

# DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

## WESTERN AREA PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD ON WEDNESDAY, 23 SEPTEMBER 2020

**Councillors Present:** Adrian Abbs, Phil Barnett, Dennis Benneyworth, Jeff Cant, Hilary Cole, Carlyne Culver, Clive Hooker (Chairman), Tony Vickers (Vice-Chairman) and Howard Woollaston

**Also Present:** Sharon Armour (Solicitor), Paul Goddard (Team Leader - Highways Development Control), Jenny Legge (Principal Performance, Research and Consultation Officer), David Pearson (Team Leader - Development Control) and Simon Till (Principal Planning Officer)

#### PART I

##### 21. Minutes

The Chairman opened the meeting by announcing that it had been decided at the [Full Council meeting on 10 September 2020](#) that the public would be able to attend virtual Planning Meetings, to answer questions regarding their 500 word written statements, after 01 October 2020.

In addition, he drew attention to Agenda Item 4(3), which all parties agreed should be deferred to a future meeting.

The Minutes of the meeting held on 2 September 2020 were approved as a true and correct record and signed by the Chairman, subject to the inclusion of the following amendments:

**Item 1, page 11, point 16:** Councillor Culver noted that the wording 'Councillor Carlyne Culver queried why officers felt it was inappropriate to build in a flood zone when the Environment Agency had made no objection' should read, 'Councillor Carlyne Culver asked, if it were inappropriate to build in a Flood Zone, why had the Environment Agency not raised an objection.'

**Item 1, page 17, point 24:** Councillor Howard Woollaston noted that '...proposal to accept officer's recommendation and refuse planning permission...' should read, '...proposal to accept officer's recommendation and grant planning permission...'

##### 22. Declarations of Interest

Councillors Tony Vickers, Phil Barnett, Jeff Cant and Adrian Abbs declared an interest in Agenda Items 4(1) and (2), but reported that, as their interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.

##### 23. Schedule of Planning Applications

###### (1) **Application No. and Parish: 18/03061/RESMAJ, Land Adjacent To Hilltop, Oxford Road, Donnington, Shaw Cum Donnington**

*(Councillors Phil Barnett and Tony Vickers declared a personal interest in Agenda Item 4(1) by virtue of the fact that they were Members of Newbury Town Council's Planning*

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*and Highways Committee. As their interest was personal and not prejudicial or a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.)*

*(Councillor Jeff Cant declared a personal interest in Agenda Item 4(1) by virtue of the fact that he was a Member of Newbury Town Council. As his interest was personal and not prejudicial or a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)*

*(Councillor Adrian Abbs reported that he had been lobbied on Agenda Item 4(1).)*

1. The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 18/03061/RESMAJ in respect of Reserved matters application for phased development of 222 dwellings pursuant to outline planning application number 19/00442/OUTMAJ which related to:

Section 73: Variation of Condition 1 (approved plans) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 for a mixed use scheme on 23.1 hectares of land, comprising up to 401 dwellings on 11.35 hectares of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 hectares of land, a one form entry primary school site on 1.7 hectares of land, public open space, landscaping and associated highway works).

2. Matters to be considered: Appearance, Landscaping, Layout and Scale, and discharge of Condition 4 (site wide housing mix) and 5 (strategic landscaping plan) of 19/00442/OUTMAJ.
3. Simon Till introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was acceptable and a conditional approval was justifiable.
4. Officers recommended the Committee to delegate to the Head of Development and Planning to grant planning permission subject to the conditions listed in the main report and in the update report.
5. The Chairman invited Paul Goddard to comment on highways matters. He confirmed that traffic and access issues were approved at the outline stage, and Section 106 contributions included £0.75 million towards improvements at Robin Hood roundabout and to pedestrian links to Newbury Town Centre. He stated that the main site access would be off the Vodafone roundabout on the A339, with another access off Love Lane limited to buses, controlled by a bus gate. He confirmed the site layout was acceptable, subject to minor amendments that could be addressed during adoption.
6. He indicated that the Parish Council was concerned about the parking and layout around the proposed school, but explained that since the application for the school was not yet submitted, the layout and parking within the school were unknown. Officers had made a worst case assumption that no parent parking would be provided within the site. Observations at similar schools suggested that 40-45 spaces would be needed. Education colleagues had confirmed that most pupils would be from the development to wider community by a ratio of 6 to 1. Therefore the car parking was divided accordingly either side of the bus gate. However in expectation of more car journeys from the wider community the parking ratio was balanced 4 to 1 development to wider community. He highlighted a concern about pedestrian safety in the subway under the A339 and confirmed that this would be acceptable on balance as this had been addressed by ensuring it was sufficiently

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overlooked from adjacent properties. He indicated that the small parking shortfall for the apartments was not enough to warrant an objection. In conclusion, he confirmed that Highways had no objections to the proposal subject to imposition of the conditions listed in the main report and the update report.

### **Removal of speaking rights**

7. As resolved at the Extraordinary Council meeting held on 29 April 2020, public speaking rights had been removed for virtual Council meetings. This right had replaced with the ability to make written submissions. This decision had been made in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings) (England and Wales) Regulations 2020.
8. In accordance with the Extraordinary Council resolution, written submissions had been received from Shaw-Cum-Donnington Parish Council, and Sophie Taylor (David Wilson Homes), agent.
9. Written submissions were read out by the Clerk to the Committee as follows:

### **Parish Representation**

#### Summary

Shaw-cum-Donnington Parish Council (PC) does not seek to overturn the outline application 14/02480/OUTMAJ that has led to these two reserved matters applications.

Our main objection to these applications is the reduction, deletion or removal of infrastructure promised in the outline application.

A second objection concerns the parking and drop off arrangements for the expected new school.

A third objection concerns the environmental impacts of the developments.

Essentially, the PC wants the new development to integrate with the Shaw-cum-Donnington Community rather than become a satellite of Newbury.

#### Infrastructure

Shaw-cum-Donnington Parish Council (PC) objects to applications 18/03061 and 20/00047 as they do not accord with the outline application. Allotments were expected. The Parish has 17 allotments for 650 dwellings and these are over-subscribed. Pro rata, 6 new allotments are needed for the 222 new dwellings. After protest, 5 have been provided on steeply sloping ground. The PC wants 11 allotments on level ground for the two sites.

A Local Centre was expected. The outline application states that it must be provided in the first phase of development but now it is in the 6th of seven build phases. CEG stated they would provide it but there is no guarantee. The PC want a guarantee that the Local Centre will be built. Also, the PC wants to be consulted on its form.

The PC is concerned that the village hall, which is already fully booked, will be unable to serve the 40% expansion of the parish. Assistance will be needed to provide and enhance new social facilities by developing the redundant old school.

#### Parking and drop off for the new school.

The PC believes this part of the application should be dropped and reintroduced as part of the plan for the whole new school area. This is to ensure that the school and its parking/drop off are well integrated. In the meantime a temporary road should be built for the bus access.

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### Environmental matters

West Berkshire Council has declared a climate emergency. These developments ignore this strategy. Indeed, the dwellings will only meet minimum building regulations. No energy saving improvements such as better insulation or solar panels are planned. This is very disappointing.

In the past, flooding has engulfed Vodafone and part of Trinity school as a result of run off. The PC is unconvinced that this danger has been addressed. The dwellings will reduce ground absorption, which will further impact on the A339 underpass that is already subject to frequent flooding. There are extensive documents on drainage that show water exiting via the underpass but are silent on what happens after that. The PC demands assurance that this sole pedestrian and cycle link between the two sites and the school will not be interrupted under any circumstances and Vodafone and the Trinity areas will not flood.

### **Agent Representation**

We welcome the opportunity to set out our reserved matters application to you in this statement. Your consideration of our application this evening is the culmination of efforts by David Wilson Homes, officers, consultees and developers of the other phases of this scheme.

The principle of development and the access were established by the outline application for 401 dwellings, local centre, primary school as well as open space, landscaping and highway works that was allowed at appeal. The site is being delivered in phases, coordinated through the parameter plans, conditions and the s106 agreement.

