

Note: These Minutes have been amended. Please see Minutes of 26 July 2017 to view amendments.

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON WEDNESDAY, 5 JULY 2017

Councillors Present: Pamela Bale, Graham Bridgman, Keith Chopping, Sheila Ellison (Substitute) (In place of Peter Argyle), Marigold Jaques, Tony Linden (Substitute) (In place of Richard Crumly), Alan Macro, Tim Metcalfe, Graham Pask (Chairman), Quentin Webb (Substitute) (In place of Richard Somner) and Emma Webster

Also Present: Gareth Dowding (Senior Engineer), Bob Dray (Principle Planning Officer), Charlene Hurd (Democratic Services Officer), Suzanne McLaughlin (Senior Environmental Health Officer), David Pearson (Development Control Team Leader) and Shiraz Sheikh (Acting Legal Services Manager)

Apologies for inability to attend the meeting: Councillor Peter Argyle, Councillor Richard Crumly, Councillor Alan Law and Councillor Richard Somner

PART I

8. Minutes

The Minutes of the meeting held on 24 May 2017 were approved as a true and correct record and signed by the Chairman.

9. Declarations of Interest

There were no declarations of interest received.

10. Schedule of Planning Applications

(1) Application No. & Parish: 16/03528/FUL - Sabre House, Bath Road, Midgham, Reading, Berkshire, RG7 5UU

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 16/03528/FUL in respect of removal of conditions 7, 18 and 19, and the variation of condition 11 from previously approved application 16/01016 FUL.

Councillor Graham Bridgman disputed the advice from Officers, provided in the update report, that planning material could not be considered because it had been submitted to the Council less than 5 working days prior to the meeting. He suggested that it was a matter for the Chairman to exercise his discretion, if he so wished, to allow the material to be presented at the meeting. Councillor Graham Pask acknowledged that he could exercise discretion but had chosen to abide by the constitution in the spirit of consistency and fairness.

Bob Dray confirmed that the material was an independent transcript of the previous meeting and not a direct extract from the minutes produced by Officers.

In accordance with the Council's Constitution, Anthony Fenn, Parish Council representative, Howie Silver and Phil Magurn, objectors, Luke French, supporter and Graham Joyce applicant, addressed the Committee on this application.

Anthony Fenn in addressing the Committee raised the following points:

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

- Midgham Parish Council objected to the removal of the conditions on the basis that significant emphasis had been placed on the need to minimise the impact to the public.
- The Parish Council was disappointed to hear that the previous application had been approved. However, the conditions reassured many that their concerns would be managed.
- The applicant accepted the proposed conditions at the meeting on 26th October 2016 (considering application 16/01016 FUL) so they were surprised to learn that only a few weeks later a new application had been submitted in an attempt to remove them.
- It was not clear what activity the sound survey had measured on site which raised questions around the validity of the report - reinforced by the comments of Environmental Health Officers which led to them recommending that a further assessment was carried out.
- Condition 18 was introduced to minimise the impact of repetitive, annoying and impulsive noises and was still necessary due to the type of work carried out onsite.
- The sound report suggested that the noise level from the site was less than surrounding background noise but on a recent visit to a neighbouring property it was evident that the noise level was intrusive and that the roller shutter door had been left open.
- The Parish Council believed that an acoustic fence was essential and that conditions 7, 18 and 19 should remain.

In response to questions asked, Mr Fenn confirmed that he was not opposed to the proposed changes to condition 11.

Phil Magnurn in addressing the Committee raised the following points:

- He lived next to Sabre House and had not been present at the meeting on 26th October 2016 when the previous application was considered. He was disappointed with the decision made by the Committee but took comfort in the conditions which the applicant was, apparently, willing to comply with.
- The validity of the sound study was questionable and he did not agree with the suggestion that site noise had registered below background noise.
- The shutter door had remained open since March 2017 resulting in an increased level of noise. Noting that when the door was closed it was difficult to hear any activity from the site. Therefore, it was important that condition 18 remained so that the impact was minimised.

Howie Silver in addressing the Committee raised the following points:

- Point 6.3.12 noted that *'the types of activities are such that noises were likely to be tonal, annoying, repetitive, intermittent; not constant, but frequent and impulsive'*. He had recorded the noises heard from inside his home which clearly illustrated the impact. However, the material could not be considered by Members because it had not been submitted to Planning Officers 5 clear working days prior to this meeting.
- He quoted from his transcript, of the meeting in October 2016, that Councillor Bridgman was keen to see that the impact of the reclassification (from B1 to B2) was effectively minimised through reasonable conditioning.

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

- He stated that a Councillor was recorded saying (at the meeting of 26 October 2016) that the acoustic screen barrier along the A4 was very effective in minimising the impacts of passing traffic.
- The roller shutter doors had been opened – regardless of the conditions. For this reason it was essential that the acoustic screen remained part of the application's conditions to ensure noise levels were managed effectively.

In response to questions asked by Members, Mr Silver and Mr Magnurn confirmed that they lived at The Barn and Old Acre.

Councillor Bridgman asked what their thoughts were in respect of condition 11. Mr Silver stated that he did not believe the matter had been discussed in full as the applicant had previously stated that he had no intention of using the workshop for painting.

