

**WESTERN AREA PLANNING COMMITTEE
ON 10 OCTOBER 2018**

UPDATE REPORT

Item No: (1) **Application No:** 18/01564/FULD **Page No.** 9 - 25

Site: The Coach, Worlds End, Beedon, Newbury, RG20 8SD

Planning Officer Presenting: Lydia Mather

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Giles Rainy Brown
Peter Logie

Supporter(s) speaking: N/A

Applicant/Agent speaking: Chris Roberts (Agent)

Ward Member(s): Councillor Clive Hooker

Update Information:

Delivery Vehicles: Amended plans submitted showing tracking of delivery vehicles for the existing site layout and the proposed site layout. Highways have been consulted on these details and they consider there is sufficient space for delivery vehicles with the proposed layout. A condition restricting the hours of delivery is possible if there are particular times of day that would cause conflict between deliveries and the operation of the public house.

Footway: Amended plans of the proposed site layout have been submitted. These show a 1.5m width footway next to the road. Condition 17 is therefore proposed to be amended to that below, with the reason unchanged:

No dwelling hereby permitted shall be occupied until the 1.5 metre wide footway is provided in accordance with the approved drawing and any statutory undertaker's equipment or street furniture located in the position of this footway has been re-sited to provide an unobstructed footway.

Storage: The amended proposed site layout also shows a bin store area, storage shed and new underground propane tank within the blue line of the application to the rear of the public house. The plan indicates that there is sufficient space on site for these to be accommodated. A condition is recommended on the means of refuse storage for the public house for these to be provided prior to the occupation of the new dwellings.

No dwelling hereby permitted shall be occupied until storage has been provided in accordance with details of the means of refuse and any external storage for the public house which have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of amenity and highway safety in accordance with policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007, Supplementary Planning Document: Quality Design, and the National Planning Policy Framework 2018.

Public House Garden: The amended proposed site layout shows planting, grass and paving areas for the public house garden. A condition is recommended for details of the public house garden. The condition can require the garden to be provided in accordance with the approved details prior to the occupation of the new dwellings.

No dwelling hereby permitted shall be occupied until the public house garden has been provided in accordance with details of the layout and planting which have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of amenity for public house users in accordance with policy CS14 of the West Berkshire Core Strategy 2006-2026, Supplementary Planning Document: Quality Design, and the National Planning Policy Framework 2018.

Amended Floor Plans and Elevations: Amended plans have been submitted clearly showing that the rear elevation balconies have been changed to Juliet balconies. It is therefore recommended that condition 2 be amended to incorporate the submitted amended plans, with the reason unchanged:

The development hereby approved shall be carried out in accordance with the approved drawing numbers 3934 GA01 Revision C received 4 September 2018, 3934 GA04 Revision A received on 19 September 2018, 1809064-TK02 received on 1 October 2018, 3934 GA02 Rev C, 3934 GA03 Rev C, 3934 SK10 Rev A received on the 2 October 2018, Extended Phase I Ecological Assessment by Pro-Vision, Design and Access Statement and Heritage Statement and Desk-Based Archaeological Assessment of Development Proposals by Keevill Heritage Ltd received 3 July 2018, and Arboricultural Report reference SCD 05139/2018 by Duckworths Arboriculture received on 21 September 2018.

No other information submitted before the 5 working day prior to Committee meeting deadline under the Council's Constitution.

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