Our application is for 222 dwellings, including 89 affordable dwellings and includes phases 1 – 4 of the approved Phasing Plan. The main vehicular access to the site is from the A339 'Vodafone' roundabout with a bus only access from Love Lane. Pedestrians and cycle accesses are provided onto Love Lane and Oxford Road and integrate the site with Donnington. The existing public footpath provides access to the wider countryside and the part of the site east of the A339.

The development will provide 1 – 5 bedroom properties in accordance with the site wide housing mix that ensures the same mix is provided on both sides of the A339. The 89 affordable dwellings are provided across phase 1 - 4 as apartments and 2 - 4 bedroom houses.

All houses have on plot parking, with many also having garages in addition to the parking spaces. The apartments are served by allocated parking spaces, bicycle sheds, and unallocated visitor bays. Further visitor spaces are provided throughout the scheme. In response to consultation visitor parking has been provided adjacent to the LEAP and either side of the bus gateway to provide parking for the primary school outside of the 1.7 hectares school site.

The proposed drainage strategy utilises a number of attenuation basins designed to accommodate the required 1:100 year storm event plus 40% climate change allowance.

A seasonal stream runs through the site from the northern edge and through the underpass. The stream runs most winters as a result of groundwater and surface water run-off. The stream will be locally re-profiled to ensure that the outfall volume does not increase as a result of the development. A new box culvert will be created to divert water under the raised floor of the underpass and prevent it flooding, allowing all season access for pedestrians and cyclists.

Open space and landscaping are provided in accordance with the parameter plans and includes a LEAP, LAP, allotments, amenity green space over the oil pipeline easement

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and along the western and eastern edges of the site. Five allotments, including one accessible allotment, parking and water point are to be provided in terraces to create flat beds in the location determined by the parameter plans.

We welcome the Officer's recommendation to grant permission as our scheme contributes much needed housing supply in the form of a high quality development that accords with the outline planning consent and planning policy.

### **Ward Member Representation**

10. Councillor Lynne Doherty in representing the Committee as Ward Member made the following points:

- There had been many more objections from residents to the previous application than the current proposal. If this had been an outline planning application, she would have supported residents by opposing it, but the current application was being considered due to a successful appeal.
- There had been a gradual acceptance from residents that the development will go ahead and that there was a need to ensure that it is properly integrated, welcoming new residents to form a cohesive community.
- She expressed frustration that there were two separate applications and indicated that what applied to the first application, could also be applied to the second.
- Although she had asked for the applications to come to committee, she was not opposing the development as she recognised the need for additional housing for the local population. She wanted to ensure that what was offered in the original outline planning application would be delivered.
- While she recognised that the current application related predominantly to matters affecting appearance, landscape, layout and scale, she wanted to highlight residents' concerns.
- The Parish Council was concerned about issues with allocated allotment space and the local centre. The local centre, originally part of Phase 1, had been pushed back. As a result, residents would travel by car to the town centre and early patterns of behaviour would be hard to reset later. The local centre was also important in promoting social cohesion and integration with existing residents. This condition had been approved under delegated powers in February 2019, but there had been several amendments made to the initial conditions, making it difficult to see the final picture. These changes were detrimental to residents, and so the phasing should revert to the original plan. Reductions in allotment numbers represented an example of infrastructure initially used as a 'carrot' to gain acceptance being gradually withdrawn.
- There had been previous flooding in the valley between the two developments and she expressed concern about Condition 27 being partially discharged. She sought officer clarification on this and the committee's intervention to address this, if necessary.
- It was disappointing that the developer had not gone further on sustainable environmental options. The proposal would be determined before the new Local Plan was adopted, which sought to achieve carbon neutrality by 2030, and while the government was consulting on a white paper to combat climate change and maximise environmental benefits. The developers should look at these elements again to see what more could be done to future-proof this development.
- The committee should intervene to ensure the above issues were addressed.

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11. Councillor Steve Masters in representing the Committee as Ward Member made the following points:
- He endorsed the Parish Council's observations, especially about the gradual erosion of the initial outline planning permission conditions, and suggested that the development should be held until after the Local Plan had been developed.
  - The proposed environmental mitigation was minimal and the Parish Council was correct to highlight the issue.
  - The development should be an opportunity for the Council and developers to work together to implement something worthy of the climate emergency declared last year.
  - Such a large and important development should offer real, green housing with solar PV, heat pumps, and a commitment to the highest levels of insulation. Also, the development offered an opportunity to build a less car-centric community, which would reduce concerns about the impact on local roads and the environment. In this way, it would be a 'leading light' showing commitment to the climate emergency. If a fraction of the money spent on improving road access were to be spent on cycling, walking and bus routes, it would be an exemplar scheme. There had been public comments about the failure of the West Berkshire Council Executive to uphold commitments to the climate emergency.
  - He echoed concerns raised by the Parish Council regarding the number of allotments, since they helped to integrate people into the community, and engaged young people with their environment and where their food comes from.
  - The erosion of developer commitments often related to social and affordable housing, because the developer had to re-evaluate their return on investment. Commitments must be robustly enforced and social weighting should be on a par with environmental weighting. The current proposals from the Executive Portfolio Holder for Finance to increase the economic weighting would only benefit the developer.
  - The Committee should push for the best case for the community, by not granting the developer planning permission at the lowest levels permissible. To not do so, and fail to mitigate social and environmental aspects adequately, would be negligent.
  - Determination should be deferred until after the new Local Plan was complete.

### **Member Questions of the Ward Members**

12. Councillor Carolyne Culver asked about the potential impact of the development on local secondary schools.
13. Councillor Doherty stated that the current expansion of Trinity School would accommodate pupils from the proposed development.
14. Councillor Culver asked Councillor Doherty if she agreed that more than the bare minimum of allotments should be provided, especially with the additional demand as a result of Covid-19.
15. Councillor Doherty opined that the developer should honour the original commitment. She confirmed that there was a waiting list for allotments in Shawcum-Donnington. She acknowledged that allotments were popular and suggested

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that the more that could be done to increase allotment provision the better, from health and environment perspectives.

16. Councillor Phil Barnett asked the local Ward Members if they agreed that the development would present an opportunity for people living in the new development to access the A339 and leave the town.
17. Councillor Doherty suggested that this would be no more than for any other location around Newbury where people choose to work.
18. Councillor Masters acknowledged that this was a risk, but indicated that he could not speak for individuals.
19. Councillor Adrian Abbs asked Councillor Masters which Council policies would allow the Committee to defer its decision.
20. Councillor Masters suggested that if the Committee wanted to make this an environmentally sustainable development, it should push for something in line with the draft Local Plan, and seek the developer's cooperation to delay until better environmental mitigation could be put in place.
21. Councillor Dennis Benneyworth asked the local Ward Members how the developer could best liaise with the community.
22. Councillor Doherty stated that the developer had liaised with the Council and had engaged with the community, organising a stakeholder engagement event four or five weeks previously. She suggested that the developer had not listened to the feedback from this engagement. She highlighted the results of a survey of residents conducted by the Parish Council, which highlighted the need for a local centre and a desire for community cohesion. This had been raised with the developer, but they had not acted upon it, and the local centre had been pushed further down the priority list. She suggested that infrastructure was more than footpaths and cycle routes, and included things that enabled people to interact as a community.
23. Councillor Culver asked Councillor Masters about Community Infrastructure Levy (CIL) payments and how that money ought to be used for local infrastructure.
24. Councillor Masters confirmed that money would be directed to improvements at the Robin Hood roundabout. He suggested that a fraction of the £0.75 million could enhance cycling and walking access, and support sustainable bus services to reduce traffic volumes. He indicated that the A339 was already busy and the proposed access could potentially increase traffic further. He highlighted road widening through the town, which would encourage more traffic. He stressed the importance of encouraging alternatives to the car for journeys to and from the proposed development, and suggested the money should be invested in further enhancing cycle facilities and bus routes.