Luke French in addressing the Committee raised the following points:

- He worked for Advanced Motor Supplies, Tadley, and knew the applicant well. Anchor Pension Plans was an honest and well established, family run, business that employed 65 local people.
- There were no records of Anchor Pension Plans being prosecuted or brought into disrepute for wrong doing.
- They had another site operational in Tadley which conducted the same activities and yet there had been no record of any complaints from neighbouring residents in the past 21 years. How could 24 homes be wrong?
- The company employed 65 people who relied on their job to support their families and put food on the table.
- There were examples of malicious statements being published on social media sites by the neighbours - lambasting the applicant and his company.

In response to questions asked by Members, Mr French confirmed that there was a residential property immediately adjacent to the border of the site in Tadley. Mr Franks was unable to confirm what noise mitigation measures were in place at that site but he offered to check with the applicant.

Members asked what effect the proposed changes would have on the before-mentioned employees of Anchor Pension Plan. Mr Frank was unable to comment.

Graham Joyce in addressing the Committee raised the following points:

- Sabre House was a well established business which had been in existence for 40 years and the houses nearby had been purchased knowing that they were adjacent to a commercial site.
- He was aware that the Parish Council objected to the proposals but he was disappointed that Anchor Vans had not been invited to a Parish Council meeting to discuss these issues together.
- Planning should be a system that worked for the many and not just the privileged few.
- Anchor Vans proposed to permanently close the eastern entrance and a new entrance would be created further away from the neighbouring residential properties. This would therefore, minimise the impact on neighbours, enabling Anchor Vans to continue trading from the site and ultimately protecting the jobs of its 65 employees.

Councillor Pamela Bale highlighted the fact that the previous conditions were accepted by the applicant. Mr Joyce advised that there had been a breakdown in communication

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

between the agent and applicant therefore conditions had been accepted without his knowledge/consent.

Councillor Emma Webster suggested that the conditions associated with the previous application had been published in advance of the meeting and available for the public (or applicant/agent) to view in advance. Mr Joyce stated that he was exercising his democratic right to object to the conditions in place.

In response to questions asked by Members, Mr Joyce advised that he accepted the condition to keep the roller shutter door shut but there had been a recent issue with the motor which meant that it was extremely difficult to move the heavy door. He insisted that Bob Dray had been kept abreast of the issue and that he was also aware of the proposed plans to move the eastern entrance.

Councillor Marigold Jaques asked whether it was necessary to keep the door closed for reasons aside from minimising the noise level. Mr Joyce stated that the real issue was that the neighbours disliked having a van dealership adjacent to their homes and he had evidence that the neighbours would try their hardest to ensure Anchor Vans was not able to trade from the site.

Councillor Tim Metcalfe asked why the trees had been cut back along the border of the site, because the foliage would act as a further noise reduction measure, and why Mr Joyce objected to the need to provide an acoustic sound barrier. Mr Joyce stated that the greenery had since grown back and that his objection was based on the fact that the screen was unnecessary and costly. He accepted that another noise assessment survey was required – although he was not happy with the costs associated with this work either. Mr Joyce proposed that he would introduce a schedule of monitoring to assess levels, provide opportunities to consider mitigation measures (if necessary) and then reassess to ensure the measures removed/reduced the issue. However, monitoring would take place from the nearby homes to ensure the readings were a true reflection of the effect on neighbouring properties.

In response to questions asked by Members, Mr Joyce stated that he accepted the proposed maximum noise level of 5 Decibels and that he would not support the placement of any noise mitigation measures until the survey was completed.

Councillor Emma Webster referred to comments from Environmental Health, detailed in the previous committee report, and asked what had led to Officers issuing a new set of recommendations. Bob Dray advised that in light of this application specifically contesting the conditions, Officers had carefully considered the challenged conditions against the policy tests in the Planning Practice Guidance. Upon further assessment it was considered that the condition for further noise assessment and mitigation was fully justified, and would suffice, but that the other noise mitigation conditions did not meet the policy tests.

In response to questions asked by Members, Suzanne McLaughlin advised that the recent survey measured noise levels with the roller shutter door closed at the site based in Tadley.

Councillor Alan Macro highlighted, within condition 18, that certain activity would not take place until the sound survey was conducted therefore, would a follow up sound survey check the levels when activity commenced. Bob Dray stated that the survey would be required before the activities commenced on site, but that the new survey would need to be truly representative of the activities proposed to take place. A scheme of monitoring after commencement of activities on site was also a requirement of the condition. Suzanne McLaughlin advised that it was normal practice for the sound survey to state the mitigation measures necessary to minimise the effects.

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

Councillor Metcalfe disputed the validity of future sound reports where the tests were preannounced. He suggested that it would be possible to tailor the activity onsite at that time and therefore, it was possible that the report would provide false readings. Suzanne McLaughlin advised that the Council could check the reliability of a report through unannounced checks but that this was done by exception only.

Councillor Bridgman stated that he had no issue with the proposed change to condition 11, although he recalled that the original plans did not include painting activity onsite. He was concerned to hear that the applicant had failed to comply with conditioning of the roller shutter door position and this resulted in him questioning whether the applicant would follow future conditions. He sympathised with Councillor Metcalfe's concerns regarding validity of future noise surveys.

