

**WESTERN AREA PLANNING COMMITTEE
27 NOVEMBER 2019**

UPDATE REPORT

Item No: (1) **Application No:** 19/01406/RESMAJ **Page No.** 67 - 89

Site: Land South of Priory Road, Hungerford

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Parish Representative speaking: Cllr Gaines

Objector(s) speaking: Cllr Helen Simpson

Supporter(s) speaking: N/A

Applicant/Agent speaking: Geoff Wilde (Bewley Homes)
Sara Dufield (Turley)

Ward Member(s): Cllr Dennis Benneyworth, Cllr James Cole, Cllr Claire Rowles

1. Additional Consultation Responses

Hungerford Town Council:	Additional comments received on amended layout: Object on the grounds of the negative effects on amenity, in particular due to overlooking and loss of privacy, and shading or loss of daylight. And also the layout and siting in relation to adjoining buildings, spaces and views is inappropriate and unsympathetic to the appearance and character of the local environment.
North Wessex Down AONB:	The AONB would object to the current proposal specifically the building designs/styles and materials which are inappropriate to local character and would result in a poor development within a nationally designated environment. The primary purpose of the AONB designation is to conserve and enhance the natural beauty of the area, as confirmed by Section 82 of the Countryside and Rights of Way Act 2000 (CRoW Act). Section 85 of that Act confirms that there is a duty on all relevant authorities to have regard to this purpose in exercising or performing any functions in relation to, or so as to affect land in AONB's.

	<p>I am pleased to see that the agents have reverted back to a more loose knit development which spreads across both parcels similar to that approved at outline stage. Unfortunately the agents have simply submitted standard Bewley houses types which can be seen across other developments in the country with the exception of the a development in Tetbury, Gloucestershire where they have used local materials, something I suspect was pushed for by the Cotswolds AONB, this demonstrates that Bewley are capable of achieving appropriate developments, when encouraged too. A development that is acceptable in Surrey is not necessary acceptable in Berkshire. It would appear that the agents have not assessed local vernacular and character which would help steer the design portfolio for the site, I would not recommend using the estate to the north as this is not a good example of design. The agents should be instructed to create a design code for the site including materials. A similar approach has been taken for a development outside of Theale by the Englefield estate for 100 dwellings (allocated within Housing DPD).</p> <p>Designs can be contemporary if appropriate materials are used, however only a few materials may be acceptable if matched with a high standard of house design. Terca Maplehurst multi and Hurtswood multi are unacceptable to name a few, furthermore coloured through render would appear alien, it has a different appearance and texture to traditional render applications. However render is more commonly used in 1930s/40s properties in Hungerford, others are lime washed with a soft white not cream, however the predominant finish as noted in the historic High Street is painted brick. Recon concrete tiles are bulky in appearance and bright in colour, they also fail to weather. The roofs would be notable above the existing tree, especially in winter when the leaves have been lost and the site is at its most exposed and would be visible from Combe Gibbet some distance away.</p> <p>Unfortunately I do not think this can be dealt with my way of condition. It is major development within an AONB and the council needs to be confident that the development is of a high design which sits comfortably within the context of the local built and natural environment and reflects the importance of the natural and scenic beauty of the AONB. At present the development fails to comply with NPPF para 8, 127, 170 and 172, Area Delivery Plan Policy 5, Policy CS4, CS14 and CS19 of the West Berkshire Core Strategy and The North Wessex Downs Management Plan.</p>
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2. Corrections

Members are asked to note that the case officer's report incorrectly states that the site is within the settlement boundary. The outline planning permission (16/03061/OUTMAJ) approved an extension to the site of approximately 1.5 hectares beyond the settlement boundary in order to allow greater areas of open space and landscaping and a suitably low density of housing. This is reflected in the case officer's Committee report for the outline consent. The additional land in the proposed layout includes the land required for creation of the access, approximately 10 dwellings, open space and landscaping.

Members are also asked to note that condition 6 incorrectly identifies the footpath that is proposed to provide a connection to John O'Gaunt School as being between plots 95 and 97.

It is located to the south east. An amendment to condition 6 is recommended to address this matter.

3. Building heights

The officer's report refers to building heights as being between approximately 8.3 and 9.3 metres. On 20 November 2019 an updated drawing was received giving building heights, which are between 8.1 and 9.5 metres.

4. North Wessex Downs AONB objection

Officers have considered the objection raised by the North Wessex Downs AONB officer. While Officers are satisfied that the principle of development and increased area of the site beyond the settlement boundary were addressed in consideration of both the allocation of the site for housing and the outline planning permission, and are satisfied that the design of the housing proposed reflects a high quality of design that is sympathetic to its setting both in the context of the town of Hungerford and its semi-rural location in the AONB, the AONB officer's concerns in respect of the palette of materials are noted and an amendment to condition 3 is proposed in order to require approval of a schedule and samples of materials to ensure that the choice of materials is appropriate to the setting of the site and does not result in undue visual intrusion in the sensitive landscape.