*(Councillor Vickers lost connection and the meeting was paused while he reconnected.)*

25. Councillor Tony Vickers asked Councillor Doherty for confirmation that there was no local centre in Shaw-cum-Donnington now, and about discussions that took place at the outline stage, and during the appeal stage to ensure that this was resolved to the satisfaction of the local community. He suggested that it was now too late to resolve this.
26. Councillor Doherty confirmed that there was a village hall, which was used to capacity. She stated that this was discussed with the developer and that the term 'local centre' had been used, since this left some flexibility about what it could look

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like, depending on what the local parish wanted it to be, but this had gradually been dissolved.

### **Questions to Officers**

27. Councillor Abbs asked the officers about any powers the Committee had to defer determination of the application in the way that Councillor Masters had suggested.
28. David Pearson stated that this was a reserved matters application to determine four very specific areas of development that already had outline permission. He indicated that he understood Members' desire to assess the application against the new Local Plan once adopted, but cautioned Members that a decision to defer the application for this reason would be difficult to defend if an appeal against non-determination was lodged, and would be likely to result in an award of costs.
29. Councillor Jeff Cant indicated that there was already a significant housing development next to the Robin Hood roundabout (Blossom Meadow), which was in an advanced stage of construction. He expressed concern about traffic issues and suggested that for previous developments, infrastructure improvements had often followed a long way behind the development and sale of houses. He asked if changes to the Robin Hood roundabout would precede traffic being generated from this development.
30. Paul Goddard confirmed that the payment of £0.75 million was to be provided upon commencement and that the Council already had a scheme prepared for the Robin Hood roundabout, widening southbound along the southern edge of the roundabout. He indicated that the scheme would probably be provided in the 2021-22 financial year.
31. Councillor Cant stated that the access across Robin Hood roundabout from Shaw Road was currently impeded by the sequencing of the traffic lights. He asked if there would be more problems in the future, or if access would be improved for residents of Clay Hill and Shaw-cum-Donnington.
32. Paul Goddard confirmed that the proposed works focused on the Shaw Road arm, widening that part of the roundabout to four lanes. The way the lanes would be divided would enable the signals to be sequenced in such a way to improve access from Shaw Road. He offered to send Councillor Cant a copy of the scheme drawings.
33. Councillor Clive Hooker reminded members to focus on matters relating to this particular application.
34. Councillor Culver referred to the housing mix on page 28 and asked if it should say 'social rent' rather than 'affordable rent'.
35. Simon Till stated that the officer's report did not form part of the Committee's decision and that it did not vary the Section 106 contributions that secured the affordable housing permission, so while the table had been scrutinised by the Housing Officer, and should be compliant with their current terminology, it did not alter anything that had been approved through the outline permission. He suggested that it was not strictly relevant to this application, but suggested that officers could ensure that an informative referring to the correct mix of affordable housing was applied to any planning permission granted.
36. Councillor Culver asked if conditions could be imposed about when the money for the school would be forthcoming.



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37. Simon Till indicated that he thought the funding and timing of payment had been secured through the Section 106 agreement. Sharon Armour confirmed this was correct. Sharon Armour also confirmed that the Section 106 agreement provided for 70 percent social rented homes and the affordable rent was part of the additional 30 percent, which could either be affordable rented or shared ownership.
38. Councillor Culver asked whether it would be better for the school parking to be provided in the ratio 6:1.
39. Paul Goddard explained that the reason for the 4:1 ratio was that more people were expected to walk from the new development, while a greater proportion of parents from the wider community would be expected to travel by car.
40. Councillor Vickers highlighted that three of the seven phases were not part of this development, and asked how the Council could control the phases through this development, when three of the phases were not under the control of the developer, but would be essential to the vitality and success of the overall development.
41. Simon Till indicated that the phasing was referred to in the update sheet, with 222 dwellings delivered by David Wilson Homes as part of Phases 1-4 on the western parcel of land, subject to approval of this application. He confirmed that Phase 5 consisted of the school, Phase 6 was the local centre and Phase 7 would be for 179 dwellings. He stated that the phasing plan required the school and local centre to be delivered before the occupation of the 223<sup>rd</sup> dwelling.
42. Councillor Vickers highlighted that the David Wilson Homes site could be completed and occupied without triggering the school or local centre, but if the other site were to commence early, the trigger could be reached before the David Wilson Homes site was completed. He asked how the phasing could be maintained as originally conceived, with up to four developers involved.
43. David Pearson expressed concern that the debate was covering matters already determined as part of the outline application. He understood Members' concerns about delivery and phasing, but these could not be changed.
44. Councillor Vickers indicated that where the drainage would be completed and how the underpass would be constructed and finished would affect the adjacent sites. He asked if the condition would require all of the work to be done by David Wilson Homes before the other developer could start. He suggested that construction on this site could cause flooding issues on the other site, and downstream.
45. Simon Till confirmed that these were conditions of the outline permission. The pedestrian link had been secured by condition, including details of how it would be provided, the drainage was the subject of an extremely detailed condition that required a number of steps including scheduling of provision, and who would be responsible for providing and maintaining the drainage. He confirmed that without the discharge of both of these conditions, development on this site as a whole could not take place.
46. Councillor Hilary Cole indicated that both Ward Members had made specific reference to the local centre and the way it would be phased. Although she appreciated that it was not a matter for discussion in relation to this application, she asked whether an informative could be attached to any approval given with a strong recommendation that the phasing of the local centre be reviewed by the developers.
47. Simon Till stated that the phasing was determined by the outline planning permission and reviewing the phasing would effectively require the developer to

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- reapply for outline planning permission. He confirmed that there were reasons for the proposed phasing, so this may not be feasible.
48. Councillor Hilary Cole sought assurance from officers that negotiations with the developer had been robustly challenged and that there was a valid reason for the proposed phasing. She noted that the decision had been made under delegated powers.
  49. David Pearson stated that neither he nor Simon Till had not been involved in previous negotiations and while he could probably provide an answer in time, he could not do so at that point.
  50. Councillor Barnett asked about the size of the allotments.
  51. Simon Till indicated that the allotments were allocated a particular amount of land by the parameters plan approved under the outline planning permission.
  52. Councillor Abbs asked if the detailed layout plan was consistent with the outline plan and associated traffic modelling.
  53. Simon Till confirmed that the outline parameters plan also approved a movement plan that impacted on how the block design was formulated for this application and impacted on the traffic modelling. He stated that the parameters plan was the same as for the outline planning permission, although the level of detail was different, specifically how blocks would be laid out and relate to one another.

### **Debate**

54. Councillor Abbs opened the debate. He indicated that he had concerns about environmental issues and community assets relating to the proposed development and the fact that conditions had been relaxed, but noted that the Committee did not have the powers to deal with these under this particular application.
55. Councillor Vickers indicated that he had been content with the conditions attached to outline planning, but was concerned that the current proposal would be lifeless if the school or local centre were not available from the outset, and that travel patterns formed at first occupation would be difficult to reverse later. He indicated that there was no choice and proposed to accept the officer recommendations. He suggested that there may be an opportunity to amend policies to better control the phasing and the way the development is delivered.
56. Councillor Hilary Cole noted that the outline application had been approved and that the matters under consideration were limited to appearance, layout, scale and landscaping. She observed that yellow bricks were proposed for the David Wilson Homes site and buff bricks for the Taylor Wimpey site, but stated that Newbury was predominantly a red brick area. She highlighted the fact that the development was close to the boundary with the Area of Outstanding Natural Beauty (AONB) and asked that lighting be designed so as to minimise light pollution. She indicated that the Planning Authority had been very robust in terms of the number of affordable homes delivered and indicated that this would not change. She proposed to second the proposal to accept the officer recommendations.
57. Councillor Hooker sought Members' views on the issues of brick colour and light pollution.
58. Councillor Cant stated that he supported Councillor Hilary Cole on both issues and suggested that conditions be imposed accordingly.
59. Councillor Benneyworth agreed on the need to look at lighting. He looked forward to when policies could be changed to better reflect the declared climate emergency.

