

**WESTERN AREA PLANNING COMMITTEE  
ON 1<sup>ST</sup> NOVEMBER 2017**

**UPDATE REPORT**

**Item No:** (1)                      **Application No:** 17/01445/FUL                      **Page No.** 13 - 34

**Site:** The Lodge High Elms Aldworth Road, Compton.

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**Planning Officer Presenting:** Matthew Shepherd

**Member Presenting:** N/A

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**Parish Representative speaking:** Compton – Mr Aaron Smith, Fowler Architecture and Planning Ltd

**Objector(s) speaking:** N/A

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** N/A

**Ward Member(s):** Cllr. Virginia Von Celsing

**Update Information:**

**Update to Condition 7 – Demolition (after discussions with Enforcement)..**

The approved garage / workshop ancillary building subject to this permission 17/01445/FUL shall not be brought into use until demolition of the relevant parts of the building known as 'The Lodge' have been completed fully as shown in approved plans;

- Drawing untitled containing Elevations and Location Plan. Drawing number 7106: 2 C. Date stamped 8<sup>th</sup> September 2017.

Demolition, as detailed above, shall be completed fully and all materials and waste arising from the demolition shall be removed from the site.

Reason: In the interests of maintaining the appearance of the North Wessex Downs Area of Outstanding Natural Beauty in accordance with policies ADPP5, C S14, and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

**In response to Ward Member's comments an amended materials condition has been recommended to replace Condition 2.**

**Update to Condition 2 - Schedule of Materials.**

No development shall take place until a schedule of the materials to be used in the construction of the external surfaces of the building and hard surfaced areas hereby permitted has been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indication as to these matters which have been detailed in the current application. Details will include a schedule of any retained materials. Samples of the materials shall be made available for inspection on request. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials are visually attractive and respond to local character. 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 Policy C6 of the West Berkshire HSADPD, Supplementary Planning Document Quality Design (June 2006), Supplementary Planning Guidance 04/2 House Extensions (July 2004).

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