

Item No.	Application No. and Parish	8/13 Week Date	Proposal, Location and Applicant
(1)	18/01657/COND1 Cold Ash Council.	18 th June 2018.	Approval of details reserved by Condition 4 - External Materials Schedule and samples, 7 - Construction Method Statement, 8 - Surfacing for driveways/access points, 10 - Vehicle parking and turning, 11 - Access details, 12 - Cycle storage, 13 - Refuse storage and 15 - Boundary hedge, of planning permission reference 16/02529/OUTD. Land adjacent to Summerfield, The Ridge, Cold Ash. T A Fisher and Sons Limited.

To view the plans and drawings relating to this application click the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/01657/COND1>

Member(s):	Councillor Garth Simpson
Reason for Committee determination:	More than ten objections
Committee Site Visit:	25 th October 2018.
Recommendation.	The Head of Development and Planning be authorised to GRANT a split decision conditions discharge.

Contact Officer Details

Name:	Susannah Etheridge
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1. Site History

16/02529/OUTD – Approved – Outline application for the erection of five detached dwellings – 24.10.2017.

18/01977/REM - Refused – 9.10.2018.

2. Publicity of Application

Site notice displayed 2018. Expiry 2018.

3. Consultations and Representations

Cold Ash Parish Council - No comments.

Highways - Comments with regard to Condition 4 – External Materials Schedule and samples, 7 - Construction Method Statement, 8 - Surfacing for driveways/access points, 10 - Vehicle parking and turning, 11 - Access details, 12 - Cycle storage, 13 - Refuse storage and 15 - Boundary hedge of planning permission reference 16/02529/OUTD and cycle storage, construction management plan, construction method statement.

Representations – 47 received.

4. Policy Considerations

National Planning Policy Framework 2018.
National Planning Practice Guidance 2014.
West Berkshire Core Strategy 2006 to 2026.
Policies ADPP5, CS6, CS9, CS14, CS19.
West Berkshire District Local Plan 1991 to 2006. Policy OVS6.

5 Description of development.

5.1. The application seeks the approval and discharge of planning conditions attached to an outline planning consent issued under the reference 16/02529/OUTD namely:-

Condition 4 - External Materials Schedule and samples, 7 - Construction Method Statement, 8 - Surfacing for driveways/access points, 10 - Vehicle parking and turning, 11 - Access details, 12 - Cycle storage, 13 - Refuse storage and 15 - Boundary hedge.

6. Consideration of the application.

Condition 4 - Materials

Schedule of materials received with the application.

Plot 1

Facing Brick - Michelmersh Freshfield Lane First Quality Multi facings

Timber Boarding - Black

Roof Tile - Marley Acme Red Sandfaced plain tile

Windows and Doors - Timber painted RAL 7015 Slate Grey

Fascias, Soffits & Bargeboards - Timber painted RAL 9005 Jet Black

Plot 2

Facing Brick - Michelmersh Freshfield Lane First Selected Light
Hanging Tile - Marley Acme Heather Sandfaced
Roof Tile - Marley Acme Farmhouse Brown plain tile
Windows and Doors - Natural Timber
Fascias, Soffits & Bargeboards - Natural Timber

Plot 3

Facing Brick - Michelmersh Freshfield Lane First Quality Multi facings
Roof Tile - Marley Acme Red Sandfaced plain tile
Windows and Doors - Timber painted RAL 7032 Pebble Grey
Fascias, Soffits & Bargeboards - Timber painted RAL 7032 Pebble Grey

Plot 4

Facing Brick - Michelmersh Freshfield Lane First Selected Light
Render - Monocouche Weber PRAL M Chalk & Timer Finish
Roof Tile - Marley Acme Farmhouse Brown plain tile
Windows and Doors - Timber painted RAL 7032 Pebble Grey
Fascias, Soffits & Bargeboards - Timber painted RAL 7032 Pebble Grey

