

**WWSTERN AREA PLANNING COMMITTEE  
ON 17 JANUARY 2018**

**UPDATE REPORT**

<b>Item No:</b>	(1)	<b>Application No:</b>	17/02524/FULEXT	<b>Page No.</b>	17 - 31
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**Site:** Land West Of New Road, North Of Pyle Hill, Newbury

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**Planning Officer Presenting:** Michael Butler

**Member Presenting:**

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** Ms Lucy Croft

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

**Applicant/Agent speaking:** Mr Steve Smallman - Provision  
Mr John Hanlon – Glanville  
Mr John Baker – BSG Ecology  
Ms Judith Giles

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

**Update Information:**

The applicant has formally accepted the additional contribution for affordable housing of £175,000. This will be noted in the s106 agreement, if the application is resolved to be approved.

Amend recommendation to read at end - "to include the additional s106 contribution of £175,000 for affordable housing off site, in addition to the 14 units on site"

An additional condition is recommended by the Archaeological Officer:-

*No development / site works / development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.*

*Reason: To ensure that any significant archaeological remains that are found are adequately recorded, in accord with the NPPF.*

In addition it is proposed to delete the proposed CEMP Condition 16 and insert as a replacement the following:-

*The development hereby permitted shall be carried out in strict accord with the submitted Ecological Mitigation and Management Plan plus the Geo environmental report as submitted, with the associated recommendations identified in those reports. For clarity this relates to the BSG Ecology Report of the 23<sup>rd</sup> August 2017 on file.*

*Reason. To ensure the ecological status of the application site is enhanced in accord with policy CS17 in the WBCS of 2006 to 2026.*

This is because it is considered that all the necessary ecological information has already been submitted with the application scheme.

The Highways Officer has suggested a further Condition:-

No development shall take place until details of crossing points across Draytons View and / or New Road have been submitted to and approved in writing by the Local Planning Authority. The crossing shall consist of dropped kerbs and tactile paving. No dwelling shall be occupied until the crossing(s) have been provided in accordance with the approved scheme 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).

Typographical correction. Para 6.4. 5<sup>th</sup> line down - insert "it" after whilst, and delete "is" after physically.

For information the word "ruderal" refers to an invasive plant species which is the first to colonise a disturbed habitat, but may not remain competitive over the longer term.

Para 6.1.1 Application 17/01096/outmaj has now been approved by the Council as the s106 agreement was signed post the date of writing the report.

DC