David Pearson encouraged Members not to focus on past adherence to conditions as this was not a material planning matter. Members were encouraged to consider the proposed changes and whether they met relevant planning tests, including enforceability. Officers were satisfied that the Council could identify and remedy a breach of the conditions.

Councillor Keith Chopping acknowledged that some planning applications could be more difficult than others but Members must not refrain from voting on the matter. He noted that the proposed application related to the site in Midgham and not Tadley so there was limited value in the information provided by Mr French. Therefore, there should be no reason why the conditions should be changed.

Councillor Quentin Webb advised that he would support the proposal based on the relocation of the entrance door. He requested that the closure of the door (permanently) was conditioned as part of the application. The proposal was seconded by Councillor Macro.

Bob Dray advised Members that they must consider the application as presented in the report and avoid considering future changes which go beyond the scope of the current application.

Councillor Webster advised that she would offer an alternative proposal if the first proposal failed – to accept Officers recommendation for approval but to reintroduce condition 7 as well. Councillor Bridgman advised that he would support the proposal if it was presented to the Committee.

Councillor Quentin Webb was invited to clarify the initial proposal before Members were invited to vote. He stated that he proposed acceptance of Officers' recommendation with the inclusion of a condition to ensure that the eastern entrance door was permanently closed (welded etc). Suzanne McLaughlin advised that the safety at work aspect of the condition would be a matter for the Health and Safety Executive.

In considering the application, Members voted against the recommendation.

Councillor Pask invited Councillor Webster to present her proposal to the Committee. Councillor Webster reiterated that her proposal was to accept Officers recommendation for approval but to reinstate condition 7. The proposal was seconded by Councillor Bridgman.

In considering the above application Members' votes did not produce a majority outcome. Therefore, Councillor Graham Pask, as Chairman of the Committee, cast his vote in favour of the proposal.

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

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

Conditions:

1. Approved plans

The change of use hereby approved shall be operated in accordance with drawing number 14/061/01 Revision A received 16 May 2016, the site location plan and drawing numbers 15/032/02 and 15/032/05 registered 22 April 2016.

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

2. Use of building

The use of the building on site shall be limited to vehicle washing, vehicle MOT and servicing, and ancillary office accommodation. Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 or any subsequent version thereof, the building shall not be used for any other purpose unless permission has been granted by the Local Planning Authority in respect of a planning application.

Reason: In order to prevent a change of use of the building that might result in disruption to the amenity of neighbouring occupants in accordance with the NPPF and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

3. Use of hard-standing

The hard-standing on the site shall be used only for purposes of parking and turning, sui generis vehicle sales and B8 storage and distribution ancillary to the use of the site for vehicle sales. Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 or any subsequent version thereof, the hard-standing shall not be used for any other purpose unless permission has been granted by the Local Planning Authority in respect of a planning application.

Reason: In order to prevent a change of use of the hard-standing that might result in disruption to the amenity of neighbouring occupants or a detrimental impact on highway safety in accordance with the NPPF and Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026).

4. No recovery trucks

The site shall not be used for purposes of vehicle recovery, and no recovery truck shall be kept on the site.

Reason: In order to prevent a use of the site that may have an undue and detrimental impact on neighbouring amenity, and in the interests of highway safety in accordance with the NPPF and Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026).

5. Parking and turning (prior approval)

Within two months of the date of this planning permission being granted details of the vehicle parking and turning areas shall be submitted to the Local Planning Authority under a formal discharge of conditions application. Such details shall show how the parking spaces are to be surfaced and marked out. Thereafter the vehicle parking and turning shall be provided in accordance with the approved details within two months of the date of those details being approved. The parking and turning spaces shall thereafter be kept available for parking and turning of private motor cars and light goods vehicles in accordance with the approved details at all times.

Reason: To ensure the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would adversely affect road safety and the flow of

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

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 1991-2006 (Saved Policies 2007).

6. HGV transporter access (prior approval)

Within two months of the date of this planning permission being granted details of the HGV van transporter entry path, unloading / reloading area, turning area and exit path shall be submitted to the Local Planning Authority under a formal discharge of conditions application. Such details shall show how the entry path, unloading / reloading, turning and exit path is to be surfaced and marked out. Within two months of the details being approved the entry path, unloading / reloading area, turning area and exit path areas shall be provided in accordance with the approved details. The transporter entry path, unloading / reloading area, turning area and exit path parking and turning areas shall thereafter be kept available for the access, parking, turning and egress of the transporter in accordance with the approved details at all times.

Reason: To ensure the development is provided with adequate delivery facilities in order to reduce the likelihood of deliveries taking place on the roadside which 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 1991-2006 (Saved Policies 2007).

7. Operating hours restriction - servicing etc.

The use of the site for vehicle servicing, MOT, repairs and washing shall be restricted to the hours of 08.00 to 18.00 hours Monday to Friday, and 08.30 to 13.00 hours Saturday. No operations shall not be undertaken at any time on Sundays and Bank Holidays.

Reason: In the interests of the amenities of people living nearby in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policies OVS5 and OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

8. Operating hours restriction - sales etc.

The use of the site for purposes of sales and the use of the ancillary office accommodation shall be restricted to the hours of 08.00 to 20.00 hours Monday to Saturday, and 08.00 to 16.00 hours on Sunday and bank holidays.

