

Item No	Application and Parish	No. 8/13 Week Date	Proposal, Location and Applicant
(2)	17/03127/FULD Lambourn Parish Council	12 th January 2018	Demolish existing bungalow and redevelop to provide two 1 bed flats and four 2 bed flats with parking and ancillary areas. Mr S Church 39 Newbury Street, Lambourn, RG17 8PB

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/03127/FULD>

Recommendation Summary: **The Head of Development and Planning be authorised to APPROVE the application.**

Ward Member(s): Councillor Gordon Lundie and Councillor Graham Jones

Reason for Committee determination: More than 10 letters of objection

Committee Site Visit: 19 April 2018

Contact Officer Details	
Name:	Mrs Sue Etheridge
Job Title:	Senior Planning Officer
Tel No:	(01635) 519111
E-mail Address:	Susannah.etheridge@westberks.gov.uk

1. Site History

- 15//02781/FULD Demolition of existing bungalow and redevelopment to provide four 1 bed flats and four 2 bed flats with parking and ancillary areas. Refused October 2017.

2. Publicity of Application

Site Notice Expired: 28th December 2017.
Neighbour Notification Expired: 13th December 2017.

3. Consultations and Representations

Lambourn Parish Council	Object Overdevelopment Insufficient car parking and amenity space Poor sight line close to busy junction
Highway Officer	Amended plans requested to provide visibility splays. Amended plans submitted. Proposal provides a new access point and closure of existing, visibility splays of 2.4m x 43m in each direction, 11 car parking spaces, area for cycle store (10 spaces required), footway widening to Newbury Street. Details acceptable subject to S278 Agreement for footway widening works and conditions to secure a Construction Method Statement, Access Closure / Re-instatement, Visibility Splays, Surfacing of Access, Parking and Turning, Cycle Parking. Informatives also suggested.
Waste Management	Bin store shown close to collection vehicle stopping point on Newbury Street. Further amended details provided to demonstrate size can accommodate sufficient bins for the scheme. The provision of the store can be secured by condition.
Trees	Concern raised regarding impact on two trees (Whitebeam and Swedish Whitebeam) on adjacent highway land, which are prominent on the approach into Lambourn. Further details secured in respect of arboricultural impact. The trees can be retained however, they may be subject to pressure for removal from new residents. Agreement reached between applicant, highways and tree officer for new trees to be planted on highway land. This needs to be secured by condition and / or legal agreement to ensure maintenance. No objection subject to conditions to secure replacement trees, AMS, Watching Brief, Tree Protection and landscaping scheme.
Conservation	No objection. Plot lies south of and outside the designated Conservation Area. Treatment of the boundary of the site with the open space to the south needs careful consideration.
Archaeology	No objection.
Housing	Policy CS6 requires provision of affordable housing. Schemes of 5 - 9 units should provide for a 20% provision. Proposal must either

	provide onsite provision of one unit or calculated contributions for off-site provision. Details for off-site contribution to be secured by S106 agreement.
Environmental Health	No objection. Conditions to limit hours of construction and minimise the effects of dust suggested.
Drainage Engineer	A Flood Risk Assessment has been provided which confirms that the area is at risk of groundwater emergence. This has occurred in the past – most recently in 2013/14. The proposed development footprint is substantially larger than that of the existing property and therefore there will be additional surface water run-off generated. This must be dealt with by provision of suitable sustainable drainage measures. The inclusion of ‘green’ SuDS in order to improve amenity and habitat value would be preferred. No off-site discharge will be possible due to the absence of a public surface water sewer. A condition to secure sustainable drainage measures is requested.
No other consultation responses received	No comments received from Thames Water, AONB Management, Ecology, Access Officer
Representations.	14 letters of objection The main concerns are: <ul style="list-style-type: none"> • Lack of parking • Highway and pedestrian safety close to a poor corner and narrow road • Overdevelopment • Poor drainage, sewerage system • Out of character • Poor design and impact on neighbouring Conservation Area • Loss of trees • Loss of outlook • Lack of site notice

