

Item No.	Application No. and Parish	8/13 Week Date	Proposal, Location and Applicant
(1)	19/00344/COMIND	6 th June 2019	Demolition of existing structures, and erection of an 85 bed care home (Class C2) with associated works including one access, parking, services, and landscaping.
	Extension of time	9 th August 2019	
	Tilehurst Parish Council		Stonehams Farm, Long Lane, Tilehurst
			Frontier Estates Limited

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/00344/COMIND>

Ward Member(s):	Councillors Jones, Marino and Williamson.
Reason for Committee determination:	The Council has received 10 objections to the application
Committee Site Visit:	31st July 2019
Recommendation.	The Head of Development and Planning be authorised to GRANT planning permission

Contact Officer Details

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1. Site History

16/01947/OUTMAJ - Erection of 15 dwellings. Permitted 30th June 2017.

2. Publicity of Application

Site notice displayed. 19th March 2019. Expiry 9th April 2019.

Amended plans site notice—displayed 5th July 2019. Expiry 19th July 2019.

3. Consultations and Representations

Tilehurst Parish Council	Original plans. Objection. Concerns about sufficiency of parking on site, no affordable housing being provided, impact on local walkers, can the quota of 60 staff be achieved ?, will attract workers outside the area, do not wish to see 2 access points, proposed pedestrian crossing should be formalised, is there a need for this care home ?, question the traffic movements analysis. Amended plans – comments awaited.
Highways	Conditional permission is recommended. Adequate parking on site. Amended plans –reduction to one access onto Long Lane is supported. Traffic generation will be acceptable. Parking is acceptable on site.
Environment Agency	No objections. The application site does not lie in an area subject to any flooding risk.
Housing policy	The application appears to be a genuine C2 use so accordingly, notwithstanding the need for affordable housing in the area, no such housing can be required under policy.
Pang Valley Ramblers.	Objection. Concerned about impact of the scheme on FP number TILE/6/2 in the woodland adjacent, plus the impact of increased traffic on local pedestrians using the area. Also concerned about impact of fencing –oppressive.
Public rights of way	Objection to this application on the grounds of the road safety of pedestrians using the Sulham Recreational Route along Long Lane due to the additional traffic which would be created by the development and also object to the compromise of their safety walking in and out of Footpath TILE/6/2.
Thames Water	Conditional permission is recommended. Re water pressure and supply.
SUDS	Conditional permission is recommended.
Conservation officer	No objections as no designated heritage assets are affected by the application.
Planning policy	Comprehensive response on file. Issues to be considered are the fact that the scheme being C2 does not strictly comply with the HSA9 allocation for 15 dwellings, but the C2 use will still count against the Housing Land Supply by 47 units. In addition no affordable housing will be achieved. The case officer must be satisfied with the potential visual impact on the AONB. No objection

	per se.
Environmental Health -	Conditional permission is recommended. Hours of working and possible land contamination.
Public representations	<p>10 objections have been received to the application. Concerns based upon the following issues. Increased traffic arising from the care home over and above the 15 dwelling permission, increased light pollution, and overlooking against what is envisaged in the Local Plan, drainage and flooding issues might arise, the building is too large and of poor design, impact on AONB, the care home is not needed, it will introduce a commercial use into a residential area, impact upon local pedestrians and safety, on the highway. What if an alternative C2 use transpires? Impact on local medical services and other infrastructure. Tilehurst has had enough development, cumulative impact with the 66 dwellings approved adjacent, impact on wildlife, and impact on local parking – not enough on site.</p> <p>2 Letters of support for the introduction of a new care home on the ground that it is needed in the area.</p>

4. Policy Considerations

National Planning Policy Framework 2019

National Planning Practice Guidance 2014.

West Berkshire District Local Plan 1991 to 2006 [Saved Policies]

West Berkshire Core Strategy 2006 to 2026. Policies ADPP1, ADPP5,

CS1,CS5,CS13,CS14,CS15,CS18, and CS19.

HSADPD of 2017. Policies GS1, P1 and HSA9.