Reason: In the interests of the amenities of people living nearby in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS5 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

9. Floodlighting / external lighting restriction

No floodlighting or other form of external lighting scheme shall be installed on the site except for in accordance with the lighting report registered 22 April 2016. All lighting shall be turned off outside of the approved hours of operation of the site.

Reason: In the interests of visual amenity and the amenity of neighbouring occupants in accordance with the requirements of the NPPF and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

10. Solvent-based products restriction (varied)

No use or storage of solvent-based products shall be carried out on the site.

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

Reason: To ensure that neighbouring properties are not unreasonably affected by odours in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

11. Amplified sound restriction

No sound reproduction or amplification equipment (including public address systems, tannoy, loudspeakers, etc) which is audible outside the site boundary shall be installed or operated within the site.

Reason: In the interests of the amenity of neighbouring occupants in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

12. North-western vehicle wash bay restriction

The use of the vehicle wash bay to the north-west of the site shall be limited to use for hand vehicle washing and shall not be used for purposes of washing using automated equipment such as pressure washers, spray guns, etc.

Reason: In the interests of the amenity of neighbouring occupants in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

13. Ancillary servicing of vehicles only

The use of the building on the site for the carrying out of vehicle servicing, repair and washing and valeting shall be restricted to use for the carrying out of servicing, repairs and washing and valeting to vehicles in the ownership of the business operating from the site. The site shall not be used for purposes of carrying out vehicle servicing, repairs, washing and valeting on any other vehicles.

Reason: In order to prevent an intensification of these uses that would result in a detrimental impact on neighbouring amenity and highway safety. This condition is imposed in accordance with the NPPF, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS6 of the West Berkshire District Local Plan Core Strategy (1991-2006) Saved Policies 2007.

14. Obscure glazed windows

Within 2 months of the date of this decision the windows along the southern elevation of the building on the site shall be obscure glazed. The windows shall remain obscure glazed at all times thereafter.

Reason: In order to prevent an increase in the overlooking of neighbouring properties associated with the intensification of the use of the building for the uses hereby approved. This condition is imposed in accordance with the requirements of the NPPF and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

15. No change of use under permitted development

Notwithstanding the provisions of the Town and Country (General Permitted Development Order) (England) 2015 or any subsequent version thereof the site shall not be used for any purpose other than those hereby granted planning permission under this application without permission first being granted in respect of a planning application made for this purpose.

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

Reason: In order to prevent a change of use that would result in a detrimental impact on neighbouring residential occupants, highway safety or harm to visual amenity in accordance with the provisions of the NPPF, Policies CS13, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Policy OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

16. Delivering management plan (prior approval)

Within two months of the date of this decision a Delivery Management Plan shall be submitted and approved under a formal discharge of conditions application. The approved Delivery Management Plan shall be adhered to at all times following its approval. The Plan shall:

- a) Specify the type, number and frequency of HGV vehicles that will serve the site,
- b) Specify the haul route to and from the site;
- c) Specify the delivery vehicle acceptance arrangements and state NO delivery vehicles will wait on the public highway adjacent the site, AT ANY TIME, before entering or after leaving the site;
- d) State ALL unloading and reloading of delivery vehicles will take place within the site;
- e) State all delivery vehicles will enter and exit the site in a forward gear.

Reason: To provide safe and suitable access for all and reduce the potential impact on the public highway 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 1991-2006 (Saved Policies 2007).

17. Noise surveys (prior approval)

No vehicle servicing, repair and MOT activity shall take place on the site until the following details have been submitted and approved under a formal discharge of conditions application:

- a) Confirmation of offsite noise sensitive properties / locations.
- b) Confirmation of noise monitoring locations.
- c) The findings of a noise survey (undertaken in accordance with BS4142 or such other standard acceptable to the Local Planning Authority) to confirm noise levels of each activity in the vicinity of the proposed development.
- d) Written details and sample calculations showing the likely impact of noise from the development.
- e) A proposal, detailing the frequency, timing and presentation of further noise monitoring surveys to determine the noise levels at the development once it becomes operational.
- f) A scheme of works or other such steps as may be necessary to minimise the effects of noise from the development.
- g) Noise resulting from the use of plant, machinery or equipment shall not exceed a level of 5dB(A) below the prevailing background level when measured 1 metre from the facade at the noise sensitive locations identified in (a) and carried out in (e) or as requested by the Local Planning Authority.

No MOT, repair and servicing activities shall take place on the site until any approved measures specified at (f) have been implemented on the site. The approved measures specified at (f) shall remain in place on the site at all times thereafter.

Reason: The noise survey details accompanying this application do not take sufficient account of the impacts of servicing and repair activities in making recommendations for the level of noise mitigation required. Further details are required in the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

18. Front boundary fence (prior approval)

Within two months of the date of this decision details of a two metre high fence to be erected along the northern boundary of the site between the access to the north east and the boundary with Orchard Cottage to the north-west shall be submitted under a formal discharge of conditions application. Within two months of the date of approval of the details of the two metre high fence the approved fence shall be erected and shall be retained in accordance with the approved details thereafter.

