

**EASTERN AREA PLANNING COMMITTEE
15TH JULY 2020**

UPDATE REPORT

Item No: (1) **Application No:** 19/01172/OUTMAJ **Page No.** 15-38

Site: Land North of The Green, Theale

Planning Officer Presenting: Emma Nutchey

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): N/A

Supporter(s): N/A

Applicant/Agent: Jonathan Sebbage - Savills

Ward Member speaking: Councillor Alan Macro

1. Additional consultation responses

The following comments were received after the agenda report was published.

Environmental Health:	No indication has been provided as to how future occupants will be protected from poor air quality and as such a condition has been requested.
Public representations	1 additional representation (part support/objection): <ul style="list-style-type: none">• Pleased to see more 3 bedroom units proposed and the provision of affordable homes. Resist more flats. 1 additional objection: <ul style="list-style-type: none">• Concern for too many flats and not enough houses.• Insufficient parking as garages are counted as part of the provision.• Too many dwellings for the size of the site.

The comments raised have been considered. They do not, however, raise any new issues that have not already been considered. The condition recommended by Environmental Health has been added to the recommendation.

Given the outline nature of the application the dwelling mix is indicative however the proposal seeks to provide 71 houses and 33 flats thus there is a clear emphasis on family housing.

With regards to parking provision, the application is for outline permission only and as such the layout presented is illustrative. The Refuse, Cycle Storage and Parking plan does not fully meet with the parking standards and as such does not form an approved plan. The Transport Statement however confirms that the provision of parking will be made in line with Policy P1 of the Core Strategy and the parking layout is for consideration at reserved matters stage.

For clarity the wording of two recommended conditions has been revised.

- Condition 4, (approved plans) is restructured to distinguish between those drawings which should be adhered to and those which should inform the reserved matters application.
- Condition 22, which requires the road layout and parking provision to be provided in accordance with the Local Planning Authorities standards, now makes specific reference to Policy P1 for the avoidance of any doubt. Condition 23 (prior approval of parking) remains as per the agenda and seeks to secure details of parking at reserved matters stage.

2. Errata

There is a factual inaccuracy in paragraph 7.1 of the report where it states that the allocation under Policy HSA14 is for 'up to 100 dwellings' however the policy actually states that it is allocated for 'approximately 100 dwellings.' This was a drafting error; all other references in the report are accurate.

3. Updated recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional and amended conditions.

4. Approved Plans (amended)

The development hereby permitted shall be carried out in accordance with the following approved drawing numbers:

- Site Location Plan drawing number 6027T/PL01;
- Proposed Site Access Arrangements, including visibility splays 60555677.001;
- Proposed Site Access Arrangements 60555677.002 Rev. A;
- Northern Access Visibility Spays 60555677.005;
- Potential Pedestrian Crossing on Unnamed Road 60555677.001;
- Indicative Building Density 6027T/PL12D;
- Parameter Building Heights 6027T/PL07C;
- Phase 1 habitat Survey report dated July 2016 by Ecoconsult Wildlife Consultancy;
- Extended Phase 1 Habitat Survey by Lockhart Garratt ref 17-3366 V1;
- Arboricultural Impact Assessment by Lockhart Garratt ref 18-2958 V1;
- Noise Impact Assessment dated March 2019 by Aecom;
- Air Quality Assessment dated March 2019 by Aecom.

The reserved matters submitted pursuant to condition 1 shall generally accord with the following plans:

- Masterplan 6027T/PL02C;
- Illustrative Landscape Masterplan drawing 3959/03/18-0155 v6;
- Character Areas 6027T/PL06C;
- Indicative Green Infrastructure and Boundary Treatments 6027T/PL05D;
- Landuse Access and Movement 6027T/PL03B.

Reason: For the avoidance of doubt and in the interest of proper planning.

22. **Road and Layout and Design Standards (amended)**

The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision (in accordance with Policy P1). The developer shall enter into a S278 / S38 Agreement for the adoption of the site for all access roads serving more than five houses. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety, the flow of traffic, residential amenity, and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocations DPD 2006-2026, and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

29. **Air Quality (additional)**

No development shall commence until a scheme for protecting the proposed dwellings from air pollution from traffic on the adjacent roads has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the scheme approved by the authority shall be completed before any permitted dwelling is occupied and thereafter retained in accordance with the approved details.

Reason: As occupiers of the development, without such a scheme, are likely to suffer from poor air quality caused by the traffic to an unacceptable degree. The condition seeks to protect future occupiers in accordance with the guidance within the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is necessary as such measures need to be designed into the fabric of the dwellings.