4. Policy Considerations

- 4.1 The statutory development plan comprises the West Berkshire Core Strategy 2006- 2026 (WBCS), Housing Sites allocations DPD (2006-2026) and the saved policies in the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP).
- 4.2 Other material considerations include government guidance, in particular:
- The National Planning Policy Framework (March 2012) (NPPF)
 - National Planning Practice Guidance (NPPG)
- 4.3 The following policies from the West Berkshire Core Strategy are relevant to this application:
- Area Delivery Plan Policy 1: Spatial Strategy
 - Area Delivery Plan Policy 5: North Wessex Downs Area of Outstanding Natural Beauty
 - CS 1: Delivering new homes and retaining the housing stock
 - CS 4: Housing Type and Mix
 - CS 5: Infrastructure requirements and delivery
 - CS 6: Provision of Affordable Housing
 - CS 13: Transport
 - CS 14: Design Principles

- CS 16: Flooding
- CS 17: Biodiversity and Geodiversity
- CS 19: Historic Environment and Landscape Character

4.4 West Berkshire Housing Sites Allocations DPD (2006-2026)

- C1: New Housing in the Countryside
- P1: Residential Parking

4.5 Paragraph 215 of the NPPF advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. Some saved policies from the WBDLP have not been replaced by policies contained within the WBCS and are therefore relevant to this application:

- OVS.5: Environmental Nuisance and Pollution Control
- OVS.6: Noise Pollution
- TRANS.1: Meeting the Transport Needs of New Development

4.6 In addition, the following locally adopted policy documents are relevant to this application:

- Supplementary Planning Document Quality Design (June 2006)
 - Part 1 Achieving Quality Design
 - Part 2 Residential Development
- Planning Obligations SPD (December 2014)
- Community Infrastructure Levy Charging Schedule, Adopted March 2014 – Effective from 1st April 2015.
- North Wessex Downs AONB Management Plan 2014-2019

5. Description of Development

5.1 This application seeks full planning permission to demolish the existing bungalow and garage and erect a two storey building comprising four two bedroom flats and two one bedroom flats, each flat will also have an open plan kitchen / living / dining and bathroom. The new building will be constructed close to the south-eastern boundary of the site. The design is of traditional pitched roof with a mix of hipped and gable ends and architectural features. Materials indicated are facing brick, render, composite roof slates, uPVC vertical sash windows and timber entrance doors. The existing vehicular entrance off Newbury Street is to be stopped up and a new entrance created, approximately 4 metres further to the south-east and 24 metres from the junction with Station Road. Car parking for 11 spaces are proposed, along with turning, a cycle store and bin store. There will be an area of shared amenity space located to the north-west and west of the new building. The application also includes a Design and Access Statement, Flood Risk Assessment and Arboricultural Statement. During consideration of the application amended plans have been received to provide visibility splays, cycle store and bin store area details along with additional arboricultural information.

5.2 The site is located on the corner of Newbury Street and Station Road, within the defined settlement of Lambourn, it is approximately 15 metres from the edge of the Lambourn Conservation Area and lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The existing bungalow appears to have been constructed during the 1960's, having replaced an earlier building dating from the mid 1800s. There is a wide area of highway verge immediately to the south-east of the site, between Station Road and the site boundary. There are two trees (Whitebeam and Swedish Whitebeam) on this land, along with a telegraph pole. Part of this land is used for informal parking by residents in the area. This open area of land and trees makes a positive contribution to the eastern approach into Lambourn and the Conservation Area. The site is in an established residential area comprising a variety of house types, styles and ages, although most are

two storey, making 39, a bungalow, an unusual dwelling form in the locality. To the north-west, adjacent to the site are two storey dwellings, dating from the mid 1800s. There is a modern housing development adjacent to the south-western boundary fronting Station Road.

6.0 Consideration of the application.

The main issues for consideration in the determination of this application are:

- 6.1. The principle of the development
- 6.2. The impact on the character of the area including the Conservation Area
- 6.3. The Impact on neighbouring amenity
- 6.4. Highway impact
- 6.5. Affordable housing
- 6.6. Sustainable drainage
- 6.7. Community Infrastructure Levy
- 6.8. The assessment of sustainable development

6.1 The Principle of Development.

- 6.1.1 The NPPF takes the development plan as the starting point for all decision making, and planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The current development plan for West Berkshire comprises the West Berkshire Core Strategy (adopted 2012), Housing Sites Allocation DPD and the Saved Policies of the West Berkshire District Local Plan 1991-2006.
- 6.1.2 The site lies within the identified settlement of Lambourn, where there is normally a presumption in favour of development subject to consideration of material planning constraints and relevant policy considerations. Policy CS1 of the Core Strategy attracts full weight as a development plan policy adopted since the introduction of the NPPF. It states that new homes will be located in accordance with the district settlement hierarchy, and primarily developed on suitable land within settlement boundaries. This site is currently occupied by a bungalow and garage. The proposal will replace the bungalow with a two storey structure comprising four two bedroom flats and two one bedroom flats. This will make efficient use of previously developed land and add to the housing stock and mix of housing in the District. The principle of development is therefore considered acceptable.