Reason: In the interests of visual amenity in order to ensure that views across the hardstanding used for vehicle sales, parking and ancillary B8 storage of vehicles do not have a detrimental impact on the character and appearance of the surrounding rural area in accordance with the NPPF and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

19. Activities restricted to inside the building

All MOT testing, vehicle servicing, repair, refurbishment and valeting on the site shall only be undertaken inside the building on the site when all openings to the building including the roller doors and windows are shut.

Reason: In the interests of the amenities of people living nearby in accordance with the requirements of the NPPF, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policies OVS5 and OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

11. **Application No. & Parish: 17/00402/FULEXT - 1053, 1055 and 1057 Oxford Road, Tilehurst, Reading, Berkshire, RG31 6YE**

The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 17/00402/FULEXT in respect of variations to conditions 11, 21, and 22 as agreed through planning application 15/01983/FULEXT.

In accordance with the Council's Constitution, Granham Rolfe, Parish Council representative, John Drabble, objector, and David Howells, applicant, addressed the Committee on this application.

Granham Rolfe in addressing the Committee raised the following points:

- He was not aware of the changes which had been proposed to condition 24.
- He objected to the loss of landscaping due to the additional car parking spaces.
- The additional parking to the front of the site would be detrimental to the key feature of the village which was the 'green corridor' effect as you entered from Reading. This feature had been identified by two planning inspectors and had been a key point in dismissing previous appeals.
- Condition 24 was incorporated in the decision because it was in accordance with the National Planning Policy Framework – Policies CS14 and CS19 of the West Berkshire Core Strategy.
- The proposed change was far from minor. It impacted the key feature of the village and it contradicted principles in CS14.
- He had seen a letter from the applicant who stated that the development had sufficient parking and that the additional spaces were merely 'extra'.

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

- The letter also stated that the Parish Council objected to the inclusion of a hedge – this was incorrect. The Parish Council objected to the inclusion of railings and a bush.

John Drabble in addressing the Committee raised the following points:

- His keen concern was that the changes to the site impacted the appearance of the area through the loss of suitable landscaping; greenery was a key feature of the area.
- The current car park/garden layout was not part of the original planning application, and so the imposed changes had affected the appearance of the area and character of the village.
- The proposed landscaping plan failed to provide adequate cover to the west of the site and did not include the use of evergreen trees – therefore the site would be devoid of sufficient coverage throughout the year.
- The plan failed to consider the suitability of the plants/trees in chalk based soil. In addition – the plan should consider introducing more evergreen plants.
- These matters were very detailed but it was important to him that the Committee considered the appearance of the site through the landscaping plans presented in front of them.

In response to questions asked by Members, Mr Drabble confirmed that the original landscaping plan, which included a hedge around the periphery of the site, was sufficient.

David Howells in addressing the Committee raised the following points:

- He spoke on behalf of the applicant - Stanley Homes Ltd.
- The proposal referred to the inclusion of three additional car parking spaces and adjusted landscaping plans to accommodate - the revised plans had been informed by advice from the Tree Officers at the Council.
- Landscaping was not yet complete so Members would have seen the work in progress at the site visit.
- The height of foliage had been referred to in the proposed application and included how they would be maintained/ managed. A discussion had taken place regarding the location and height of a hedge around the additional parking spaces. A new plan had been devised in response to hearing local concerns but it had not been presented to the Committee due to the time frame before the meeting.
- He encouraged Members to consider the proposal to change the location of the hedge – away from the site boundary so that it would not slope/change in height.

In response to questions asked by Members, Mr Howells apologised for the need to seek retrospective approval for the inclusion of three additional parking spaces. He had participated in discussions with Council Officers to explore appropriate means to mitigate/ manage the impact introduced by the changes onsite; therefore, enabling Officers to recommend the application for approval.

Mr Howells confirmed that he would continue to work with the Parish Council to ensure the parking spaces were appropriately covered and that the overall landscaping was acceptable.

Councillor Tim Metcalfe asked whether feedback from prospective buyers had led to concerns about the number of parking spaces onsite. Mr Howells was not aware of such concerns and believed that the additional spaces had simply evolved through the development stages.

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

Councillor Metcalfe, speaking as Ward Member, in addressing the Committee raised the following points.

- The plot originally contained 3 bungalows and Stanley Homes developed the site to build 50 units in their place
- Concerns regarding overdevelopment of the site, change of character and local parking – which had been considered under the appropriate policies at that time and deemed suitable.
- The green areas to the front and rear of the site were good outcomes from the application although there had been some issues regarding misuse which were being addressed.
- The green corridor was a key feature of the Parish Plan and Eastern Vision which in turn made it very important to maintain.
- There had always been a concern regarding number of parking spaces onsite and now the Committee was faced with a retrospective application to consider the additional parking. The spaces had been introduced without approval and only noticed by the Parish Council who recognised that a further planning application would be required.

In response to questions asked by Members, Councillor Metcalfe advised that he was aware of the amended landscaping plans but was still concerned that they would not address concerns regarding screening due to the angle of the land and chalk based soil.

Councillor Sheila Ellison suggested that the proposed trees were not suitable for screening and would not provide the desired profile needed to re-establish the green corridor. She was keen that the types of plants to be used were reconsidered.