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- He also expressed disappointment that the developer was not proposing to install sprinkler fire systems.
60. Councillor Hooker asked officers about the powers available in relation to brick colour and lighting design.
  61. David Pearson indicated that he shared Members' concerns about the proposed brick colours and referred members to proposed Condition 4 on page 85, which required the developer to provide samples of materials. He indicated that officers would encourage the developers to provide brick colours more in keeping with the local area.
  62. Simon Till confirmed that there was a condition on the outline permission that applied to biodiversity, which required the developer to provide details of external lighting.
  63. Councillor Culver indicated that the condition that David Pearson had cited actually referred to the second application that was being considered that evening and suggested that a separate condition be applied to this application.
  64. Simon Till stated that materials had been referred to in the approved plans condition on this application. He suggested that the reference to materials could be omitted from that condition, and instead that details and materials could be approved under a discharge of conditions application.
  65. Councillor Hilary Cole indicated that she supported that approach.
  66. Councillor Abbs expressed his support for the issues raised in relation to bricks and lighting.
  67. Councillor Hooker asked if officers were clear about the proposed changes to the conditions.
  68. Sharon Armour confirmed that the proposal was to accept officer recommendation as per the conditions listed in the agenda, but with the materials omitted from the approved plans condition and a new condition added to address this. She referred Members to the conditions on the update sheet, which mostly related to highways matters.
  69. Simon Till confirmed that the proposed changes would remove the requirement for materials from the approved plans condition and for an additional condition stipulating that materials would have to be approved by discharge of conditions.
  70. Councillor Hooker asked about conditions relating to light pollution. Sharon Armour indicated that this would be addressed by the condition relating to the outline consent.
  71. The Chairman invited Members of the Committee to vote on the proposal by Councillor Vickers and seconded by Councillor Hilary Cole to accept Officer's recommendation and grant planning permission for the reasons listed in the main report and update report. At the vote, the motion was carried unanimously.

**RESOLVED** that the Head of Development and Planning be authorised to **grant** reserved matters approval subject to the following conditions with delegated authority to amend/add/delete the final list of planning conditions):

### **Conditions**

#### **1. Reserved Matters Related to Outline Permission**

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This permission relates solely to the reserved matters referred to in Condition 3 of the Outline Planning Permission granted on 25 June 2020 under application reference 19/00442/OUTMAJ (which is a variation of 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 on 20 March 2017). Nothing contained in this proposal or this notice shall be deemed to affect or vary the conditions imposed on that outline planning permission.

Reason: The reserved matters cannot be considered separately from the permission to which they relate and the conditions imposed on that outline permission are still applicable.

### 2. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the approved plans listed below:

#### **Layouts**

- Planning layout - H7391/PL/01 Rev T
- Access and Movement layout - H7931/AML/01 Rev F
- Bin Collection - H7931/BCL/01 Rev A
- Garden Areas - H7931/GAL/01 Rev F
- Highways Adoption - H7931/HAL/01 Rev G
- Storey heights - H7931/SHL/01 Rev F
- Surveillance and Protection - H7931/SPL/01 Rev F
- Tenure Plan - H7931/TL/01 Rev F

#### **House Types – Private**

##### *Ingleby*

- H403--C7/01 Rev B
- H403--C7/02 Rev B

##### *Bradgate*

- H417---7/01 Rev B
- H417---7/02 Rev B
- H417---7/03 Rev B
- H417---7/04 Rev B

##### *Winstone*

- H421 - - - 7/01 Rev B
- H421 - - - 7/02 Rev B
- H421 - - - 7/03 Rev B
- H421 - - - 7/04 Rev B

##### *Avondale*

- H456 - - - 7/01 Rev C
- H456 - - - 7/02 Rev C
- H456 - - - 7/03 Rev C
- H456 - - - 7/04 Rev C

##### *Holden*

- H469- - X7/01 Rev B
- H469- - X7/02 Rev B
- H469- - X7/03 Rev B

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- H469- - X7/04 Rev B

### *Hollinwood*

- H486 - - - 7/01 Rev C
- H486 - - - 7/02 Rev C
- H486 - - - 7/03 Rev D
- H486 - - - 7/04 Rev D

### *Manning*

- H577 - - - 7/01 Rev C
- H577 - - - 7/02 Rev C
- H577 - - - 7/03 Rev C
- H577 - - - 7/04 Rev C

### *Evesham*

- H586-H-7/01 Rev C
- H586-H-7/02 Rev C
- H586-H-7/03 Rev C
- H586-H-7/04 Rev C

### *Henley*

- H588 - - - 7/01 Rev C
- H588 - - - 7/02 Rev C
- H588 - - - 7/03 Rev C
- H588 - - - 7/04 Rev C

### *Ashdown*

- P286-E-7/01 Rev B
- P286-E-7/02 Rev B
- P286-I-7 Rev B

### *Hadley*

- P341 - - D7/01 Rev C
- P341 - - D7/02 Rev C
- P341 - - D7/03 Rev B
- P341 - - D7/04 Rev C
- P341 - - D7/05 Rev B
- P341 - - D7/06 Rev C
- P341 - - D7/07 Rev A
- P341 - - D7/08 Rev A
- P341 – WD7 Rev B (elevations)
- P341 – WD7 Rev B (plans)

### *Archford*

- P382 – E – 7/01 Rev B
- P382 – E – 7/02 Rev C
- P382 – E – 7 – SP/03 Rev C

### *Kennett*

- T310-E-7/01 Rev C
- T310-E-7/02 Rev D

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- T310-E-7-SP/03 Rev C
- T310-I-7/01 Rev B
- T310-I-7/02 Rev B

### **Affordable Housing Types**

#### *P231*

- P231 - - - 7 Rev B (elevations)
- P231 - - - 7 Rev B (plans)

#### *Plots 154 – 162*

- H7931/E/01 Rev E
- H7931/FP/01 Rev E
- H7931/FP/02 Rev E

#### *Plots 179 – 184 and 202 – 207*

- Plots 179 – 184 and 202 – 207 Rev C (elevations)
- Plots 179 – 184 and 202 – 207 Rev C (GF & FF plans)
- Plots 179 – 184 and 202 – 207 Rev C (SF Roof plans)

#### *SF58*

- SF58.59-01 Rev C
- SF58.59-02 Rev B
- SF58.59-03 Rev B

#### *SH51*

- SH51-E-7/01 Rev D
- SH51-E-7/02 Rev E
- SH51-I-7/01 Rev D
- SH51-I-7/02 Rev D

#### *SH52*

- SH52-E-7/01 Rev D
- SH52-E-7/02 Rev F
- SH52-E-7/-SP/03 Rev E
- SH52-I-7/01 Rev D
- SH52-I-7/02 Rev B

#### *SH55*

- SH55-E-7/01 Rev C
- SH55-E-7/02 Rev C

#### *SH54*

- SH54-E-7/01 Rev A
- SH54-E-7/02 Rev A

### **Ancillary**

#### *Bin Store Plots 202-207*

- H7931/BS/01 Rev A

#### *Bin Store Plots 179 – 184*

- H7931/BS/02 Rev C

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### *Bin Store Plots 154 – 162*

- H7931/BS/03 Rev B

### *Double Garage Plots 1 & 2*

- H7931/G/01 Rev A

### *Single Garage*

- H7931/G/02 Rev A

### *Double Garage*

- H7931/G/03 Rev A

### *Twin Garage*

- H7931/G/04 Rev A

### *Single Garage Plot 4*

- H7931/G/05 Rev A

### *Brick Wall Detail*

- H7931/SW/01

### *Close Boarded Timber Fence Detail*

- H7931/CB/01

### *Post & Rail Fence Detail*

- DB-SD13-007

### *Timber Gate Detail*

- H7931/TG/01

### *Timber Shed Detail*

- H7931/CS/01

### *Cycle Shelter Detail*

- H7931/CSH/01

## **Landscaping**

### *Soft Landscaping*

- 1607/P66 Rev H Sheets 1 - 7

### *Surface finished and kerb specification*

- 3201-NORTH-ICS-XX-DR-C\_004.1-C03(A)
- 3201-NORTH-ICS-XX-DR-C\_004.2-C03(A)
- 3201-NORTH-ICS-XX-DR-C\_004.3-C03(A)
- 3201-NORTH-ICS-XX-DR-C\_004.4-P05(D2)
- 3201-NORTH-ICS-XX-DR-C\_004.5-P06(D2)
- 3201-NORTH-ICS-XX-DR-C\_004.6-P06(D2)

All of the above received on 14 August 2020.

