

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

UPDATE REPORT

Item No: (2) **Application No:** 17/02446/FULD **Page No.** 55-73

Site: Pamber Green, Blandys Lane, Upper Basildon

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Mr Paul Smith/Mr Clifford Kemp

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Alan Law

Update information

1. Amendments to wording

At the Recommendation Summary (P.55) and again at Section 8 the report refers to the Head of Planning and Countryside. This is incorrect and the correct title is the Head of Development and Planning.

Section 6.4.2 (P.64) of the officer's report refers to the front elevation of Hampstead House as the east facing elevation. This is incorrect and the front elevation faces west towards the application site.

2. Condition 15

During the Committee site visit it was noted that significant re-contouring of the site will be likely to be required, particularly in the vicinity of the access drive. While the application is accompanied by details of proposed levels, a more detailed proposed levels survey is required in order to ensure that harm to visual amenity does not result from the proposed works. The following condition is recommended to replace condition 15 (Levels, p. 71):

“No development of the approved dwellings or other operations on the land (excluding demolition of the existing dwelling and structures) shall commence until full details of the proposed ground levels, floor levels and all engineering operations to the bank alongside Blandys Lane have been submitted and approved under a formal discharge of conditions application. The dwellings hereby approved shall not be occupied until the levels have been created in accordance with the approved details.

Reason: Additional information on levels is required in order to ensure that no detrimental impact on visual amenity in the North Wessex Downs AONB and neighbouring amenity arises from the proposed works in accordance with the National Planning Policy Framework 2012 and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.”

3. Sustainable Drainage condition

The following additional condition is recommended in respect of providing SuDS measures on the site in order to address surface water:

“No development shall take place until a scheme of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate sustainable drainage principles to deal with surface water run-off from the roof of the development hereby permitted and within the application site. The development hereby permitted shall not be first occupied until the scheme of surface water drainage has been implemented in accordance with the approved details. The approved method of surface water drainage shall be retained thereafter.

Reason: To ensure that surface water will be managed in a sustainable 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 Supplementary Planning Document Quality Design - Part 4 Sustainable Design Techniques (June 2006).”

4. Heights of buildings and floor areas

At the Committee site visit, the relative heights of the proposed and surrounding dwellings was queried. Approximate heights and floor areas taken from the Council’s records of planning applications on Hampstead House, High Banks (both east of the site) and Moorings (south of the site) are presented in the table below:

Name of dwelling	Approximate ridge height (metres)	Approximate datum height (above sea level)*	Approximate floor area (square metres)
Pamber Green (Existing dwelling)	6 m	107.9 m	125 sq. m
Hampstead House	6.5 m	106.5 m	460 sq. m
High Banks	11 m	111.7 m	220 sq. m
Moorings	7.8 m	106.8 m	250 sq. m
Plot 1	8.5 m	109.7 m	339 sq. m
Plot 2	8.5 m	110.4 m	401 sq. m

*For reference, road datum height is 99 alongside Moorings, 99.2 to southern boundary of site and 100.65 to northern boundary of site.

The floor levels of the proposed dwellings and the existing dwelling relative to the surrounding ground level was also queried. Bearing in mind that the land is on a gradual southern slope, the comparative height on the southern point of each dwelling is as follows:

Existing = approx. 60cm

Plot 1 = 40cm

Plot 2 =60cm