

**EASTERN AREA PLANNING COMMITTEE
ON 7TH FEBRUARY 2018**

UPDATE REPORT

Item No: (1) **Application No:** 17/03079/COMIND **Page No.** 25 - 41

Site: Land Between Francis Baily and Kennet Schools and Land Adjacent to Dunstan Park,
Thatcham, Berkshire

Planning Officer Presenting: Simon Till

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: Ms Liz Wood

Supporter(s) speaking: Mr Iain Dunn – Thatcham Flood Forum

Applicant/Agent speaking: Mr Brian Cafferkey – Ardent Consulting Engineers
Mrs Liz Allen – Kirkham Landscape Planning Ltd

Ward Member(s): Councillor Jason Collis
Councillor Rob Denton-Powell

Update information

1. Note regarding Ward Member

An error on page 25 of the agenda lists Cllr Law as Ward Member. The correct Ward Members are as stated above.

2. Highways consultation response and revised recommendation

While raising no objection following receipt of a plan detailing visibility splays on the revised section of cycle track the highways officer has recommended an additional condition as set out below. Therefore the recommendation is revised to:

To delegate to the Head of Planning and Development to GRANT PLANNING PERMISSION subject to the conditions listed in Section 8 of the Committee Report and subject to the additional condition set out below:

"9. The cycleways shown on drawing no. X910-065 received on 1st February 2018 shall not be brought into use until visibility splays have been provided in accordance with this drawing. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility as shown on this drawing.

Reason: In the interests of cycle 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)."

3. Conservation officer comments

The conservation officer has commented as follows in terms of the impact of the proposed works on the Grade I listed Bluecote School, south west of Dunstan Green:

"I have discussed the current application with my fellow Principal Conservation and Design Officer, when we agreed that the immediate setting of the Old Bluecote School, already a little compromised by surrounding roads and a car park, would not be affected by the proposed bund in the recreation ground on the opposite side of Harts Hill Road, which bund being considered tantamount in appearance to further landscaping of a much altered park."

4. Access to the allotments

The lead flood authority has provided a swept paths diagram (attached) demonstrating that the bunding to the north west of the allotments would result in only a small amount of allotment land, this forming part of the track providing vehicular access, and not land in use as an allotment plot would be taken up by the bund. The swept paths diagram has demonstrated that this would not prevent vehicular access to the allotment plots. As such your officer considers that an alternative solution involving the creation of a ramp over the bund would be unnecessary and would further result in the loss of additional trees from alongside the allotments.

During the site visit Members also queried whether the bund alongside the southern access track to the allotments would interfere with vehicular access in that location. The swept paths diagram demonstrates that the bund will intrude slightly on the access, encroaching over a 15 metre stretch of the access track, but that the allotment layout will still allow sufficient space for vehicles to gain access to the existing roads within the site. The proposed works are therefore not considered by your officer to prevent access for users to the allotment plots, albeit that they will result in alterations to the existing vehicular routes through the allotments.

5. Objections regarding access to sewers

Objections to this application refer to aspects of the scheme resulting in difficulties for Thames Water in accessing sewage infrastructure in the vicinity of the site. The statutory undertaker, Thames Water, has the right to access any of its infrastructure, and the applicant will have to work in conjunction with Thames Water in order to ensure that sufficient access is retained. In respect of access during a 1 in 30+ year rainfall event, the maximum amount of time that water would take to completely drain from the

site is 48 hours, and this would be extremely rare (with a probability of occurring once in every 30 or more years). As it is the subject of separate powers exercised by the statutory undertaker access to the sewer does not fall under the remit of planning to consider.