5. Amended drawings & conditions

On 20 November 2019 an amended layout, parking plan and landscaping scheme were received. These items have been accepted by officers as being within the deadline for submission of information prior the Committee meeting. The minor alterations address comments from the Crime Prevention Adviser regarding the open space to the west of plot 45 and the footpath to the east of the site to provide a future connection to John O'Gaunt School. The amendments to the drawings are as follows:-

- Alteration to straighten boundary to plot 45 to address unobserved corner behind garage of plot 20.
- Removal of footpath from drawings. This will be required to be provided in accordance with condition 6 once an access has been agreed with the school and any other landowner.

Updates to the landscaping conditions (9 & 10) and list of approved plans (2) are recommended in respect of these amended drawings.

The Tree Officer has also highlighted errors in the wording of conditions 12 and 13 referring to arboricultural methodology and has recommended amended wording as below.

6. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended conditions:-

2	<p>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <p>Drawing numbers 100 Rev D, 101-1 Rev D, 101-2 Rev D, 101-3 Rev D, 101-4 Rev D, 101-5 Rev D, 101-6 Rev D, 102, 106 Rev D, 54 Rev A, 55 Rev A, 58 Rev A, HT-Cr-01, HT-Cr-02, HT-Ri-01 Rev B, HT-Ri-02 Rev B, HT-Ri-03, HT-Ri-04, HT-Ri-05, HT-Ok-01 Rev B, HT-Ok-02 Rev B, HT-Gd-01 Rev B, HT-Gd-02 Rev B, HT-Lo-01 Rev B, HT-Lo-02 Rev B, HT-Lo-03 Rev B, HT-Lo-04, HT-Lo-05, HT-Lo-06, HT-St-01 Rev A, HT-St-02 Rev A, HT-St-03, HT-St-04, HT-Ma-01 Rev B, HT-Ma-02, HT-Ma-03 Rev B,</p>
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	<p>HT-Ma-04 Rev B, HT-Ma-05, HT-Ma-06, HT-As-01 Rev B, HT-As-02 Rev B, HT-La-01 Rev B, HT-La-02, HT-La-03 Rev B, HT-La-04, HT-La-05, HT-La-06, HT-Su-01 Rev A, HT-Su-02 Rev A, HT-Bx3-A1-A2-01 Rev C, HT-Bx3-A1-A2-02 Rev C, HT-Bx3-A1-A2-03 Rev B, HT-Bx3-A1-A2-04 Rev B, HT-Bx3-A1-A2-05 Rev A, HT-Bx3-A1-A2-06 Rev A, HT-Bx3-A1-A2-07 Rev A, HT-Bx3-A1-A2-08 Rev A, HT-C1x2-01 Rev A, HT-C1x2-02, HT-C1x2-C2-01 Rev A, HT-C1x2-C2-02, HT-C1x2-C2-03 Rev A, HT-C1x2-C2-04, HT-C2x2-C1-01 Rev. A, HT-C2x2-C1-02, HT-Dx2-01 Rev A, HT-Dx2-02, HT-Ex2-01 Rev B, HT-Ex2-02 Rev A, HT-Ex3-01 Rev B, HT-Ex3-02 Rev A, HT-Ex3-C-01 Rev A, HT-Ex3-C-02 Rev A, HT-Ex3-C-03.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Materials</p> <p>No development of the dwellings hereby approved above ground level shall commence until samples of the external materials to be used in the dwelling have been made available to view on site and a schedule of external materials to be used in the dwellings has been submitted and approved under a formal discharge of conditions application. The external materials used in the development shall be in accordance with the approved samples and schedule.</p> <p>Reason: The development is located within the North Wessex Downs AONB, an area of nationally significant landscape character. While the application is accompanied by details of materials these are not sufficient to ensure that the palette of materials is appropriate to the setting of the site in the AONB. Therefore further details of materials are required in order to ensure the preservation of visual amenity in this sensitive landscape in accordance with the NPPF and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.</p>
6	<p>Footpath provision</p> <p>Upon the provision of an access from the John O'Gaunt school site a footpath shall be provided to the south east of plot 95 in accordance with a plan to be submitted and approved in writing by the Council.</p> <p>Reason: In the interests of high quality design and pedestrian permeability in accordance with the requirements of National Planning Policy Framework, Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy HSA18 of the West Berkshire Site Allocations DPD (2017).</p>
9	<p>Landscaping (scheme submitted)</p> <p>All landscape works shall be completed in accordance with the submitted plans, schedule of planting and retention, programme of works and other supporting information including drawing numbers dwg no.1386 101-1-6 rev D. Any trees, shrubs or hedges planted in accordance with the approved scheme which are removed, die, or become diseased within five years from completion of this development shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy July 2006-2026.</p>
10	<p>Landscaping implementation</p> <p>The approved landscaping plan dwg no.1386 101-1-6 rev.C shall be implemented within the first planting season following completion of development or in accordance with a programme submitted to and approved in writing by the Local Planning Authority. Any trees, shrubs or plants that die or become seriously damaged within</p>

	<p>Fifteen years of this development shall be replaced in the following year by plants of the same size and species.</p> <p>Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
12	<p>Arboricultural Method Statement</p> <p>No development or other operations, except construction of the site access, shall commence on site until an updated arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority and shall include details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.</p> <p>Reason: A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation, other measures and works may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place. To ensure the protection of trees identified for retention at the site in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
13	<p>Arboricultural supervision condition</p> <p>No development shall take place (including site clearance and any other preparatory works), except construction of the site access, until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation measures and site supervision works may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place. To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.</p>

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