5. Description of development

5.1.1 The application site lies just to the north of Long Lane in Tilehurst parish, adjacent Vicarage Wood to the south west, and a well used public footpath. To the east of the application site lies an open field which has recently obtained planning permission under reserved matters for 66 dwellings not yet commenced on site. To the south east of the site across Long Lane lies existing housing. Immediately adjacent lies a single dwelling called The Barn, which does not form part of the application site.

5.1.2 The application site is presently part greenfield, part brownfield, comprising some disused agricultural and stable buildings, with open spaces in between. It is 1.13ha in extent. The site lies within the present adopted settlement boundary, set out in the HSADPD of 2017, to allow for the allocation of the site under HSA9 for up to 15 dwellings: indeed outline planning permission already exists on the site for that number—see site history above. In addition the site lies within the North Wessex Downs AONB designation.

5.1.3 It is proposed to demolish all the redundant buildings on the site and erect an 85 bedroomed care home with associated car parking [38 number] and single vehicular access onto Long Lane. This building will be 2.5 storeys in height, and is located to the south west of the site, allowing for a substantial buffer strip to be retained looking out towards the open countryside beyond this plateau location. Adjacent the boundary to the permitted housing will be an open area to be landscaped for private access for the incoming care home residents. Just for clarity, the original application as submitted included a 74 bed care home plus 4 additional dwellings with a separate access following negotiations with the case officer, the dwellings were deleted as was the additional access, the number of bed spaces increased by 11, to 85, and the number of parking spaces increased from 30 to 38. The revised plans have been fully re-consulted upon.

5.1.4 On the 12th July 2019, the Council informed the applicant that the revised scheme had been considered, under the 2017 Environmental Impact Assessment Regulations and would not require an Environmental Statement to be submitted with the application. The reasons are set out on the letter, on file.

6. Consideration of the application.

The application will be examined under the following issues.

- 6.1 Principle and planning policy.
- 6.2 The need for elderly housing.
- 6.3 Highways and parking.
- 6.4 Landscape and visual impact.
- 6.5 Other issues. Design and amenity.

6.1 Principle and planning policy.

6.1.1 The application site was allocated for housing under Policy HSA9 in the HSADPD as adopted in May of 2017. In addition to that the current application now lies within the approved and adopted settlement boundary of the Eastern Urban Area, as identified on page 140 of the HSADPD. Accordingly, along with the extant outline permission for 15 dwellings and the part brownfield aspect of the existing buildings, there is no question that the scheme is acceptable in principle.

6.1.2 Whether or not an allocated housing site [Class C3 in the Use Classes Order] should be considered for an alternative use, in this instance Class C2 as a care home, is a more ambiguous point. The first point to pray in aid in support of the officer recommendation, is that the actual use of the site remains “residential” albeit it is a commercial use and a different use class as noted. This accordingly means that the development if approved and built out, will still assist in the Council’s Housing Land Supply situation, as contained in the updated NPPG relating to the need for the Planning system to meet the needs of the elderly, and the fact that it is stated that a calculation of the equivalent number of dwellings created by a care home should be made on a multiplier based upon the average number of adults living in households across the District: this is presently 1.8. Accordingly the care home will mean a figure of 47 units [85 divided by 1.8], which is 32 units more than the extant permission. In addition, on the adjacent housing site to the north east, planning permission has been granted for 66 dwellings, which is 10% more than the allocated figure of 60.

6.1.3 Balanced against the above is the factor that should the application be approved, this will mean the loss of 6 affordable dwellings, which would have been built out under the extant permission for 15 dwellings, as provided for by the associated s106 planning obligation. The housing officer has made it clear that no affordable housing contribution may be achieved from a C2 use as noted above.

6.1.4 To conclude officers are satisfied that the principle of the application is acceptable.

6.2 The need for the application.

6.2.1 Given that the application site lies on a site allocated for housing, officers requested the applicants to provide data and information as to why there was a particular need for a care home for the elderly in this location. A number of the objectors have raised this point.