6.2 Impact on the Character of the Area and setting of the Lambourn Conservation Area

- 6.2.1 Policies ADPP1 and ADPP5 of the Core Strategy seeks to ensure that new development responds positively to the local context, particularly in the latter regard to the AONB landscape in which the site is set. Policy CS14 of the Core Strategy states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. The site is situated outside, approximately 15 metres from the edge, of the Lambourn Conservation Area where the existing character should be conserved and enhance under Policy CS19.
- 6.2.2 The Council has adopted a Supplementary Planning Document series entitled Quality Design (SPDQD). Part 1 of SPDQD provides design guidance including key urban design principles. Part 2 of SPDQD provides detailed design guidance on residential development. Part 3 of SPDQD provides a residential character framework for the prevailing residential developments in the district.
- 6.2.3 The site lies within the settlement of Lambourn in an area which is largely characterised by two storey semi-detached and terraced dwellings of varying ages and styles. Development

is generally across the width of the plots. The application is to replace the existing bungalow with a new two storey building to provide six flats with associated car parking and shared amenity space. The building has been designed to respect existing building lines and wrap around the corner of the two roads. The layout, scale and form, including height is considered appropriate to the locality, relating well to existing neighbouring dwellings and with space about the building would not appear as an overdevelopment of the site. The external appearance will reflect the mixed development pattern in the area. Full details of materials can be secured by condition. The building will be constructed close to the south-eastern and north-eastern boundaries of the site. There will be opportunity for some landscaping to Newbury Street and with careful boundary treatments facing Station Road, the building will be read through the existing retained highway verge and not detract from the approach to the Conservation Area.

- 6.2.4 There are two trees close to the development site on the highway land. These could be affected by the development and their long term survival could be at risk due to the position of living rooms within the new flats and ground floor terraced areas. The Tree Officer has commented that whilst considered category 3 trees, their prominent position makes them category 2b. Their growth however is already affected by a telegraph pole and wires which necessitate regular pruning / management. Following negotiation between the Tree Officer, Highway Officer, Countryside Manager and applicant it has been agreed that two new trees could be planted on the highway land. These can be secured by a Grampian condition but a two year maintenance period (requiring a one off payment) must be secured through a legal agreement. It is considered that this pragmatic approach will enable the redevelopment of the site, increasing the housing numbers and mix, whilst also enhancing the amenity value of this corner plot and approach into the Conservation Area. It is noted that the previously refused application, comprising two separate blocks, with the larger block following a similar footprint did not raise an objection on impact on or loss of these trees.
- 6.2.5 It is considered that, subject to appropriately worded conditions and securing new tree planting on highway land, the proposed development would not adversely affect the character of the area, street scene nor visual distinctiveness of this part of the settlement or nearby Conservation Area. The development will therefore comply with development plan policies ADPP5, CS14 and CS19 and advice set out within the NPPF.

6.3 Amenity

- 6.3.1 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the NPPF. Policy CS14 of the Core Strategy states that new development must make a positive contribution to the quality of life in West Berkshire. The West Berkshire Quality Design SPD provides guidance on the impacts of development on neighbouring living conditions and provision of amenity space for future residents. Local Plan Saved Policy OVS.6 relates to potential noise impacts of development.
- 6.3.2 The building will be located approximately 15 metres from the side of No.37 Newbury Street (a two storey semi-detached Victorian dwelling) and 8 metres from the side of Saddleford an end of terrace dwelling fronting Station Road. The siting will not extend forward of the front of either of these dwellings. The siting is such that the new building would not be overbearing for either neighbouring dwelling nor would there be any undue loss of day light or sunlight. However it is acknowledged that the outlook of dwellings opposite the site on Station Road and Newbury Street would be altered. There would be no direct overlooking into the rear of any properties. However there could be an element of overlooking of rear garden areas from first floor bedrooms and bathrooms in the northwest elevation of the new building. However this type of rear/side relationship with a 15 metre separation distance occurs elsewhere in this part of Lambourn and indeed in most built up areas.

