

**WESTERN AREA PLANNING COMMITTEE
ON 4TH APRIL 2018**

UPDATE REPORT

Item No: (3) **Application No:** 17/01550/FULEXT **Page No.** 85 - 110

Site: Land south of Lower Farm, Hambridge Lane, Newbury

Planning Officer Presenting: Jake Brown

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: Mr Frank Chitty
Mr Adrian Abbs
Ms Sarah McGonnell

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Nick Laister

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

Update Information:

The agent for the application has indicated that the planning obligation may not be completed by 30th April 2018 due to the mortgagee parties that would need to be a signatory to the agreement, should Members resolve to approve the application subject to the completion of the planning obligation. As such a further extension of time to 29th June 2018 has been agreed. Therefore the recommendation is amended to read:

Recommendation:

To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1) and the completion of a planning obligation (Section 8.2) by 29th June 2018, or an alternative date as agreed by the Head of Planning and Development.

OR

If the planning obligation is not completed by 29th June 2018, **DELEGATE** to the Head of Development and Planning to **REFUSE PERMISSION**, given the failure of the application to mitigate the impact of the development on local infrastructure and services as set out in Section 8.3, where expedient.

The applicant is the Dream Lodge Group and not West Berkshire Council as stated on the front page of the report. In addition the reason for Committee determination is due to more than 10 representations objecting to the proposal being received, not that the applicant is West Berkshire Council as is incorrectly stated on the front page of the report.

Since the production of the Committee report a consultation response has been received from the Archaeologist who raises no objections subject to the imposition of a condition requiring a programme of archaeological supervision during the excavation of foundations and any related groundworks. In addition, a condition securing the provision of fire hydrants was requested by the Royal Berkshire Fire and Rescue Service. Therefore, two additional conditions are proposed to Section 8.1 of the report. The proposed additional conditions read:

16. Programme of Archaeological Supervision

No site works or development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological supervision and recording 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 an adequate record is made of items of archaeological interest. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

17. Fire Hydrants

No development shall commence until a scheme to indicate private fire hydrant provision on the site has been submitted to and approved in writing by the Local Planning Authority. The approved fire hydrants shall be implemented in full prior to the first occupation of the lodges hereby approved.

Reason: The fire hydrants are required to protect the amenities of future occupants of the application site and adjacent land in accordance with the National Planning Policy Framework (March 2012) and Policy CS14 of the West Berkshire Core Strategy 2006-2026.

A contribution of £31,428.60 has been agreed with BBOWT to mitigate the impact of increased visitors to the West Berkshire Living Landscape, which includes the nearby SSSIs such as the Greenham to Crookham Commons. Therefore, Section 8.2 of the report is updated to read:

8.2 Requested Contributions to be secured by a Planning Obligation

8.2.1 A contribution of £16,360 toward local bus improvements.

8.2.2 A contribution of £31,428.60 toward mitigating the impact of additional visitors to the West Berkshire Living Landscape.

A copy of the Planning Inspectorate's decision in respect of the 25 holiday lodges allowed at appeal is attached to this update for information.

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