Firstly, it is a well known and acknowledged fact that overall age profile of the British population is getting older, due to people living longer, and generally healthier lifestyles. The Thames Valley is no exception in this regard. The commissioned report by the applicants identifies, within the 5km catchment of the site, a projected rise of just over 25% of residents over 65 years in age, over the next 10 years. Secondly the current demand for care beds is 601, which is expected to rise to 822

by 2028. The current supply is identified as being 7 care homes in the catchment, providing 408 bed spaces. Added onto this has been a commitment for a new care home at Greendene Farm for 65 beds. Notwithstanding this, the report still identifies an overall undersupply of 193 bed spaces in the catchment, and, moving into the future, this is expected to rise to an undersupply of 398 by 2028, unless additional provision is made via applications such as this.

6.2.2 Whilst your planning officers are not experts in such matters, it is clear that even if the report's conclusions are over exaggerated, there remains an extant need for care home beds: in addition, it would be perverse of a developer to fund such an expensive new facility, if they were not satisfied with the future demand for such facilities.

6.3 Highways and transport.

6.3.1 The highways officer is recommending conditional permission for the application. He has examined the submitted transport statement [updated to reflect the expected change in traffic generation arising from the amended scheme] and is content that the generation of 172 movements over a 12 hour period, on the local highways network will not have a severe impact. This must of course be balanced against the traffic created by the extant permission for 15 dwellings.

6.3.2 It is acknowledged that the nature and timings of traffic created by the care home will differ from a residential home. Firstly there is the staff traffic to take into account, which will be on presumably three 8 hour shifts. Secondly there will be the servicing traffic for the care home with all the deliveries normally required for such a use. Thirdly there will be the visitors, mostly in evenings and weekends, but clearly some also during the daytime. Over a 12 hour period it is thus expected that the number of total vehicle movements will be 172, in and out. Compared to the extant permission for 15 dwellings, which is 90 movements over a similar period it's an increase of 82 movements. This equates to 7 additional vehicle movements over each hour [on average]. Your highways officer and the planning officer concur that this is acceptable in terms of the impact on local roads. In addition, in terms of the comparison between the first proposed scheme [74 bed home plus 4 dwellings] and the amended scheme, the latter would see a rise of just 3 additional vehicle movements onto the network over a typical 12 hour period.

6.3.3 The applicants have acknowledged that the width of Long Lane in the immediate vicinity of the site is poor, being about 3.2m. This is not sufficient for 2 way traffic. The applicant has agreed to fund [via a s278 highways agreement see conditions] the widening of the road in this area to 5.0 metres, so allowing two way traffic to pass, which is a planning gain. The site now has 38 parking spaces, an increase of 8 since the original 74 bed scheme. This means a new ratio of 2.23 bed spaces per parking space. Bearing in mind that probably none of the residents will be driving, this on site ratio is considered satisfactory for both staff and visitors to the scheme.

6.3.4 A number of objectors are worried that the section of Long Lane in the area particularly to the south adjacent Vicarage Wood, is poor. This is correct, but the fact remains that the Council has already allocated the site [and indeed the adjacent larger one] for housing which will create an increased level of traffic generation in any event. In addition, according to the traffic flow analysis along Long Lane as existing, 60% of the flows are southbound during the normal working day: applied to the 82 additional movements arising from the care home over and above the extant permission for 15 homes. This equates to 49 additional movements over a 12 hour period along the southern section of Long Lane ie an equivalent of 4 movements per hour. This is not believed to be significant or harmful.

6.3.5 To conclude, having regard to the advice in policy CS13 in the WBCS as adopted, and the advice in paragraph 109 of the NPPF of 2019, the application is acceptable in highways terms.

6.4 Landscape and visual impact.

6.4.1 The application site lies within the North Wessex Downs AONB, albeit adjacent to an existing settlement. It currently comprises a dilapidated range of unattractive former agricultural and quasi commercial buildings. It also lies on a landscape plateau which forms a wider component of the landscape form to the west of Reading, before falling to the Pang Valley.

