

**EASTERN AREA PLANNING COMMITTEE
ON 8TH NOVEMBER 2017**

UPDATE REPORT

Item No: (1) **Application No:** 17/01540/RESMAJ **Page No.** 25-54

Site: Land north of Pangbourne Hill, Pangbourne, Reading, Berkshire

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: Mr John Higgs

Objector(s) speaking: Mr J.G.F. Dawson

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Douglas Bond

Ward Member(s): Councillor Pamela Bale

1. Introduction

This report complements the Application Report published prior to the Committee and provides an update on matters that have changed in the meantime.

2. Additional consultation responses

Environment Agency (amended submission): Due to increased workload prioritisation we are unable to provide comments on this application. We are not a statutory consultee for reserved matters applications. Please take account of any conditions, informatives or advice that we provided in our response to the outline application when making your determination of this reserved matters application. We will of course still provide our comments for any conditions that we requested and were applied by you on the outline planning permission. Please continue to consult us with these conditions as usual.

Public representations: No additional responses since publication of Agenda Report.

3. Land stability

During the committee site visit, a query was raised regarding land stability, particularly in the south-eastern corner close to a former chalk quarry slope. Land stability is capable of being a material planning consideration. However, according to the Planning Practice Guidance, when dealing with land that may be unstable, the planning system works alongside a number of other regimes, including (amongst others) Building Regulations, which seek to ensure that any development is structurally sound.

Slope stability has been addressed in the Phase 1 and Preliminary Phase 2 Ground Investigation Report, which has been submitted to discharge conditions under application reference 17/02879/COND6. In addition, the applicants have provided the following detailed responses:

- *Engineered cut and fill approach being applied across the whole site. On the whole we have tried to eliminate any fill thicknesses greater than 600mm in the substructure itself, by dealing with changes in levels with external engineered retaining elements across the site. We have one scenario where the exposed brickwork into the habitable space is 1050mm where a suspended slab will be used.*
- *Ground bearing slabs being designed for substructure elements to eliminate risks of chalk fissures.*
- *All groundworks and earthworks and highways designs based on CBR [Californian Bearing Ratio] of 3%*
- *Soakaways designed for surface water disposal bearing in mind chalk conditions and infiltration rates. Soakaway positions to be no less than 5m of building (as per building regulations).*

Ultimately we are still designing the pedestrian ramp, but the below shows that we are carrying out necessary tests to substantiate our designs. This will also be subject to Highways Structural approval in any case.

Re: plots 10 and 11 to the south east corner of site

As advised by the geotechnical report, it is considered that for the relatively lightly loaded low-rise residential structures that we are proposing in the south eastern corner, conventional shallow strip foundations are suitable. Although no solution features have been encountered, it has been recommended we excavate foundations to a depth sufficient to expose the top surface of the chalk followed by a visual inspection of the chalk to ensure it is of good condition. Depending on whether solution features are found or not, will then potentially mean we adopt an alternative foundation design to span across the feature (ground bearing slab/raft).

Re: cut slope to accommodate ramped pedestrian footpath

We have carried out further testing in this location (where previous SI [soil investigation] report didn't cover this area due to accessibility issues). With a good idea of where retaining walls will be located, we have carried out further borehole testing so Chalk grades can be assessed and engineering properties applied. This testing included 2 x 15m rotary cored boreholes at the top of the slope, and 2 x 5m boreholes at the base of the slope. The provision of Report is due this week, however I attach the BH [borehole] logs and exploratory hole location plan. The engineered approach and retaining wall design to this slope will be determined by the factual analysis in this report.

In light of the above information, Planning and Highway Officers are satisfied that, whilst land stability represents a possible constraint undertaking the development, in this instance these

matters can be adequately dealt with through Building Regulations (dwelling construction) and Highways Structural approval (access ramp).

4. Head of Development and Planning

Following the recent departmental restructuring reference to “Head of Planning and Countryside” should read “Head of Development and Planning”.

5. Updated recommendation

To delegate to the Head of Development and Planning to APPROVE THE RESERVED MATTERS APPLICATION subject to the conditions listed in the Agenda Report, as amended below.

Condition 2: Approved Plans

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

- Location Plan (P1389.04)
- Site Layout (SL-01/B)
- Site Levels (SL-02/B)
- Street Scenes 2 of 2 (SS-02)
- Site Sections (SS-03)
- Plans and Elevations for all units contained within the House Type Pack (43 pages, received 03/10/2017)
- Junction Visibility Sheet 1 of 2 (5023/004/A)
- Junction Visibility Sheet 2 of 2 (5023/005/A)
- Forward Visibility (5023/006)
- Room in Roof Section
- Transport Statement (Bellamy Roberts, ITR/5023/TS.3, September 2017)

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