. Also still concerned about future potential shadowing of some of the dwellings in the winter months. Recommends refusal.

An updated letter from the applicant's Ecologist has been received in reply to the continued objection from

BBOWT. This prays in aid a number of technical points regarding biodiversity matrices, the detail of which is not necessary to go into in the update sheet. Suffice it to say that the case officer is satisfied that given the advent of the land to the south of the application site to be secured as a new ecological/habitat area/scrubland mix, along side the addition of the many new gardens in the application site, with other features such as bat boxes, the overall impact on biodiversity will be neutral and possibly positive, not negative as BBOWT believe. This will ensure that the application meets the required test in the NPPF.

A local resident has submitted a traffic count at Pyle Hill between 7.15am and 9am on a weekday. This noted 454 vehicles travelling north and 468 travelling south. The Council Highways Officer has accepted these figures but notes this makes no difference to his overall conclusions.

One more local resident has asked if the question of land being held in perpetuity as open space has been identified, more so in relation to the allocated site to the west of this application site. At the time of writing this matter has not been finally resolved. This is the subject of negotiations on application 17/01096/outmaj for 157 dwellings also falling under policy HSA4. On this application the Council cannot seek to control the future of land outside any red or blue land, as this is beyond the Council ownership.

Two typographical corrections. Page 29 under fire and rescue. "Top" should read "to".
Page 33. Last sentence - "a" should be deleted.

DC