To the south west of the site lies Vicarage Wood, a long established and mature woodland, which provides a strong and effective visual barrier to the proposed care home. To the north east of the application site lies an open field, however it is now almost certain that this will shortly be developed for 66 homes as permitted, very recently. A slide on the presentation screen will indicate the approved housing layout, which will in effect provide a future built form screen and backdrop to the new care home from this angle/vista. To the west of the application site, there is a buffer of land, within the red line application site, 49m length and 72m in width, which will be conditioned to be landscaped, in any permission. This will again assist in ensuring that any wider impact on the special qualities of the AONB is minimised.

6.4.2 Having noted all of the above, it is evident that the localised impact on the immediate area will be moderate in visual terms, especially on the local street scene and upon the users of the footpath to the south of the site. This is a matter that the Committee will need to take carefully into account, bearing in mind the lesser immediate impact the 15 dwelling scheme would have had upon the locale. The proposed new care home will be a large building—it will be 2.5 storeys and have a maximum width of 42m and a maximum length of 82m. Its maximum height will be 11.5m.

6.4.3 In addition to the above, now that the 4 dwellings have been removed from the application site, plus the additional access for those dwellings, this has allowed the applicant to submit a revised application which sits more comfortably on the red line site: this means the separation to both the permitted housing adjacent, and The Barn nearby, has been improved, along with the distance to the footpath boundary in the woodland. In addition, the distance of the care home from Long Lane has been increased by 13m. This will allow for an increased buffer planting strip in this street frontage, so further diminishing the potential visual impact of the care home on the street scene. This all results in relatively less visual impact on the immediate environment, and so assists in making the development acceptable, on balance.

6.4.4. The applicants, in their supporting material, have submitted a LVIA [Landscape and Visual Impact Assessment] which has concluded in a similar fashion. Accordingly it is concluded for the foregoing reasons, that the scheme will not only comply with the requirements set out in policy CS19 in the WBCS, but also the advice in paragraph 172 of the NPPF: this notes that great weight should be applied to the conservation and enhancement of the landscape and scenic beauty of AONBs in arriving at decisions on planning applications. It is the officer view, that the wider impact of the scheme on the AONB will in fact be minimal and acceptable. In the shorter views the input will be more adverse, but this will inevitably reduce over time given the build out of the housing adjacent, and the growth of the landscaped buffer strip.

6.4.5 To summarise, the development is considered to be acceptable in both landscape and visual impact terms.

6.5 Design and amenity, impact on local services.

6.5.1 The advice in the NPPF seeks to ensure that in the determination of planning applications, where new build is involved, the design and appearance of new buildings is carefully examined to make certain that they are acceptable. In this particular case this issue is important given the requirement on Local Planning Authorities to enhance the AONB where possible. Good design should be inherent in schemes as promoted, and not merely an afterthought. In this case the officer believes the new care home, with its traditional almost domestic approach, is successful albeit it is on a large/commercial scale. The design, with its faux chimneys, its degree of articulation so providing shadowing [and so more visual interest] its pitched roof dormers and full hipped roofs, all create a reasonably imaginative appearance which is considered attractive. In

addition the glazed links assist in diminishing the buildings overall bulk and mass. In terms of materials, the insertion of timber boarding, hanging tiles, clay roof tiles, plus facing bricks of some variety, all assist in producing elevations, which are typical of the local vernacular. So, in conclusion it is considered that the design is satisfactory, and it will not detract or harm the character of the local area and the AONB, consistent with the advice in policy CS19 in the WBCS.

6.5.2 The second design issue is the potential impact of the new care home on adjacent amenity. The Barn is the nearest existing dwelling adjacent the site: it is inevitable that the amenity of the present occupiers will be impacted by the new care home, particularly during the construction process. However, once built, such operations are normally quiet, and the separation distance from the new home to the Barn at it's closest point is 36m. This is considered to be acceptable. In terms of future impact upon amenity, regard has been had to the proximity of the approved housing layout as under 19/00718/RESMAJ. Again the closest point to the party boundary from the new care home is 32m, and none of the approved houses are close to that boundary so the effective distance will be greater. Accordingly, future overlooking or overshadowing problems, are not considered sufficient to warrant refusal. Finally, although some houses are sited across Long Lane opposite the site, the intervening separation is 35m. This is considered adequate separation.

