

**WESTERN AREA PLANNING COMMITTEE  
ON 13<sup>TH</sup> MARCH 2019**

**UPDATE REPORT**

**Item No:** (2)                      **Application No:** 19/00019/HOUSE                      **Page No.** 29-45

**Site:** 19 Battery End, Newbury, Berkshire, RG14 6NX

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**Planning Officer Presenting:** Matthew Shepherd

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** Stephen Beck

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

**Applicant/Agent speaking:** Jack Stacey (Applicant)  
Danielle Stacey (Applicant)

**Ward Member(s):** Cllr. H Bairstow  
Cllr. A Edwards

**Update Information:**

Two small updates to the recommend conditions have been made. Condition 4 has been updated to provide a clear 'trigger' for when the condition must occur. Condition 8 has been updated to include a school term time clause for deliveries.

**4. Landscaping**

Prior to the use of the side extension and basement a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of plants noting species, plant sizes and proposed numbers / densities, an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure;

- a) Completion of the approved landscape scheme within the first planting season following completion of development.

b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.

**Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.**

#### **8. Hours of Deliveries**

All deliveries shall be made outside of school drop off times to the site. No deliveries shall be made before 0930 and after 1445 during construction during school term times.

Reason: To safeguard the highway network from construction traffic congestion at peak times. This condition is imposed in accordance with the National Planning Policy Framework (2018) and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

DC