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

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### **3. Housing Unit and Tenure Mix**

The development hereby permitted shall be carried out in accordance with the site wide housing unit and tenure mix received by the Local Planning Authority on 25 September 2020.

Reason: To comply with the requirements of condition 4 of Outline Planning Permission Reference 19/00442/OUTMAJ granted on 25 June 2020 which requires the first reserved matters application to include a schedule of the housing unit and tenure mix for the whole site in accordance with the provisions of the National Planning Policy Framework (2019), Policies CS4, CS6 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### **4. Samples of External Materials**

No development above slab level shall take place until samples of the materials to be used in the construction of the external surfaces of the dwelling(s) and hard surfaced areas hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials are visually attractive and respond to local character in accordance with the National Planning Policy Framework (2019), Policy CS14 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### **5. Strategic Landscape Plan**

The development hereby permitted shall be carried out in accordance with the strategic landscape framework plan (drawing ref 1607/P65d) and supporting landscape note (document reference 1607 29D condition 5 Note AW HM 140820) received by the Local Planning Authority on 14 August 2020.

Reason: To comply with the requirements of condition 5 of Outline Planning Permission Reference 19/00442/OUTMAJ granted on 25 June 2020 which requires the first reserved matters application to include a strategic landscape plan for the whole site in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP2, CS13, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### **6. LEAP and LAPS Detailed Design**

Notwithstanding information shown on the supporting plans, no dwelling shall be occupied until boundary treatment, external lighting, soft and hard landscaping and seating for the LEAP and LAP (identified on drawing H7931/PL/01 rev T) have been provided in accordance with details that have first been submitted to and approved in writing by the local planning authority. The LEAP and LAP shall be provided in accordance with the approved details prior to the completion of phase 3 of the development (set out on drawing H7931/PHL/01 rev B approved under application reference 18/03020/COND1 on 8 February 2020).

Reason: To protect the character and appearance of the area, and in the interests of security and safety. This condition is imposed in accordance with the National



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Planning Policy Framework (2019), Policy CS13 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### **7. Pedestrian/Cycle Access to Oxford Road**

Notwithstanding information shown on the supporting plans, no dwelling shall be occupied until details of the final levels/gradients, boundary treatment and any gates/barriers for the pedestrian/cycle access to Oxford Road adjacent to dwellings identified as '8 Link Way' and 'Denham' (identified on drawing H7931/PL/01 rev T) have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of safety for users of the pedestrian/cycle link in accordance with the National Planning Policy Framework (2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### **8. Details of proposed footpath/cycle link and interface with PROW**

Notwithstanding information shown on the supporting plans, no dwelling shall be occupied until details of the new footpaths, their construction specification and means of integration with Public Rights of Way SHAW/4/1 and SHAW/4/4 around the A339 underpass (identified on drawing H7931/PL/01 rev T) have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To encourage sustainable modes of transport and to ensure development is integrated with the surrounding public rights of way network in accordance with the National Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### **9. Secured via Design Measures**

No dwelling shall be occupied until details of a package of 'Secured by Design' measures, which include details of the access control systems and post boxes for the approved apartment blocks, have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details, and each respective dwelling shall not be occupied until the measures relevant to that dwelling are implemented in their entirety.

Reason: In the interests of creating a safe and sustainable community in accordance with the National Planning Policy Framework (February 2019), Policy CS13 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### **10. Removal of PD Rights**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargement (including side and rear extensions), improvement or other alteration of the dwellinghouses, additions or buildings or enclosures incidental to the enjoyment of the

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dwellinghouses, or enlargement/alterations to the roofs (including dormer windows) of the dwellinghouses falling within Classes A, B and E as set out below for the respective plots:

- No permitted development under Class B - Plots 1 to 15, 35, 36, 38 to 42, 44 to 49, 51, 53 to 56, 58, 63 to 66 to 68, 70 to 73, 78, 80 to 84, 101 to 106, 108, 109, 150, 153, 163 to 166, 170 to 178, 187 to 194, 196 to 200, 208, 209, 211, 220, 221 and 222.
- No permitted development under Classes A and E - Plots 31 to 34, 57, 63 to 65, 71 to 73, 93, 101, 102, 111 to 113, 116, 124 to 129, 131 to 133, 145, 176, 185 to 192, 212, 219 - 222.

Reason: Taking into the account the significant changes in levels across the site and proposed garden sizes in order to protect neighbouring residential amenity in accordance with the National Planning Policy Framework (2019), Policy CS14 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### 11. Implementation of Soft Landscaping

The development shall be carried out in accordance with the approved soft landscaping scheme set out in:

- Soft landscape drawings ref 1607/P66 Rev H (Sheets 1 – 7);
- Strategic landscape framework plan (drawing ref 1607/P65d); and
- Landscape note (document reference 1607 29D condition 5 Note AW HM 140820)

Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species. The approved landscape buffer planting around the boundaries of the site shall be completed within the first planting season following the completion of phase 1 of the development (set out on drawing H7931/PHL/01 rev B approved under application reference 18/03020/COND1 on 8 February 2020) and all remaining planting shall be completed within the first planting season following completion of phase 4 of the development unless an alternative timetable for implementation is otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the implementation of a satisfactory scheme of landscaping and to protect the character and appearance of the area. The condition is imposed in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP2, CS13, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### 12. Bus Gate Details (or Alternative vehicular restrictions) to Love Lane

Notwithstanding information shown on the supporting plans, no dwelling shall be occupied until details of the precise location, specification, method of operation, maintenance and timetable for implementation of the proposed bus gate or alternative means of restricting vehicular access to the application site from the Love Lane has been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of road safety and free flow of traffic within the local highways infrastructure. This condition is imposed in accordance with the National

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Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006- 2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### 13. Obscure Glazing

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the windows identified on the respective dwelling plots below shall be of a top opening design only and shall be fitted with obscure glazing before each respective dwelling is first occupied and thereafter shall be retained in this form. Any replacement windows shall also be of top opening design and incorporate obscure glazing.

Plots 8, 9, 10, 20, 25, 32, 58, 63, 73, 81, 83, 85, 92, 95, 109, 115, 126, 129, 135, 136, 137, 147, 167, 171, 190, 191, 201 and 213 – west facing 1<sup>st</sup> floor window(s)

Plots 14, 26, 28, 42, 48, 121, 130, 138, 140, 143, 173, 176, 178 and 217 – north facing 1<sup>st</sup> floor window(s)

Plots 3, 7, 19, 21 to 24, 44, 51, 61, 62, 74, 75, 80, 84 and 86 – east and west facing 1<sup>st</sup> floor window(s)

Plots 5, 15, 36, 56, 66, 70, 90, 91, 94, 96, 108, 117, 122, 124, 127, 134, 146, 149, 163, 164 and 187 – east facing 1<sup>st</sup> floor window(s)

Plots 11, 27, 39, 40, 41, 43, 54, 55, 59, 78, 87, 98, 104, 118, 139, 141, 142, 177, 210, 216 and 218 – south facing 1<sup>st</sup> floor window(s)

Plots 12, 13, 17, 29, 38, 46, 47, 48, 49, 53, 68, 105, 106, 119 and 120 – north and south facing 1<sup>st</sup> floor window(s)

Reason: To protect neighbouring residential amenity in accordance with the National Planning Policy Framework (2019), Policy CS14 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### 14. Allotment Details

Notwithstanding the information shown on the supporting plans, no dwelling shall be occupied until the detailed specification, timetable for implementation, hard and soft landscaping, proposed levels and boundary treatments for the allotments (identified on drawing H7931/PL/01rev T) have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the allotments are accessible, fit for purpose to encourage their use and to protect the character and appearance of the area in accordance with the National Planning Policy Framework (2019), Policy CS13 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### 15. School Drop off Areas and on-street Car Parking