6.5.3 Finally, a number of objectors are concerned that if the scheme is approved, it will necessarily result in an unacceptable impact upon local medical services. This is of course true to an extent when compared to the occupation of 15 homes as in the extant permission. The CCG have been consulted but no response has been received on this point. It is notable in addition that no CIL will be payable on the application, if approved and built. The Committee will need to take a view on this but given the 5km catchment noted for most of the future residents, they are of course, already largely living in the District [or in Reading Borough] and so having an existing impact.

7. Conclusion

7.1 All planning applications are required to be determined in accord with the prevailing Development Plan, unless material considerations indicate otherwise. In addition, Councils are required to have regard to the three sustainability imperatives of economy, society, and environment as defined in the NPPF.

7.2 In this case the economic benefits of this application are clear: not only will the construction industry be given a significant, albeit temporary boost, but once the Home is in operation, about 50 FTE jobs will be provided on site which will clearly assist the local economy. Hence the application is supported.

7.3 In social terms the advent of much needed elderly care home accommodation is considered to be of benefit, as supported in the latest topic paper in the NPPG. It is noted that there will be a loss of 6 affordable dwellings however, which is a clear dis-benefit.

7.4 In environmental terms, the application is more balanced. On one hand the development will inevitably have an impact upon the local road network, and it will have to a degree a visual impact on the immediate locality. There will in addition be a noticeable future impact on amenity of the occupants of the Barn. However, for the planning reasons, as set out above, it is believed that these impacts are outweighed by the number of advantages as identified. It is accordingly concluded that planning permission should be granted, with conditions. No S106 obligation is required.

8. Recommendation

8.1. The Head of Development and Planning be authorised to GRANT conditional planning permission.

CONDITIONS

Time limit.

1. The development hereby permitted 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).

Plans approved.

2. The development must be carried out in strict accord with the following approved plans: [all G4250] Site layout-90-001w, Elevations-0-P-07 B, Location plan-P-08 C, Ground floor-P-01-E, Roof plan-P-04-C, First floor-P-02-E, Second Floor-P-03-E.

Reason. To clarify the permission in accord with the DMPO of 2015.

Samples of materials.

3. On completion of the slab level of the care home no further work shall take place until samples of the materials to be used in the proposed development have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application, and shall where necessary include the submission of samples of glass, plastic and mortar materials. Thereafter the materials used in the development shall be in accordance with the approved samples.

Reason: In the interests of visual amenity in accordance with Policy ADPP5 in the WBCS of 2006 to 2026.

Hours of working.

4. The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing 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 accord with saved policy OVS6 in the WBDLP of 1991 to 2006.

Contamination.

5. Should any unforeseen contamination be encountered during the development, the developer shall inform the Local Planning Authority immediately. Any subsequent investigation/remedial/protective works deemed necessary by the Local Planning Authority shall be carried out to agreed timescales and approved by the Local Planning Authority in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the Local Planning Authority upon completion of the development.

Reason. To ensure public safety is protected, in accord with the advice in the NPPF of 2019.

SUDS

6. No construction shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.

These details shall:

- e) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an the public sewer at no greater than 2 l/s for up to the 1:100 year storm event with a 40% allowance for Climate Change;
- f) Include flood water exceedance routes, both on and off site; include flow routes such as low flow, overflow and exceedance routes;
- g) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006).

CMS

7. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- (a) The 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) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works
- (h) HGV haul routes

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework , Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

EV charging points.

8. On completion of the slab level of the care home, details of electric vehicle charging points must be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until associated electric vehicle charging point(s) have been provided in accordance with the approved drawings. The charging points shall thereafter be retained and kept available for the potential use of an electric car.

Reason: To promote the use of electric vehicle. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

S278 works.

9. The development shall not be brought into use until the following works have been completed via Section 278 of the Highways Act 1980 or other appropriate mechanism:
- a. Pedestrian crossing and footway connections across Long Lane adjacent the proposed access point.
 - b. Widening of Long Lane opposite the proposed northern vehicular access.

The works shall be constructed in accordance with the approved drawing(s) and any statutory undertaker's equipment or street furniture located in the position of the works must re-sited to the satisfaction of the Local Highway Authority.

Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

Visibility splays

10. The development shall not be brought into use until the visibility splays at the proposed access has been provided in accordance with the approved drawings. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework, and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

Vehicle parking.

11. The development shall not be brought into use until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space 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. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)

Vehicle access construction.

12. The development shall not be brought into use until the associated vehicular access onto Long Lane has been constructed in accordance with the approved drawing(s).

Reason: In the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework (July 2018) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

Cycle parking.

13. The development shall not be brought into use until associated cycle parking and storage space has been provided in accordance with the approved details and retained for this purpose at all times.

Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework,, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Water network upgrades.

14. The care home shall not be occupied until confirmation has been provided that either all water network upgrades required to accommodate the additional flows from the development have been completed; or an infrastructure phasing plan has been agreed with Thames Water to allow the care home to be occupied. Where an infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed infrastructure phasing plan.

Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development in accordance with the advice in the NPPF on public health.

Minerals

15. No development shall commence until the following has been submitted to and approved in writing by the Local Planning Authority and thereafter all works for each phase shall be carried out in accordance with the methods agreed throughout the construction period:

- i) a method for ensuring that minerals that can be viably recovered during the development are recovered and put to beneficial use;
- ii) a method to record the quantity of recovered mineral (for re-use on site or off-site) and the reporting of this quantity to the Local Planning Authority.

Reason. To ensure no sterilisation of minerals in accord with policy 2A of the RMLP for West Berkshire.

Age restriction.

16. At no time shall any occupant of the care home be under the age of 65 years old, unless specific agreement in writing with the Local Planning Authority has been achieved.

Reason. To ensure the care home is used for its intended purpose, and in the interests of ensuring parking on site does not become congested, in accord with policy CS13 in the WBCS of 2006 to 2026.

Finished floor levels.

17. No development shall commence until details of the finished floor levels in relation to existing and proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved levels.

Reason: To ensure a satisfactory relationship between the proposed building and the adjacent land in accordance with Policy ADPP5 in the WBCS of 2006 to 2026.

Landscaping

18. No development shall commence until, a detailed scheme of landscaping for the site has been 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, become seriously damaged or die 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 objectives of policy ADPP5 of the WBCS of 2006 to 2026, and the conservation of the AONB area.

Use of site restricted.

19. The premises shall be used for a care home only and for no other purposes in Class C2 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any subsequent amendment or replacement of this Order, nor shall its use be changed to any use falling under any other use class set out in the Town and Country Planning (Use Classes) Order 1987 (as amended) or any consequent amendment or replacement of this Order.

Reason: Any other use is not acceptable on the site in accordance with the advice in the DMPO of 2015 and the parking facilities on the site.

BREEAM

20. The Care Home shall achieve 'very good' under BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme). The care home shall not be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of very good has been achieved for the development, has been issued and a copy has been provided to the Local Planning Authority.

Reason: To ensure the development contributes to sustainable construction. This condition is imposed in accordance with the National Planning Policy Framework and policy CS15 of the WBCS of 2006 to 2026.

External lighting.

21. On completion of the slab level of the care home, details of the external lighting to be used in the areas around the proposed building shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the care home shall not be occupied until the external lighting has been installed in accordance with the approved details. No additional external lighting other than that proposed in accordance with the approved details shall be installed unless permission has been granted in respect of a planning application.

Reason: The Local Planning Authority wish to be satisfied that these details are satisfactory, having regard to the setting of the development in the AONB in accord with policy ADPP5 in the WBCS of 2006 to 2026.

Hard surfacing and fencing.

22. On completion of the slab level of the Care Home, a scheme for the means of treatment of the hard surfaced areas of the site, and the perimeter fencing around the site, must be submitted to and approved in writing by the Local Planning Authority. The care home shall not be occupied until the hard surfaced areas and fencing has been constructed in accordance with the approved schemes.

Reason: In the interests of visual amenity, in accordance with Policy ADPP5 of the WBCS of 2006 to 2026.

Informative.

1 This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the Local Planning Authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.