

**EASTERN AREA PLANNING COMMITTEE  
ON 23<sup>RD</sup> MAY 2018**

**UPDATE REPORT**

**Item No:** (5)      **Application No:** 18/00415/FULD      **Page No.** 235-246

**Site:** Home Farm, Purley Village, Purley On Thames

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**Planning Officer Presenting:** Simon Till

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

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

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

**Applicant/Agent speaking:** Councillor Tim Metcalfe speaking as applicant

**Ward Member(s):** Councillor Tim Metcalfe

**Update information**

**1. Amended list of conditions**

Following discussions with the agent a number of alterations to the list of recommended conditions have been agreed. These include:

- Amendment of condition 4 to remove reference to security hoardings and to expand on the reason for the condition (to prevent disruption of traffic associated with Home Farm, Purley Village and residential dwellings using the access track);
- Amendment of condition 5 to include a scheme of landscaping (including trees to be retained and tree protection, means of enclosure and hard surfacing treatments;
- Deletion of conditions 6, 7 and 12 to accommodate the amendment of condition 5.
- Amendment of condition 9 (now condition 8) to allow the continuation of business activities associated with the wider Home Farm site from the detached office building;

A revised list of the recommended conditions is given below:

- (1) The development hereby approved shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- (2) The development of the replacement dwelling hereby approved shall be carried out in accordance with the location plan and drawing numbers 201-04, 201-06, 201-05, 201-03, 201-02 registered on 22 February 2018.

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) Irrespective of any details given in the approved plans and application form no development of the approved replacement dwelling shall commence until a schedule and samples of materials to be used in the external surfaces of the replacement dwelling has been submitted and approved under a formal discharge of conditions application. Thereafter development of the replacement dwelling shall take place in accordance with the approved schedule.

Reason: In order to ensure that sufficient consideration is given to the impact of materials on visual amenity in the North Wessex Downs AONB in accordance with the NPPF (2012), Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policies C3 and C7 of the West Berkshire Housing Site Allocations Development Plan Document (2006-2026) 2012.

- (4) No demolition of the existing dwelling or development of the approved dwelling shall take place until a Construction Method Statement has been submitted and approved under a formal discharge of conditions application. The development shall be carried out in accordance with the approved Construction Method Statement. The Construction Method Statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Delivery, loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel washing facilities
- (e) Measures to control the emission of dust and dirt during construction
- (f) A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: The site is located adjacent to land in an existing agricultural use that generates traffic flow into Purley Village and past the access to existing residential properties, and where construction activities might have a detrimental impact on existing traffic flow and the existing agricultural use if not appropriately controlled. The proposed works might also result in high levels of dust and mud arising from the development which would impact detrimentally on highway safety without appropriate measures for their control in place. This condition is imposed in order to safeguard the amenity of land uses and occupiers surrounding the site and in the interests of highway safety, in accordance with the National Planning Policy Framework (March 2012), Policies CS5, CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

- (5) Development of the approved replacement dwelling shall not commence until details of a scheme of hard and soft landscaping and boundary treatments to be implemented on the site have been submitted and approved under a formal discharge of conditions application. Such details shall ensure:
- (a) The identification of all trees to be retained;

- (b) The use of native species of trees and shrubs;
- (c) The full implementation of the scheme of soft landscaping in the first planting season following completion of the development;
- (d) The full implementation of the approved hard landscaping before the approved dwelling is occupied;
- (e) The implementation of the approved boundary treatments before the dwelling is occupied.
- (f) Measures for the protection of any trees and shrubs to be retained on the site through the course of development;
- (g) Retention of all approved landscaping for a period of five years;
- (h) Any trees or shrubs that become diseased, damaged or die shall be replaced with examples of the same species and a similar size within the following planting season.

Irrespective of the provisions of Schedule 2, Part 2, Class A of the Town and Country (General Permitted Development) Order 2015, or any subsequent version thereof, no means of enclosure shall be erected on the site apart from in accordance with the approved details of means of enclosure unless planning permission has been granted on a planning application made for this purpose.

Reason: The site is located in a visually prominent location within the North Wessex Downs AONB. This condition is imposed in order to ensure that the development is provided with a comprehensive scheme of landscaping in order to soften its impact in surrounding views, and to ensure that no harm to the character of the surrounding AONB results from the use of visually intrusive means of enclosure and hard surfaces in the development of the site, in accordance with the NPPF (2012), Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policies C3 and C7 of the West Berkshire Housing Site Allocations Development Plan Document (2006-2026) 2012.

- (6) The finished floor levels in the approved dwelling shall match those shown in the approved drawings.

Reason: In order to safeguard visual amenity in the North Wessex Downs AONB and to assist in flood resilience in accordance with the NPPF (2012) and Policies CS13, CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

- (7) Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 or any subsequent version thereof, no extensions or alterations shall be made to the dwelling hereby approved, or alterations and extensions made to its roof, nor any outbuildings erected in its curtilage, without planning permission first having been granted in respect of a planning application made for this purpose.

Reason: The site is located in a visually prominent part of the North Wessex Downs AONB, and the works hereby permitted significantly increase the amount of built form on the site. This condition is required in order to prevent an accumulation of outbuildings and extensions that might otherwise detrimentally impact on the character and appearance of the site within the surrounding AONB, in the interests of visual amenity in the North Wessex Downs AONB in accordance with the NPPF (2012), Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policies C3 and C7 of the West Berkshire Housing Site Allocations Development Plan Document (2006-2026) 2012.

- (8) Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 or any subsequent version thereof, the outbuilding and car

port hereby approved shall be used only for purposes ancillary to a) the residential enjoyment of the main dwelling on the site OR b) business activities associated with the surrounding agricultural landholding/business known as Home Farm. The outbuilding and car port shall not be sold, leased, rented or otherwise separately used or disposed of from the main dwelling. No separate curtilage shall be created. The car port shall be retained for the purpose of parking vehicles and storage and shall not be used for other purposes.

Reason: In order to prevent the creation of a separate dwelling unit and to avoid pressure for additional outbuildings which would result in an increase in built form on a visually prominent site in the North Wessex Downs AONB in the interests of visual amenity in accordance with the NPPF (2012), Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policies C3 and C7 of the West Berkshire Housing Site Allocations Development Plan Document (2006-2026) 2012.

- (9) The hours of work for all contractors, site operatives and other persons employed in the development of the replacement dwelling hereby approved, for the duration of the site development, shall 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 in accordance with the NPPF (2012) and Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

- (10) No development of the approved dwelling shall take place until a scheme of parking and turning has been submitted and approved under a discharge of conditions application made for this purpose. The dwelling shall not be occupied until the parking and turning has been surfaced and laid out in accordance with the approved details. The parking and turning shall be retained on the site for the parking of private motor cars in accordance with the approved details thereafter.

Reason: In order to ensure that sufficient parking and turning for the use of the approved dwelling are provided on the site in the interests of highways safety in accordance with Policy TRANS 1 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007, Policy CS13 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy P1 of the West Berkshire Housing Site Allocations Development Plan Document (2006-2026) 2012.