Plot 5

Facing Brick - Michelmersh Freshfield Lane First Quality Multi facings
Render - Monocouche Weber PRAL M Chalk & Timer Finish
Roof Tile - Marley Acme Red Sandfaced plain tile
Windows and Doors - Natural Timber
Fascias, Soffits & Bargeboards - Natural Timber

Rainwater Goods- OSMA Deepflow black Upvc gutters and downpipes
Access Roads - Bitumal surfacing with PCC edging
Private Driveways - Permeable block paving
Paths and Patios - Marshalls Argent Light

The outline permission was for means of access and siting only, with all other matters (including external appearance and scale) reserved. The reserved matters details are currently under consideration. Whilst the mix and palette of materials proposed, with a variety of materials for each dwelling is considered appropriate to this edge of settlement location, details cannot be discharged until external appearance and scale details are agreed.

Condition not discharged.

Condition 7 - Construction Method Statement

Construction Method Statement June 2018 Rev B (Twenty-20 Architecture)
Construction Management Plan (2018/P0023 rev C)
Both received by e-mail dated 17August 2018.

Details are acceptable to the Highway Officer providing all parking and deliveries take place within the site as specified by the agent in the e-mail dated 17th August.

Condition 8 - Surfacing for driveways/access points

Condition 10 - Vehicle parking and turning

Details shown on drawing 2018/0023 12 rev A

Details provide for a tarmac drive and shared access to the highway with the main driveway area surfaced with permeable block paving. Parking and turning within each plot. Note the garages shown on the submitted plan are not approved as part of the outline consent nor the subject of the refused application seeking approval of reserved matters (18/01977).

Detail acceptable to the Highway Officer.

Condition 11 - Access details

Details shown on drawing 2018/0023 13, 14 and 15

Details acceptable to the Highway Officer.

Condition 12 - Cycle storage

Details are provided on drawings 2018/0023 08, 09 and 10.

These show garages to the front of plots 1, 2 and 3. The siting of these garages and details (scale and external appearance) do not form part of the outline planning permission or reserved matters submission. Therefore these details cannot be considered through this condition discharge application. There are no details provided for cycle storage for plots 4 and 5 (garages are shown on submitted plans for the reserved matters application, however as these details are not yet approved they cannot be approved as part of this condition discharge application).

Details not acceptable to the Highway Officer. Condition 12 cannot be discharged.

Condition 13 - Refuse storage

Details are provided on drawings 2018/0023 08, 09, 10 and 12A.

Details are acceptable to the Waste Officer. Note the garages shown on the submitted plan are not approved as part of the outline consent nor the subject of the refused application seeking approval of reserved matters (18/01977).

Condition 15 - Boundary hedge

Details shown on drawing 2018/0023 11 rev B received by e-mail dated 17 August 2018.

Following amendments the details for the southern boundary hedge are acceptable to the Tree Officer.

Conclusion

Details pursuant to Conditions 7, 8, 10, 11, 13 and 15 of Planning Permission 16/02529/OUTD can be discharged subject to full implementation in accordance with the details submitted and wording of each condition. Note the detached garages shown on the submitted plans are not approved as part of the outline consent nor the subject of the refused application seeking approval of reserved matters (18/01977).

Details pursuant to Condition 4 - Materials and Condition 12 - Cycle Storage are refused as this relies on details either not yet agreed as part of the reserved matters application or not approved at the outline stage.

7.0 Conclusion

7.1. Details pursuant to Conditions 7, 8, 10, 11, 13 and 15 of Planning Permission 16/02529/OUTD can be discharged subject to full implementation in accordance with the details submitted and wording of each condition. Note the detached garages shown on the submitted plans are not approved as part of the outline consent nor the subject of the refused application seeking approval of reserved matters (18/01977).

Details pursuant to Condition 4 - Materials and Condition 12 - Cycle Storage are refused as this relies on details either not yet agreed as part of the reserved matters application or not approved at the outline stage.

8. Recommendation.

Split decision.

DC