

**EASTERN AREA PLANNING COMMITTEE
ON 07.08.2019**

UPDATE REPORT

Item No: (2) **Application No:** 19/00772/RESMAJ **Page No.** 43-64

Site: Land Adjacent To Primrose Croft, Burghfield Common

Planning Officer Presenting: Lydia Mather

Member Presenting:

Parish Representative speaking: Andrea Hales
Ian Morrin

Objector(s) speaking: Dr Gail Johnston
Ben Tait

Supporter(s) speaking: N/A

Applicant/Agent speaking: Alastair Pott (Applicant)
Michelle Quan (Agent)

Ward Members: Councillor Graham Bridgman (**Speaking**)
Councillor Royce Longton
Councillor Geoff Mayes

Update Information:

Four further letters of objection received. These raise matters that relate to the outline planning permission such as the number of houses and the highways impacts. The matter these additional letters raise regarding the reserved matters is primarily the proximity to and impact on The Hollies.

Updated plans received on:

- the orientation of the bin store to the front of the flats;
- updated street elevation drawing as it hadn't been updated with the amended plans for the changes to the block of flats;

- and an indicative section drawing of the fence between Primrose Croft and plot 17.

In order to incorporate the full set of amended plans the following corrections for condition 1 are required:

Plans received on 5 April – delete C-3030 Revision C as updated plan Revision H received on 18 July;

Plans received on 5 July 2019 - D7438.301 add 'Revision 05';

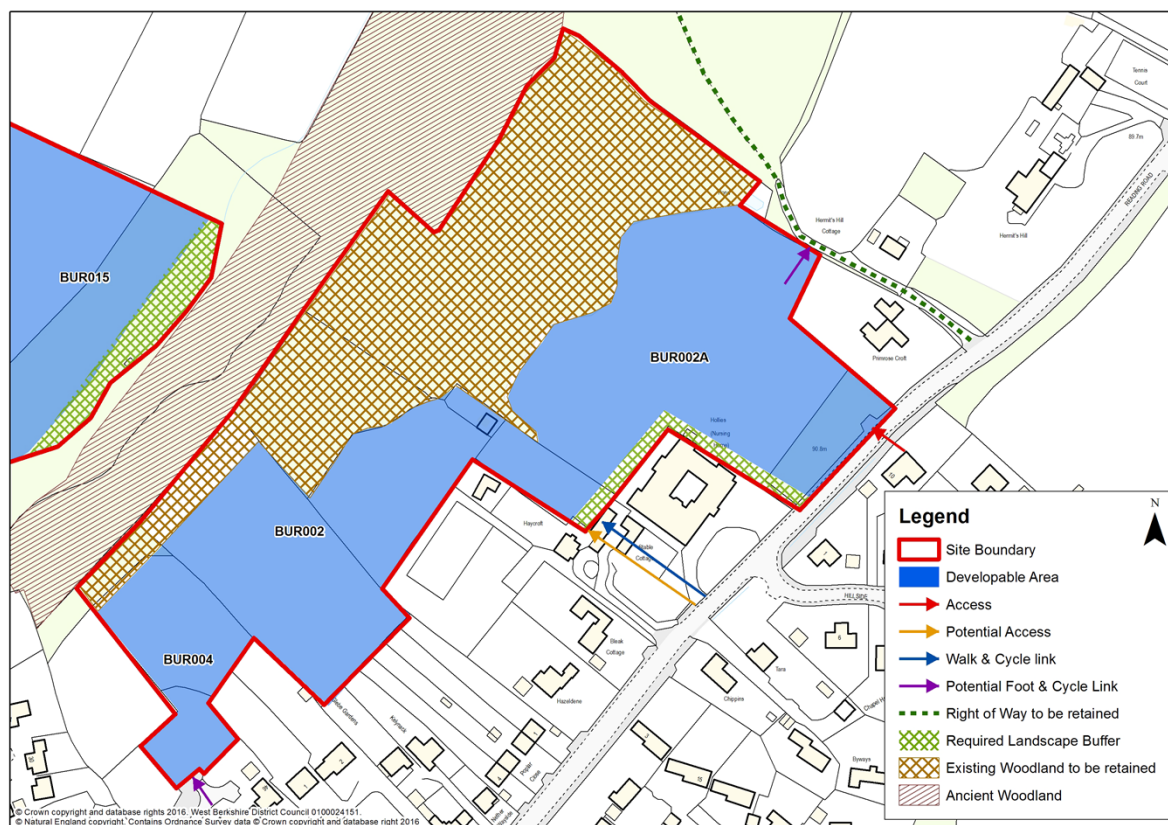
Add plans received on 26 July - C-1005 Revision L1 (site layout re bin store to flats), and 30 July - C-1010 Revision E (street elevations showing amendments to building of flats).

The rear garden to the flats has been reviewed by the applicant to see if a larger area of level garden could be provided. However, due to the topography of the site in this location and the level of retention that would be required this would then impact on the adjoining trees. It is considered that whilst the area of garden would be less than that outlined in the Quality Design SPD, it would nevertheless be of a suitable quality for providing an area to sit outside, hang washing, etc, and is private from the rest of the development.

In response to matters raised at the Committee site visit:

- The outline permission included an Ecological Scoping Survey dated April 2015. That survey concluded that further bat and reptile surveys were required. These were submitted – Reptile Survey dated July 2015, and Bat Activity Survey dated November 2015. Conditions on habitat management, external lighting, bats and reptiles were applied to the outline permission;
- The HSA16 policy map is included below;
- The distances to dwellings from The Hollies are also included on the plan below;
- If the landscaping within the buffer to The Hollies is not considered acceptable condition 8 could be changed to exclude this area. An additional condition could then be applied for details of landscaping within this buffer to be submitted prior to occupation of the dwellings on plots 2 to 4, 7 and 8, and 18 to 22.

Policy HSA16



Distance of dwellings from The Hollies