David Pearson highlighted the Tree Officer's comments, contained on page 46 of the report, stating that they were satisfied that the amended plan would offer suitable screening. However, if Members were minded to request a review and subsequent change to the plan then a new application would be required. David Pearson suggested that a condition could be included to ensure a revised plan was presented to Planning Officers within two months of the Committee meeting – if Members were minded to support Officers recommendation for approval.

Councillor Alan Macro asked whether the planning provision needed to comply with the previous parking policy or the current policy. Gareth Dowding stated that he had no concerns about parking provision in light of the current policy and neither was he concerned about the location of the spaces near the steep verge.

Councillor Keith Chopping highlighted Mr Drabble's request to include more evergreen trees/plants in the landscaping plan and asked how the Residents Association could be involved in reviewing revised plans. David Pearson suggested that the plans would be shared with the Parish Council and that they would be best placed to highlight the plans to the Residents Association.

Members discussed the location and height of the hedge which was designed to screen the additional parking spaces. It was noted that the revised plans illustrated a hedge along the line of the parking spaces which resulted in a constant hedge height and cleaner appearance.

Councillor Pamela Bale suggested that the Committee should not focus on the means to mitigate the developer's mistake but rather that they should work towards reinforcing the previous conditions. Therefore, the developer should be requested to remove the parking spaces and reinstate the landscape plan. Councillor Macro supported those comments.

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

Councillor Emma Webster proposed acceptance of the Officers' recommendation with the inclusion of sending the revising landscaping plan to Planning Officers within two months of the Committee Meeting. Councillor Bridgman seconded the proposal.

In considering the above application Members voted on the proposal to accept Officers recommendation. Members' votes did not produce a majority outcome. Therefore, Councillor Graham Pask, as Chairman of the Committee, cast his vote in favour of the proposal.

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

1. Previously Condition No. 2 Standard list of approved plans

The development hereby permitted shall be carried out in accordance with the approved drawings and other documents listed below:

Location Plan, received 12 November 2014

1189_PLN_319C - street scenes, received 12 November 2014

1189_PLN_331 - tracking layout 1, received 12 November 2014

1189_PLN_332 - tracking layout 2, received 12 November 2014

Amended Plans:

1189_PLN_401E, received 17/12/15

1189_PLN_402F, received 13/1/16

1189_PLN_436D, received 15/1/16 excluding first 1 metre of driveways of plots 4, 5, 20 and 21

1189_PLN_427, received 31/7/15

1189_PLN_437A, received 25/11/15

1189_PLN_438, received 17/12/15

House Plans:

1189_PLN_303A - plot 1, received 12 November 2014

1189_PLN_304B - plots 2, 3 & 49, received 12 November 2014

1189_PLN_306D - plots 4 & 5, received 24 November 2014

1189_PLN_307 - plots 6-8, 17-19, received 12 November 2014

1189_PLN_308A - plots 9-12, received 12 November 2014

1189_PLN_309D - plots 20 & 21, received 24 November 2014

1189_PLN_311B - plots 23 & 25, received 12 November 2014

1189_PLN_313A - plot 35, received 12 November 2014

1189_PLN_314A - plot 36, received 12 November 2014

1189_PLN_315A - plot 37, received 12 November 2014

1189_PLN_316B - plots 38 -40, received 12 November 2014

1189_PLN_317A - plots 41 - 44, received 12 November 2014

1189_PLN_318B - plot 50, received 12 November 2014

1189_PLN_320 - plots 13-16, received 12 November 2014

1189_PLN_321B - plot 24, received 12 November 2014

1189_PLN_322A - plots 45 - 47, received 12 November 2014

1189_PLN_323B - plot 48, received 12 November 2014

Amended House Plans:

1189_PLN_412B, received 17/12/15

1189_PLN_416A, received 31/7/15

Drainage Strategy 140572/KBL/DS-01A, received 25 June 2014

Flood Risk Assessment 140572/FRA/KTP/01, received 25 June 2014

Transport Statement 140572/KBL/TS-01 Rev A, received 25 June 2014

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

Arboricultural Impact Assessment SH19196aia, received 25 June 2014
Ecological Assessment Report, received 31 July 2015
Landscape Management and Maintenance Plan, received 31 July 2015

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

2. Previously Condition No. 3 Materials as specified

The materials to be used in the development of the dwellings and garages hereby permitted shall be as specified on the schedule of materials submitted (sheets 1-3, received 31 July 2015) and 1189-DF-426A received 1 September 2015. No work shall commence on the carport shown on drawing number 1189_PLN_438, received 17 December 2015, until a schedule of the materials to be used in the construction of its external surfaces have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to these matters which have been detailed in the current application. Samples of the materials to be used for the carport shall be made available for inspection on site on request. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the materials are of a quality appropriate to the nature of the development, the site and its surroundings. This condition is imposed to comply with the National Planning Policy Framework (March 2012), Policies ADPP4, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

3. Previously Condition No. 4 Windows PD removal

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no windows, dormer windows or other openings in the roof (other than those expressly authorised by this permission) which would otherwise be permitted by Schedule 2, Part 1, Classes A, B or C of that Order shall be constructed at first floor level or above on:

The north elevation of plots 21 and 47

The south elevation of plots 26-34(the flats)

The east elevation of plots 6 and 19

The west elevation of plots 1, 8, 12, 13 and 25 without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

Reason: In the interests of the privacy and amenity of neighbouring properties. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (2006) and Supplementary Planning Guidance 04/2 House Extensions (July 2004).