- 6.3.3 The Environmental Health Officer has not raised an objection to the proposal, suggesting conditions in respect of hours of construction and dust minimisation, due to the proximity to existing residential dwellings. Suitably worded conditions could be attached.
- 6.3.4 The proposed development includes an area of shared amenity space for the flats. The area proposed is approximately 150sqm which would provide 25sqm per flat and meets the suggested communal outdoor floor space set out in the Quality Design SPD (part 2).
- 6.3.5 For the reasons set out above the development would not adversely affect amenity of existing and future residents and would comply with development plan policies ADPP5, CS14, OVS.6 and advice set out within the NPPF.

6.4 Highway Impact

- 6.4.1 This application is for 6 flats to replace an existing bungalow. The position of the access off Newbury Street is to be altered. During consideration of the application an amended site layout plan has been secured to ensure that visibility splays of 2.4m x 43m in both directions can be achieved. The proposal includes 11 car parking spaces (including one disabled bay), a bin store close to the kerbside at Newbury Street. The proposed cycle store will hold 10 cycles. The details submitted are acceptable to the Highway Officer, with car parking provision meeting the standards for Zone 3 set out for flats in Policy P1 (one bedroom flats require 1.5 spaces and two bedroom flats require 1.75 spaces). It has been noted that there is local concern regarding car parking provision on site and existing roadside parking which can affect highway safety and pedestrian safety. As this site will provide car parking and visibility splays in accordance with current policy and advice, no further spaces can be sought
- 6.4.2 The proposed bin store meets the size requirements of the Waste Management Officer. The exact details of design/enclosure can be secured by condition to ensure that it is appropriate to the character of the area and street scene. This approach also applies to the proposed cycle store which is a galvanised steel low level structure with perforated sides and sprung door. Full details of design and size, to ensure 10 cycle capacity and appropriateness to the locality, could be secured by condition.
- 6.4.3 The application site is close to the centre of Lambourn in a fairly densely developed area. In order to ensure safety during construction it will be necessary to secure a Construction Method Statement. A suitably worded condition could be attached.
- 6.4.4 The development will comply with development plan policies CS13, P1 and TRANS1, current guidance set out in the Manual for Streets and advice set out within the NPPF.

6.5 Affordable Housing

- 6.5.1 In order to address the need for affordable housing in West Berkshire a proportion of affordable homes will be sought from residential development. Policy CS 6 sets out that on development sites of less than 15 dwellings a sliding scale approach will be used to calculate affordable housing provision, as follows:-
- 30% provision on sites of 10 – 14 dwellings; and
 - 20% provision on sites of 5 – 9 dwellings.

In this instance as the proposal is for 6 dwellings, this would require the provision of 20% affordable housing.

The Council's priority and starting expectation will be for affordable housing to be provided on-site in line with Government Policy. This proposal is for less than 10 units, but is within

an AONB which is considered a designated rural area. Therefore in accordance with the NPPF, NPPG and the Written Ministerial Statement November 2014, affordable housing and tariff style contributions should be sought from developments of between 6 and 10-units. The applicant has agreed to enter into a S106 agreement to provide a contribution for off-site affordable housing provision.

- 6.5.2 The development will comply with development plan policy CS6, Supplementary Planning Document - Planning Obligations (adopted December 2014) and advice contained within the NPPF, providing the required S106 is completed.

6.6 Sustainable Drainage

6.6.1 Policy CS16 seeks to ensure that new development in flood risk areas should be safe and not increase flood risk elsewhere. The site is within a Critical Drainage Area. The application includes a Flood Risk Assessment (written for the previously refused larger scheme). The site falls in Flood Zone 1 and is not considered to be at risk of fluvial flooding but could be at risk of ground water emergence. It is noted that a number of residents have expressed concern in respect of sewerage capacity and surface water flooding. The Drainage Engineer requires a 'Green' sustainable drainage plan to manage surface water and notes that there can be no off site discharge due to the absence of a public surface water sewer. A condition is suggested.

6.6.2 Thames Water have not provided any comments in respect of this current application. However it is noted that under the previously refused scheme, comments regarding responsibility of pipes and surface water drainage were made with no objection to sewerage or water infrastructure capacity.

6.6.3 The development will comply with development plan policy CS16, subject to the submission of a sustainable drainage management scheme and implementation that can be secured by condition.

6.7 Community Infrastructure Levy

6.7.1 Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the Government Community Infrastructure Levy Regulations the proposal is liable for CIL. The CIL Charging Schedule sets out that the amount calculated is to be determined under the AONB Residential Rate of £125 per m² (plus indexation). A liability notice will be sent out by the CIL Team following the issue of the planning decision, if the application is approved.