Notwithstanding information shown on the supporting plans, no dwelling shall be occupied on phase 2 of the development (set out on drawing H7931/PHL/01 rev B approved under application reference 18/03020/COND1 on 8 February 2020) until the detailed specification of the school drop off areas with associated car parking, strategy for their maintenance and timetable for implementation have been

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submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of road safety and free flow of traffic within the local highways infrastructure. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006- 2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### **16. Cycle parking**

No dwelling shall be occupied until the associated cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### **17. Pumping Station and Substation Details**

Notwithstanding the information shown on the supporting plans, no dwelling shall be occupied until the detailed design and specification (including noise emission levels), hard and soft landscaping and boundary treatments for the pumping station and electric substation (identified on drawing H7931/PL/01 rev T) have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To protect neighbouring residential amenity and to protect the character and appearance of the area in accordance with the National Planning Policy Framework (2019), Policy CS14 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### **18. Electric Vehicle Charging Points**

No dwelling shall be occupied until details of electric vehicle charging points have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details, and each respective dwelling which is allocated an electric charging point shall not be occupied until the electric charging point relevant to that dwelling is provided. The charging point shall thereafter be retained and kept available for the potential use of an electric car.

Reason: To promote the use of electric vehicles and to encourage sustainable modes of transport in accordance with the National Planning Policy Framework (2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### **19. Layout and Design Standards**

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. To ensure the provision of adoptable roads, the developer shall enter into a S38 Agreement for the adoption of the site. This condition shall apply

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notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety and flow of traffic and to ensure satisfactory waste collection. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### 20. Visibility Splays

Visibility splays shall be provided in accordance with drawing number H7931/PL/01/T dated August 21<sup>st</sup> 2020. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

### 21. Parking/Turning in Accord with Plans

No dwelling shall be occupied until the associated vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

#### Additional Informative Notes

##### 1. Housing Mix

For the avoidance of doubt, the applicant is advised the development shall be carried out in the accordance with updated housing mix table (which updated references to affordable and social rent) received by the Local Planning Authority via email on 25 September 2020

##### 2. External Lighting

In discharging outline planning condition 22 of 19/00442/OUTMAJ which requires the submission of external lighting details, the applicant is advised to take in account emerging guidance 'Dark Skies of the North Wessex Downs AONB – Guide to Good External Lighting (September 2020)' to minimise light pollution and to preserve the beautiful dark skies of the AONB.

### (2) **Application No. and Parish: 20/00047/RESMAJ, Land Adjacent To Hilltop (eastern parcel), Oxford Road, Donnington, Shaw Cum Donnington**

*(Councillors Phil Barnett and Tony Vickers declared a personal interest in Agenda Item 4(2) by virtue of the fact that they were Members of Newbury Town Council's Planning and Highways Committee. As their interest was personal and not prejudicial or a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.*

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*(Councillor Jeff Cant declared a personal interest in Agenda Item 4(2) by virtue of the fact that he was a Member of Newbury Town Council. As his interest was personal and not prejudicial or a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)*

*(Councillor Adrian Abbs reported that he had been lobbied on Agenda Item 4(2).)*

1. The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 20/00047/RESMAJ in respect of reserved matters application for phased development of 179 dwellings pursuant to outline planning application number 19/00442/OUTMAJ which relates to:

Section 73: Variation of Condition 1 (approved plans) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 for a mixed use scheme on 23.1 hectares of land, comprising up to 401 dwellings on 11.35 hectares of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 hectares of land, a one form entry primary school site on 1.7 hectares of land, public open space, landscaping and associated highway works).

2. Matters to be considered: Appearance, Landscaping, Layout and Scale, and discharge of Condition 4 (site wide housing mix) and 5 (strategic landscaping plan) of 19/00442/OUTMAJ.
3. Simon Till introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was acceptable and a conditional approval was justifiable. Officers recommended the Committee to delegate to the Head of Development and Planning to grant planning permission subject to the conditions listed in the main report and in the update report.
4. The Chairman invited the Highways Officer to comment on the application. Paul Goddard explained that traffic generation and access provision had been approved at the outline application. He noted that a detail he had missed from his presentation on the previous application was that the western side would have a bus service, which would cost the developers £700,000. The service would be funded for 5 years and it was hoped the service would become viable, and thereafter be retained.
5. Highway Officers had long held a concern regarding the eastern site, and were disappointed when it was allowed by the Planning Inspector at appeal. If permission were to be granted, there would be scope for 179 dwellings whose only link to the public highway, the A339, was via a private road owned by Vodafone. Officers were assured by the developer that residents, emergency, and refuse vehicles would have rights of access to use the road. Highways Officers had sought to bring the road under the control of the Council as it would require relatively minor works to drainage, street lanterns and diversion of cables to get it up to adoptable standard.
6. Unfortunately, neither Vodafone nor the developer were willing to work with Officers to achieve this. Officers' concern was that the roads within the site could not be adopted through the usual Section 38 agreement, because the access was via a private section of road. Therefore it was highly likely, and had been confirmed by the developer, that a management company would be appointed to maintain the roads. This would be carried out at a cost to future residents. As public servants, officers

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would always endeavour to avoid this, however in this case there was no way to avoid it, as access was approved at outline planning by the Planning Inspector.

7. In the Update Report, on pages 15-16, Officers had included further conditions that they hoped would do as much as they could to help the residents on the site. The conditions stipulate that the roads would be built to adoptable standards and that Council Highway engineers would be able to gain access over the private road to inspect works with appropriate fees paid. Also, that details be submitted on how the roads would be maintained and how the management company would be appointed. In addition, on page 16 the Informative highlighted for future buyers that the roads were private and would remain private for the foreseeable future. Officers believed this was the most the Highway Authority could do in this particular situation.
8. He continued by referring to the main report, page 81 and the Update Report, page 16. There were some further amendments required to the access road designs within the sites and officers' recommendation was that the application be approved, subject to amendments being submitted that would satisfy officers, within a period of three months. There was also a shortfall in parking provision for some of the apartments. Officers expected developers to comply with parking standards, however in this case there was plenty of visitor parking nearby, which made the parking provision satisfactory.
9. Paul Goddard's final point was regarding the subway, which had been contested at appeal. Officers had been promised CCTV provision, however their concern was whether this would be maintained in the long term. Highways Officers had worked hard to ensure that the subway was overlooked as best as it could be. He was satisfied on the western side with the number of windows that overlooked it, however on the eastern side, there were fewer overlooking windows and some were obstructed by the car park. Officers' recommendation was that this aspect of the application could be looked at further within the next three months. He would like the view opened up to allow unaffected views of the subway, as much as possible. Therefore subject to all the conditions, Highway Officers were somewhat reluctantly, recommending approval of this application

### **Removal of speaking rights**

10. As resolved at the Extraordinary Council meeting held on 29 April 2020, public speaking rights had been removed for virtual Council meetings. This right had replaced with the ability to make written submissions. This decision had been made in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings) (England and Wales) Regulations 2020.
11. In accordance with the Extraordinary Council resolution, written submissions had been received from Shaw-Cum-Donnington Parish Council, David Willetts, objector, and Aaron Wright (Turley), agent.
12. Written submissions were read out by the Clerk to the Committee as follows:

### **Parish Representation - Paul Bryant (Shaw-Cum-Donnington)**

Shaw-cum-Donnington Parish Council (PC) does not seek to overturn the outline application 14/02480/OUTMAJ that has led to these two reserved matters applications.

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Our main objection to these applications is the reduction, deletion or removal of infrastructure promised in the outline application.

Another objection concerns the environmental impacts of the developments.

Essentially, the PC wants the new development to integrate with the Shaw-cum-Donnington Community rather than become a satellite of Newbury.

### **Infrastructure**

Shaw-cum-Donnington Parish Council (PC) objects to the application as it do not accord with the outline application. Allotments were expected. The Parish has 17 allotments for 650 dwellings and these are over-subscribed. The PC is asking for 11 new allotments overall within this application and application 18/03061, pro rata for this application, 5 of the new allotments would be needed for the 179 dwellings. No allotments are being provided on this site.