4. Previously Condition No. 6 Domestic ext.s/outbuildings PD remov - whole site

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C or E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 of the West

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

Berkshire Core Strategy (2006-2026) and the Supplementary Planning Document Quality Design (June 2006).

5. Previously Condition No. 7 Floor levels

The development shall be constructed in accordance with the approved details in relation to the finished floor levels as shown on the following plans:

- Survey Contour Plan, received 7 April 2015
- Cut and Fill Contour Plan, received 7 April 2015
- Levels Methodology, received 7 April 2015
- 1189_PLN_427, received 31 July 2015
- 1189_PLN_439, received 17 December 2015

And in relation to this details not amended as part of this application:

- External Works Layout received 7 April 2015

Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

6. Previously Condition No. 8 Boundary treatment

The boundary treatment shall be completed in accordance with the approved details submitted under condition discharge 15/00947/COND5:

- 1189/1-50/001E, received 7 April 2015
- and email from David Howells, received 10:00 15 June 2015

The boundary treatment shall be completed in accordance with the approved scheme before the dwellings hereby permitted are occupied. The approved boundary treatments shall thereafter be retained.

Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. 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 the Supplementary Planning Document Quality Design (June 2006).

7. Previously Condition No. 9 Removal of spoil

All spoil arising from the development shall be used and/or disposed of in accordance with the approved details submitted under condition discharge 15/00943/COND1:

- Survey Contour Plan, received 7 April 2015
- Cut and Fill Contour Plan, received 7 April 2015
- Levels Methodology, received 7 April 2015

Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area. 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 the Supplementary Planning Document Quality Design (June 2006).

8. Previously Condition No. 10 Hours of work (construction)

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

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 be limited to:

7:30am to 6:00pm Mondays to Fridays;
8:30am to 1:00pm Saturdays;
nor at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

9. Previously Condition No. 13 Protection from external noise 15/00996/COND8

The scheme of works for protecting the occupiers of the development from externally generated noise submitted under condition discharge 15/00996/COND8, (Noise Impact Assessment 10976NIA01 received 23 April 2015), which includes glazing installed on each facade (including trickle vents etc), should meet the requirements for Type 1, Type 2 and Type 3 glazing. No dwelling shall be occupied until the scheme of works has been implemented in accordance with the approved details.

Reason: In the interests of the amenity of neighbouring properties. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

10. Previously Condition No. 14 Refuse Storage (details required) 15/00948/COND6 and 16/00577/COND1.

No dwelling shall be occupied until the refuse and recycling facilities have been provided in accordance with the approved drawing number 1189/1-50-001E, received 7 April 2015 (submitted under conditions discharge 15/00948/COND6) and the cover letter received on 03 March 2016 (submitted under conditions discharge 16/00577/COND1)

The refuse and recycling facilities shall be retained for this purpose at all times.

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 (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

11. Previously Condition No. 15 Landscaping AMENDED 15/00947/COND5

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

- [TO BE DETERMINED BY OFFICERS UNDER DELEGATED AUTHORITY]

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 landscaping between the site boundary and Oxford

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

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).

12. Previously Condition No. 16 Tree protection scheme AMENDED 15/00947/COND5

The protective fencing and provision for the protection of the root zones of trees shall be implemented and retained intact for the duration of the development in accordance with the tree and landscape protection scheme identified on approved drawing numbers:

- SH19196-01a, received 7 April 2015
- SH20016-03D received 11 November 2015
- Arboricultural Impact Assessment & Method Statement received 31 July 2015
- Tree Report SH19196tr all received 7 April 2015

Within the fenced areas, there shall be no excavations, no storage/mixing of lime based products or fuels, no storage of materials, or machinery, no parking of vehicles, no fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase. 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).

13. Previously Condition No. 18 Arboricultural Method Statement AMENDED 15/00947/COND5

The implementation, supervision and monitoring of all temporary tree protection, any special construction works within any defined tree protection area and the arboricultural watching brief shall be carried out in accordance with the Arboricultural Impact Assessment & Method Statement received 31 July 2015.

Reason: To ensure the protection of trees identified for retention at the site. 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).

14. Previously Condition No. 20 Bat roost voids/means of access AMENDED 15/00947/COND5

No dwelling shall be occupied until the bat tubes and woodcrete bird nest boxes to be placed in retained trees have been provided and no dwelling with a bat tube or woodcrete bird nest box shall be occupied until that individual dwelling has been constructed with the appropriate bat tube or woodcrete bird nest box as shown in relation to the site on approved drawing numbers SH19196-12B (sheets 1-3), received 7 April 2015; 1189PLN337 received 26 May 2015 and 1189/PLN/338A received 9 June 2015 showing the retained trees and the approved drawings SH20373-11G-Sheet 1 REVISION G, SH20373-11G-Sheet 2 REVISION G and SH20373-11G-Sheet 3 REVISION G received 22 June 2017 showing the amended landscaping. Thereafter the bat tubes and woodcrete bird nest boxes shall be maintained and permanently retained in accordance with the approved details.