6.8 Presumption in favour of sustainable development

6.8.1 The NPPF has introduced a presumption in favour of sustainable development, which paragraph 197 advises should be applied in assessing and determining development proposals. The NPPF identifies three dimensions to sustainable development: economic, social and environmental.

6.8.2. Future residents would make a contribution to the local economy, the development would provide Community Infrastructure Levy contributions and possible local employment in construction for a short period. The development would bring social benefits in terms of providing housing required to meet the needs of present and future generations and a contribution toward off site affordable housing provision. The environmental considerations have been assessed in terms of the impact on the character and appearance of the area and the adjacent Conservation Area, neighbouring amenity and highway safety. For these reasons the development is considered acceptable and would constitute sustainable development.

7. CONCLUSION.

- 7.1. Having taken account of all the relevant policy considerations and the other material considerations referred to above, it is considered the proposal is acceptable and a conditional approval is justifiable for the following reasons.
- 7.2. The proposal will not unduly harm the character and appearance of the surrounding area, Conservation Area and the AONB; or neighbouring amenity, highway safety or increase the risk of flooding. There are no other material considerations that indicate planning permission should otherwise be refused. It is recommended that the application be approved.

8. RECOMMENDATION.

The Head of Development and Planning be authorised to APPROVE Planning Permission subject to the completion of a legal agreement to provide a contribution toward off site affordable housing provision and a contribution for a two year maintenance of new trees to be planted on adjacent highway land and the following conditions:-

8.1 Schedule of Conditions

1. Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission and implemented strictly in accordance with the approved plans.

Reason: To enable the Local Planning Authority to review the desirability of the development to comply with Section 91 of the Town and Country Planning Act (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) and Policy ADPP1 of the West Berkshire Core Strategy 2006-2026 should it not be started within a reasonable time.

2. Plans Approved

The development hereby approved shall be carried out in accordance with drawing title number(s):

Location Plan and Block Plan 1682-A-001 rev B;
Proposal Site Plan 1682-A-003 rev F (received by e-mail dated 18th December 2017);
Proposed Floor Plans 1682-A-100 rev A;
Proposed Elevations 1682-A-202 rev A and A-202 rev B;

Existing Plans
Site Survey 1682-A-002;
Existing Elevations 1682-A-200 and A-201;

Supporting Documents:
Design and Access Statement (RPA Architects Limited);
Flood Risk Assessment (Stilwell Partnership) April 2016 V.1;
Arboricultural Method Statement and Constraints Plan (Sylva Consultancy), October 2015;
Additional Arboricultural Information (1682 Sketch RPA for T2 and accompanying e-mail) received by e-mail dated 18th December 2017.

All received with the application validated on 17th November 2017, unless otherwise specified or agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the submitted plans. In the interest of amenity and in accordance with Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

3. Materials

No development shall commence until full details of proposed external facing materials (brick, render, roof covering, windows, doors and architectural features) have been submitted to and agreed in writing by the local planning authority.

A schedule shall be submitted listing all proposed materials, with samples made available on site upon request.

The new building shall be constructed using the approved materials unless alternative materials are agreed in writing by the local planning authority before being used.

Reason: In the interests of amenity and in accordance with Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

4. Hours of Work (Construction)

The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing be limited to:

7.30 am to 6.00 p.m. on Mondays to Fridays 8.30 am to 1.00 p.m. on Saturdays and NO work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers.

5. CONS1 - Construction method statement

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

6. HIGH2 - Access Closure with reinstatement (YHA10)

The existing vehicular access at the site shall be stopped up and abandoned immediately after the new access hereby approved has/have been brought into use. The footway/cycleway(s)/verge(s) shall, at the same time as the stopping-up and abandonment, be reinstated to the satisfaction of the Local Planning Authority.

Reason: In the interest of road safety and highway maintenance. 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).

7. HIGH4 - Footway/cycleway provision (construct) (YHA11A) variation

No development shall take place until details of a 1.5 metre wide footway to be constructed on the western side of Newbury Street fronting the application site is submitted and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the footway has been provided in accordance with the approved scheme and any statutory undertaker's equipment or street furniture located in the position of the footway has been re-sited to provide an unobstructed footway. The Developer must enter into a S278 Agreement for the construction of the footway.

Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians. 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).