A Local Centre was expected. The outline application states that it must be provided in the first phase of development but now it is in the 6<sup>th</sup> of seven build phases for both this and 18/03061 developments. CEG stated they would provide it but there is no guarantee. The PC want a guarantee that the Local Centre will be built. Also, the PC wants to be consulted on its form.

These 179 dwellings will have no on-site local facilities and will depend on the build of the Local Centre to avoid driving along the A339 for at least 1 mile to the nearest shops.

The PC is concerned that the village hall, which is already fully booked, will be unable to serve the 40% expansion of the parish. Assistance will be needed to provide and enhance new social facilities by developing the redundant old school.

### **Environmental matters**

West Berkshire Council has declared a climate emergency. These developments ignore this strategy. Indeed, the dwellings will only meet minimum building regulations. No energy saving improvements such as better insulation or solar panels are planned. This is very disappointing.

In the past, flooding has engulfed Vodafone and part of Trinity school as a result of run off. The PC is unconvinced that this danger has been addressed. The dwellings will reduce ground absorption. The PC has received no documentation on drainage. In particular what happens to water entering the site from the underpass and how it is dealt with in entering the Vodafone site. The PC has been informed that a scheme has been agreed with WBC and Vodafone but neither has provided any documentary evidence to the PC. Vodafone have failed to respond to the PC. The PC demands assurance that Vodafone and the Trinity areas will not flood.

### **Objector Representation – David Willetts**

My name is David Willetts. I live at the eastern end of Love Lane in Shaw. We moved here not knowing a soul some twelve years ago when our daughter Sara was diagnosed with breast cancer. Sara died two years later. I wish to pay tribute to the kindness of strangers in our Community, strangers who have now become our friends and



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neighbours. Today I am the Community Coordinator at our parish church, St Mary's and I am actively involved in our community affairs

Our wish as a Community is to extend the same kindness to new parishioners. The size of our Community will increase by some 25%, with many more to follow if the current HELAA proposals are agreed. The objections to these applications set out the lack of meaningful consultation.

Is our "One Community" ambition so unworthy that neither officers nor house builders have ears to hear or eyes to see the importance of preserving and enhancing our existing social infrastructure on the Love Lane site during their one way "consultations"?

In March St Mary's established the joint initiative with the Parish Council, SAFE in support the West Berkshire Hub to make sure that no one was uncared for during Lockdown and much more beside.

Why do these applications fail to address Coronavirus and the need to future proof our communities?

The evidence from our Parish Community Plan Consultation is that the loneliness with all its attendant threats to mental health and well-being is

today's No 1 concern in our Community. We anticipate a significant number of lonely people arriving in our Community over the next few years.

Why have we not learned the lessons from the mistakes of the past such as the Turnpike estate. Can we afford to go on kicking the can further down the road? We need adequate provision for social infrastructure please.

The County Lines drug paraphernalia may have disappeared from the Trinity Academy car park and the Lych Gate at St Mary's for the time being BUT

Is there anyone here bold enough to assert that the drug peddlers will not return if we fail to ensure that we have social infrastructure fit for purpose to protect our children and young people?

The Parish Planning Group is developing costed options for future economic community use of the present listed School Building and the Village Hall on Love Lane. The Love Lane location connects the existing and new homes to help build one community and it needs to be properly funded.

Why have Consultations with the Community neglected to enquire and discuss how best to collaborate and support this initiative??

Here is a proposition:

As a condition of approving these applications, resolve to depute a planning officer to join the SCD Community Planning Group, allocate CIL monies from these two developments to help fund to the future of the Love Lane site and invite the housebuilders to contribute cash and in kind support.

In expectation of your reasoned response, thank you.

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### **Agent Representation – Aaron Wright (Turley)**

As Members are aware outline consent was granted at appeal for a mixed-use scheme comprising up to 401 dwellings, a local centre, one form entry primary school as well as open space, landscaping and highway works. The outline consent approved (at appeal) the principle of development and fixed the access points into the site and the primary vehicular movement network.

Parameter Plans for the whole site were approved under the outline application. The parameter plans provide a framework which the reserved matters applications are required to comply with. These plans fixed elements of the scheme such as land uses, landscaping, scale and access and movement.

This reserved matters application is seeking approval for 179 dwellings with associated public open space, landscaping and a LEAP.

The applicant has undertaken detailed discussions with planning officers and meaningful engagement with key stakeholders. The scheme has been amended to reflect consultation comments received, including changes to landscaping, housing mix, design of the homes and to the layout.

The development will provide 40% affordable housing provision, comprising a mix of 1 to 5 bedroom properties of which 71 would be affordable units, which are distributed throughout the site. The affordable housing will be indistinguishable from the private homes.

The development will be mainly 2 storey in height with some at 2.5 storey in key locations. There are two 3 storey buildings overlooking the public open space and subway to provide natural surveillance. The scale of development accords with the approved storey height parameter plan.

The overall design objective is to create a place with a strong and unique identity that provides a suitable and modern interpretation of Newbury. The scheme incorporates character areas to aid legibility and provide interest at street level through subtle variations in materials, landscaping and boundary treatment. New tree planting is located across the scheme especially along site boundaries and within public spaces including the LEAPs and LAP.

The site will use the existing private section of highway access from the roundabout off the A339, currently serving Vodafone UK to the south, and provide a new strategic access road and roundabout. All roads within the site will be built to adoptable standards as per the outline consent.

Car parking will be provided in-accordance with Council policy. Parking will be provided on plot, with visitor parking located on the shared surface street or in identified bays.

The drainage strategy utilises a series of attenuation basins on both sides of the A339 serving both the individual properties, roads and shared surfaces. The attenuation basin storage volume is designed to take a 1:100 year storm event plus 40% climate change allowance. The applicant is working closely with the Council's Drainage Engineer on this matter.

In light of the above, the development is consistent with the outline application and will provide for an attractive and high quality development. The proposals are in full compliance with relevant national planning policy and the adopted development plan. We therefore hope that Members can support the scheme.

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### **Ward Member Representation**

13. Councillor Lynne Doherty in representing the Committee as Ward Member made the following points:

- Councillor Doherty noted that she could use this opportunity to reiterate the points made for the previous application, however she felt that it would not be a good use of time. There were three things that were different on this site and that she wished to highlight:
  - i. The underpass – natural surveillance had been mentioned, where originally CCTV had been talked about. The underpass went under the A339 and was secluded. She was concerned about the safety of everyone, but in particular about school children during late, dark evenings, especially as this would be an area of low lighting due to its proximity to an Area of Outstanding Natural Beauty (AONB). She had real concern about the need for CCTV monitoring, and felt it was not acceptable to have a car park in front of an apartment block and hope that the people in the apartments would hear something that was happening under the A339.
  - ii. Balancing ponds – how would children in the area be kept safe around the ponds?
  - iii. Car parking – there was visitor parking on the site, however as Ward Member for the streets surrounding the Vodafone offices, she had heard many residents complain that Vodafone staff used the outlying streets to park their cars, and she was concerned that the visitor parking would in turn become overflow parking for Vodafone.
- Councillor Doherty had real concerns about the access via the private road. She had all the same concerns as she had for the previous application, but would draw particular attention to the underpass which would be in a remote, dark, quiet, position, with very few people around.

14. Councillor Steve Masters in representing the Committee as Ward Member made the following points:

- He would not be reiterating his previous comments, but would add to the concerns of Councillor Doherty and the Parish Council. He took the opportunity to walk the underpass two weekends ago. It was very remote and relying on natural surveillance, which he considered a vague, wishy-washy aspiration, was ill-founded. He echoed the concerns over safety.
- He concurred with the concerns of the Highways Officers around the private access. There was potential for continuing problems for residents. Management companies came and went and fees could be prohibitive. It was unclear how this would be managed, especially for those in social and affordable housing.
- With regard to environmental aspirations, he reiterated his concerns from the previous application. This development was an opportunity where the Council could have done something, and it was frustrating that officers and the Committee were hamstrung by the Planning Inspector's decision at appeal.

