

**EASTERN AREA PLANNING COMMITTEE
ON 26 SEPTEMBER 2018**

UPDATE REPORT

Item No: (1) **Application No:** 16/01685/OUTMAJ **Page No.** 15-60

Site: Land adjacent to Primrose Croft, Reading Road, Burghfield Common

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: Mr Royce Longton

Objector(s) speaking: Dr Gail Johnston

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Alastair Pott – Crest Nicholson

Ward Member(s): Councillor Ian Morrin
Councillor Carol Jackson-Doerge

1. Additional consultation responses

Royal Berkshire Fire and Rescue Service have reiterated their previous consultation response regarding the need for emergency water supplies. This is addressed by condition 28.

2. Amended conditions

Following the publication of the report, the applicant has made a number of requests to make minor amendments to the proposed conditions. These are summarised in the table below, together with officers' response.

Condition	Applicant's request	Officer response
11 Access, parking and turning	Please can we amend the wording of this condition to read " <i>Details of vehicle access, parking and turning spaces for every dwelling shall be submitted alongside the submission of the layout Reserved Matters</i> " rather than no development shall take place – this appears to	Agreed, revised condition proposed accordingly.

	us to be more appropriate. Also the final sentence of this condition needs to be reviewed. I assume the Council does not want us to keep 'turning spaces' available for parking at all times as is currently written?	
12 CMS	Please can bullet point (d) be amended to read " <i>Erection and maintenance of security hoarding</i> " only – it is excessive in this instance for the LPA to be requiring any facilities for public viewing of the site.	Agreed that public viewing facilities are not considered necessary, so the wording of part (d) of the condition has been amended.
19 Lighting Strategy	We do not consider it is necessary to agree the lighting strategy for the site prior to the commencement of development. We propose that the trigger for this condition is amended to ' <i>Prior to Occupation</i> '. If the Council want information on any construction lighting which might be proposed we suggest an additional bullet point is added to Condition 12 to include 'details of construction lighting'.	Agreed that the prior approval of the lighting strategy can be deferred until first occupation, so condition amended to " <i>No dwelling shall be first occupied...</i> " CMS condition also amended to suit.

3. Updated recommendation

The recommendation remains as presented in the committee report, subject to the following amended conditions.

11. Parking and turning (amended)

Details of vehicle access, parking, and turning (where appropriate) for every dwelling shall be submitted to the Local Planning Authority for written approval before of alongside the submission of the layout reserved matters. Thereafter no dwelling shall be first occupied until the vehicle access, parking and turning space(s) associated to that dwelling have been surface, market out and provided in accordance with the approved details. The parking spaces 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. A pre-condition is required because insufficient information accompanies the outline application and parking provision may affect the overall layout of the development. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocations DPD (2006-2026), and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

12. 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 statement shall provide for:

- (a) 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) Erection and maintenance of security hoarding;
- (e) Temporary access arrangements to the site, and any temporary hard-standing;
- (f) Wheel washing facilities;
- (g) Measures to control the emission of dust and dirt during construction;
- (h) Measures to protect local biodiversity during construction;
- (i) Details of lighting during construction.

Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved statement.

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. The approval of this information is required at this stage because insufficient information has been submitted with the application. A pre-condition is required because insufficient information accompanies the outline application and the CMS must be in place before demolition/construction operations commence. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

19. **Lighting Strategy**

No dwelling shall be first occupied until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- (a) Identify those areas on the site that are particularly sensitive for bats;
- (b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory;
- (c) Include and isolux diagram of the proposed lighting;
- (d) Ensure all lighting levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy.

Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, including the protection of species and habitats. A pre-condition is required because insufficient information accompanies the application. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.