

**WESTERN PLANNING COMMITTEE**  
**02.09 2020**

**UPDATE REPORT**

**Item No:** (2)                      **Application No:** 20/01186/FUL                      **Page No.** 97-108

**Site:** 1 and 3 Kennet Road, Newbury RG14 5JA

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**Planning Officer Presenting:** Sian Cutts

**Member Presenting:** N/A

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**Written submissions**

**Parish Council:** N/A

**Objector(s):** N/A

**Supporter(s):** N/A

**Applicant/Agent:** David Jones of Evans Jones Ltd

**Ward Member(s) speaking:** Councillor Andy Moore  
Councillor Martha Vickers

**1. Additional Consultation Responses**

<b>Public representations:</b>	

**2. Clarification and corrections to the report**

2.1 Paragraph 6.2 of the Officer's report refers to the site not being previously developed land. The buildings which constitute 1 and 3 Kennet Road are defined as previously developed land, and the garden land which forms the curtilage of those dwellings is excluded from the NPPF definition of previously developed land.

2.2 Paragraph 6.8 of the Officer's report incorrectly identifies the flood zones. The site is within flood zone 3.

### 3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional conditions. The pre-commencement conditions contained within the recommended conditions have been agreed by the agent on behalf of the applicant.

10.	<p><b>Boundary Treatment</b></p> <p>No dwelling shall be occupied until details, to include a plan, indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved scheme before the dwellings hereby permitted are occupied. The approved boundary treatments shall thereafter be retained.</p> <p>Reason: The boundary treatment is an essential element in the detailed design of this development and the application is not accompanied by sufficient details to enable the Local Planning Authority to give proper consideration to these matters. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006) and the Newbury Town Design Statement.</p>
11.	<p><b>Hours of working</b></p> <p>No demolition or construction works shall take place outside the following hours:</p> <p>7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays; nor at any time on Sundays or Bank Holidays.</p> <p>Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
12.	<p><b>Sound proofing</b></p> <p>No dwelling shall be occupied until a scheme for protection the proposed dwellings from internally generated noise have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the noise mitigation measures identified in the approved scheme, have been fully implemented. The noise mitigation measures shall be retained and maintained thereafter.</p> <p>Reason: To protect future residents from internal noise caused by the proposal. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>