

**EASTERN AREA PLANNING COMMITTEE
20 NOVEMBER 2019
UPDATE REPORT**

Item No: (1) **Application No:** 18/01221/FULD **Page No.** 29-39

Site: Land Adjoining 32 The Moors, Pangbourne RG8 7LP

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: John Higgs

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Sara Duffield (Agent)

Ward Member(s): Councillor Gareth Hurley

1. Additional Consultation Responses

Public representations:	No further representations received since publication of agenda report.
Sustainable Drainage:	<p>There is emerging new information regarding a revised extent of functional flood plain FZ 3b which appears to show that the 'new' FZ 3b for the site will be more extensive than the current FZ 3b information in your email below. However having also reviewed the Applicant's flood zone plan (1534 AL(0)11 A), with the likely flooded area determined by contours from the site topographical survey, I am reasonably comfortable that the new property is just outside the requisite flood extent.</p> <p>The voids under the building are vital as there is still a risk of surface water flood flow and the voids must be included in the final building. However because of the crucial nature of these voids for the protection of the building and the impact on the surrounding area from flooding, there is an argument to say that this condition should be pre-commencement rather than pre-occupation to ensure the design is adequate before construction begins.</p> <p>In addition, there are no details of any proposed SuDS measures</p>

	submitted other than a permeable gravel surface shown on the layout plan. Therefore standard SuDS conditions should be applied should the application be approved at Committee.
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2. Updated Recommendation

The recommendation remains as set out in the agenda committee report.