8. HIGH7 - Surfacing of access (YHA15)

No development shall take place until details of the surfacing arrangements for the vehicular access to the highway have been submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access for a distance of 5 metres measured back from the carriageway edge. Thereafter the surfacing arrangements shall be constructed in accordance with the approved details.

Reason: To avoid migration of loose material onto the highway in the interest of road 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).

9. HIGH9 - Visibility splays before development

No development shall take place until visibility splays of 2.4 metres by 43 metres have been provided at the access. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.

Reason: In the interests of road 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).

10. HIGH12 - Parking/turning in accord with plans (YHA24)

No dwelling shall be occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

11. HIGH20 - Cycle storage (YHA41)

No development shall take place until details of the cycle parking and storage space have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the cycle parking and storage space has been provided

in accordance with the approved details and retained for this purpose at all times. This condition shall apply irrespective of any details shown on the submitted plans.

Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

12. Storage of refuse

No development shall take place until details of the provision for the storage of refuse and recycling materials, including means of enclosure for the dwellings has been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until the refuse and recycling facilities have been provided in accordance with the approved details and shall be retained for this purpose thereafter.

Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

13. Landscape Scheme

No development (except demolition) shall commence on site until full details of proposed landscaping scheme have been submitted to and agreed in writing by the local planning authority.

The landscape scheme shall be implemented in full, within the next planting season following first occupation or completion of the development (whichever is the sooner).

The scheme will include the provision of at least two new trees on the highway and to the south of the application site. Maintenance for these trees and any required replacement will be limited to two years after first planting.

Any trees, shrubs or plants that die or become seriously damaged, on the application site) within five years of the scheme first being implemented (planted) shall be replaced in the following year by plants of the same size and species.

This condition shall be implemented in full unless an alternative scheme/timescale is agreed in writing with the local planning authority.

Reason: The landscape scheme will ensure that the visual character of the area and amenity is not unduly harmed. In accordance with the objectives of Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

14. AMS

No development or other operations shall commence on site until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority and shall include details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

15. Tree Protection

No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained. On land to the south of the application site) is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. All such fencing shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Note: The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

16. Arboricultural supervision condition

No development shall take place (including site clearance and any other preparatory works) until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

17. Boundary and Hard Surfacing Treatments

No development or other operations (except demolition) shall commence on site until a scheme of fencing, other means of enclosure to be erected and hard surfacing on the site is submitted to and approved in writing by the Local Planning Authority.

No dwelling shall be occupied before the fencing, other means of enclosure and hard surfacing have been constructed in accordance with the approved plan and retained thereafter.

Reason: The fencing, other means of enclosure and hard surfacing are essential elements in the detailed design of this development and the application is not accompanied by sufficient details to enable the Local Planning Authority to give proper consideration to these matters in accordance with Policy CS14 of the West Berkshire Core Strategy 2006 - 2026.

18. SuDS

No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.

These details shall:

- a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards;
- b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels;

- e) Include attenuation measures to retain rainfall run-off within the site, off site discharge will not be permitted;
- f) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- g) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;
- j) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- k) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines.
- l) Ensure any permeable areas are constructed on a permeable sub-base material such as Type 3 or reduced fines Type 1 material as appropriate;
- m) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises;

The above sustainable drainage measures shall be implemented in accordance with the approved details before the buildings hereby permitted are occupied in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

19. PD Rights Fencing

Irrespective of the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent revision to the Order), no wall, fence, gate or other means of enclosure shall be erected between the forwardmost part of the buildings and the highway/ access drive boundary and to the rear and side boundaries to the area of open space (except where approved as part of condition details).

Reason: The detailed design of this development relies upon an area of unenclosed space to provide a setting for the buildings and overall development. The enclosure in whole or in part of this space would destroy the setting and have an adverse effect on the character and amenities of the development in conflict with Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

Informatives

HI 1 Access construction

The Highways Manager, West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 519887, should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks' notice, to obtain details of underground services on the applicant's behalf.

HI 3 Damage to footways, cycleways and verges

The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.

HI 4 Damage to the carriageway

The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

HI 8 Excavation in close proximity to the highway

In order to protect the stability of the highway it is advised that no excavation be carried out within 15 metres of a public highway without the written approval of the Highway Authority.

HI 9 Incidental works affecting the highway

Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Principal Engineer (Streetworks), West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 519169, before any development is commenced.

Informative – Construction / Demolition Noise

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Quality Manager.

CIL liability

The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil

DEC4 - Approval - Need for Revision/Reps rec'd

This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.

DC