Reason: To ensure the protection of bats and woodcrete species, which are subject to statutory protection under European Legislation. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS17 of the West Berkshire Core Strategy (2006-2026).

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

15. Previously Condition No. 21 Construction method statement AMENDED

The construction works shall incorporate and be completed in accordance with the approved construction method statement received 31 July 2015 and drawing 1189-PLN-7434A received 1 September 2015.

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

16. Previously Condition No. 22 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. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

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 1991-2006 (Saved Policies 2007).

17. Previously Condition No. 24 Footway/cycleway provision (details) 15/00945/COND3

No dwelling shall be occupied until the footway/cycleway has been provided in accordance with the H716-1189-202, H716-1189-152 and H716-1189-153 received 7 April 2015 and any statutory undertaker's equipment or street furniture located in the position of the footway/cycleway has been re-sited to provide an unobstructed footway/cycleway.

Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. 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. Previously Condition No. 25 Uncontrolled pedestrian crossing (detail 15/00945/COND3)

No dwelling shall be occupied until the uncontrolled pedestrian crossing has been provided in accordance with the H716-1189-202 and H716-1189-152 received 7 April 2015 and any statutory undertaker's equipment or street furniture located in the position of the uncontrolled pedestrian crossing has been re-sited to provide an unobstructed crossing facility.

Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. 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).

19. Previously Condition No. 26 Gradient of private drive

The gradient of private drives shall not exceed 1 in 8 or, where buildings are likely to be occupied by the mobility impaired, 1 in 12.

Reason: To ensure that adequate access to parking spaces and garages is provided. 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).

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

20. Previously Condition No. 27 Visibility splays before occupation

No dwelling shall be occupied until the visibility splays at the proposed access have been provided in accordance with drawing number 14-T065 03 rev.D received on 22 September 2014. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the 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).

21. Previously Condition No. 28 Vehicle parking provided to standards AMENDED 15/00948/COND6

No dwelling shall be occupied until the vehicle parking and turning spaces/areas have been provided in accordance with the approved details within drawings No SH20373-11G-Sheet 1 REVISION G, SH20373-11G-Sheet 2 REVISION G and SH20373-11G-Sheet 3 REVISION G received 22 June 2017. The parking and turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which 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), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Policy P1 of the Housing Site Allocations DPD (May 2017).

22. Previously Condition No. 30 Cycle storage 15/00948/COND6

Plots 13-25 shall not be occupied until the cycle parking and storage spaces have been provided in accordance with the approved details within drawings SH20373-11G-Sheet 1 REVISION G, SH20373-11G-Sheet 2 REVISION G and SH20373-11G-Sheet 3 REVISION G received 22 June 2017.

Plots 1-12 and 26-50 shall not be occupied until the cycle parking and storage space for plots 1-12 and 26-50 has been provided in accordance with the drawing 1189/1-50/001 E (received 7 April 2015) showing the proposed location of all designated cycle storage for each dwelling including:

- Up to four cycles at each dwelling with a garage,
- A cycle shed measuring 2500mm x 2000mm with storage for two cycles at all 2 & 3 bed houses
- A 15 cycle shelter to accommodate bikes from the flats
- Sheds and garages shall be secured with a Sheffield stand which is to be bolted to the garage floor or concrete base slabs (email from David Howells received 4 June 2015).
- Cycle shelter to accommodate for the flats shall be provided in accordance with drawings 1189/26-34/60 and SFD Semi Vertical Cycle Stands details received (15 June 2015)

Thereafter the approved cycle parking and storage space shall be retained for this purpose at all times.

Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Policy P1 of the Housing Site Allocations DPD (May 2017).

23. Previously Condition No. 31 SUDS 15/00946/COND4

The dwellings hereby permitted shall not be occupied until the sustainable drainage measures have been implemented in accordance with the approved details listed below:

- H716-1189-102K received 30 November 2015
- H716-1189-101L received 30 November 2015
- H716-1189-142C received 30 November 2015
- H716-1189-161D received 30 November 2015
- H716-1189-203C received 30 November 2015
- H716-Issue Sheet received 30 November 2015
- H716-SA3REVA received 30 November 2015
- H716-SA4REVA received 30 November 2015
- H716-SA1-2REVA received 30 November 2015

Thereafter the sustainable drainage measures shall be maintained and managed in accordance with the approved details.

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).

24. Previously Condition No. 32 Landscape management plan AMENDED 15/00947/COND5

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)

12. Application No. & Parish:17/01042/OUTD - Land Adjacent to Larch House, Sulhamstead, Reading, RG7 4BB

Agenda Item 4(3) concerning Planning Application 17/01042/OUTD – an outline planning permission for the redevelopment and change of use of the site to residential (C3) to provide a single storey detached dwellinghouse with rooms in the roof space was withdrawn from the agenda and would therefore not be considered by the Committee at the meeting on 5 July 2017.

13. Appeal Decisions relating to Eastern Area Planning

Members noted the outcome of appeal decisions relating to the Eastern Area.

(The meeting commenced at 6.30 pm and closed at 9.35 pm)

EASTERN AREA PLANNING COMMITTEE - 5 JULY 2017 - MINUTES

CHAIRMAN

Date of Signature