### **Member Questions of the Ward Member**

15. Councillor Tony Vickers referred to the underpass and that it had been under consideration in the context of the proposed development since 2014. The underpass was not like those in central Newbury, as it was at ground level rather than sunk.

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Once development was built on both sides and would overlook the subway, and in anticipation that lighting would be provided, he questioned whether the Ward Members concerns were exaggerated.

16. Councillor Doherty did not agree with Councillor Vickers. There were plans to plant vegetation to act as a sound barrier to the A339, the underpass was remote and if anyone were to shout for assistance, they would not be heard due to the noise from the A339.
17. Councillor Masters concurred Councillor Doherty's response that more safety protections needed to be put in place.

### **Questions to Officers**

18. Councillor Phil Barnett asked the Highways Officer to comment on the impact of Vodafone buses parking along the access road off the roundabout into Vodafone at certain times of day, and whether this would obstruct access to the site. Paul Goddard replied that this was possible, however unfortunately there was little the Highways Authority could do about it. If it were to become a problem, the residents would have to contact the developer, and the developer would have to liaise with Vodafone. He hoped that Vodafone would run their bus services to assure that access would be provided at all times to the residential development.
19. Councillor Barnett further questioned Planning Officers as to whether the Police had provided advice on the safety aspects of the development. Simon Till explained that the Police Crime Prevention Design Advisor had been consulted on this, as with other applications, and a condition had been recommended to implement secure by design measures for this reserved matters application.
20. He further reiterated that the questions regarding access and the underpass were resolved in the outline planning permission, and as such were not part of the reserved matters application. He drew the Committee's attention to condition 14 of the outline planning permission, which stipulated details of the underpass, and the CCTV arrangement to be put in place.
21. Councillor Dennis Benneyworth asked whether officers knew approximately how much it would cost residents to maintain the private roads. Paul Goddard explained that he did not. Residents would be at the mercy of the management company, however through the condition in the Update Report, where the developer was obliged to supply details on how the roads will be maintained by the management company, it might be possible to obtain some information.
22. Councillor Vickers referred to condition 14 of the outline plan as he was puzzled. The condition mentioned a diversion at either side of the underpass footpath four being agreed before reserved matters, however this was a reserved matters application that was talking about the layout. He was not sure from the layout plans where footpath four was going, between the east side of the underpass and the Vodafone path. As far as the plans showed it was outside the red line. He did not know how this footpath four had been dealt with. He felt it would be helpful to know if that condition had been discharged and what the result of it was. It would be essential that the footpath was available and yet it was shown as going to area, that if it were to be flooded, would be a pond

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23. Simon Till was not aware whether condition 14 of the outline permission had been discharged. He believed that Councillor Vickers was correct that there were matters with regards to the footpath that might be impacted by the drainage scheme. He suspected that the condition had not been discharged. The condition did not require discharge prior to determination of reserved matters, therefore Members were still able to make a determination on the reserved matters application, with the matters that were subject to condition 14 remaining to be discharged. The requirement for that conditioned diversion of footpath four meant that officers would need to consult with the Public Rights of Way Team, to ensure that the diversion was properly administered.
24. Councillor Vickers speculated that the footpath could be diverted through the site, but there was the large area that was outside the developer's control which is where the footpath was currently shown as leading to. He felt it was a fundamental part of the linkages between both halves of the site, and that the rest of the path network, however it would appear that the diversion was not within the control of the developer.
25. Councillor Clive Hooker queried whether the footpath was outside the development area, and also if the pond that would flood the footpath were also outside the red-line. Simon Till confirmed that drainage still required to be addressed via conditions. He noted that if a diversion were to be required on land outside of the developer's control, assuming it was in the Council's control, the Council would have to consider whether to authorise the diversion. However, condition 14 was applied to the outline planning permission.
26. Councillor Adrian Abbs asked for confirmation that the woodland to the north of the development was not ancient woodland. As it was within 50 metres of the development and therefore root systems could be affected, he asked whether it had been taken into account.
27. Simon Till confirmed that the Tree Officer had been consulted and had not objected to the application, and had in fact supported the landscaping scheme. He had raised no concerns regarding the woodland around the site, and it had not been raised as a concern during the outline permission. Simon Till would have suspected that any concerns would have been considered at that outline stage, however, the reserved matters landscaping consideration did allow a certain amount of 'second bite of the cherry'. The Tree Officer had had an opportunity to raise concerns, and had not done so, therefore Planning Officers were satisfied that there were no adverse impacts from the way this layout had been designed.
28. Councillor Abbs was still not entirely convinced as the woodland was outside the red line. He queried how far outside the development area officers considered. Simon Till replied that Tree Officers occupied themselves considerably with trees both inside and outside the red line.
29. Councillor Carolyne Culver queried how the private road would affect the access for utility companies to work on the roads. In addition she was conscious that, in other areas where social rented houses were managed by Sovereign and there was a private un-adopted road, there had been difficulties in resolving issues like flooding and resurfacing, which had been batted around between Sovereign and the Council.

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She was concerned that this might happen in this instance too, and problems would be created for residents in the longer term.

30. Finally she queried whether officers were aware at the outline planning stage that the private road was a problem, but was one that they had hoped to resolve quickly. Paul Goddard explained that officers were aware it was an issue at outline planning, however there were bigger issues being considered at the appeal and the matter did get somewhat swept aside by the planning inspector. Also, unfortunately, planning law did not really cover land ownership issues. In regard to utility access, officers expected details to be included in the condition on management plan. Utility companies would need to gain permission from the management company. In terms of social rented housing, this would again need to be included in the management plan.
31. Councillor Culver reiterated the issue that social rented housing was again being described as affordable, these terms were not synonymous. There should be clarity that when the term affordable rent was quoted, social rent was being referred to. She further asked why there were so few two bedroomed houses for private ownership proposed for the site. There were 15 two bedroomed properties, compared to 125 four bedroomed dwellings, and this appeared skewed towards the larger families. She queried whether it was not thought that there might be single people or couples that might want to buy and own their own property. Simon Till answered that the housing mix was consulted on with the Housing Officer and no concerns had been raised. Planning Officers therefore considered that on balance it was an acceptable mix of dwelling types, as no objections were raised from that field of expertise.
32. Councillor Howard Woollaston described that his major concern was the connection to the highway and how the issue would be resolved. He expressed the view that any sensible developer would have agreed terms with Vodafone by now, so there was presumably a problem. He asked for the Planning Officer's view. Simon Till commented that the matter of land ownership had been quite accurately described by Paul Goddard. The planning situation did not require that the applicant own the land forming part of the planning application. In this case, the Planning Inspector had given detailed consideration to the access at the outline permission stage, and as a consequence had applied a condition requiring that all access to the site should be provided to an adoptable standard. In planning terms, that was the best that could be done, as there was no policy supporting officers to force the developer to have to the roads adopted. If the developer failed to provide access of a sufficient quality then they could not proceed with development.
33. Councillor Benneyworth asked for clarification that the legal agreement for the access would be solid enough to give residents confidence going forward. Simon Till reiterated that the condition called for roads to be built to an adoptable standard. An informative and a condition would allow officers to understand, as much as possible, what the relationship will be between the residents and the access road arrangements. However, officers could not force an adoption, therefore could not give a caste-iron guarantee. This was the position left to Planning Officers following the decision by the Planning Inspector.
34. The Chairman asked Simon Till to share the slide that showed the distribution of housing mix across the site. He asked David Pearson to comment on the application. David Pearson remarked, regarding the adoption of roads, that Officers' hands were

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ted by the decision of the Planning Inspector, he expressed the opinion that he felt sorry for future residents, but there was little, if anything, that could be done under reserved matters to address the problem.

35. The Chairman noted that for anyone buying a home on the eastern side, due diligence would be paramount.
36. At 9.23pm, in accordance with the Council's Constitution, the Committee concluded that the remaining business could be concluded by 10.30pm, and therefore decided to continue with the debate.

### Debate

37. Councillor Hilary Cole opened the debate by noting that there had been a good debate on the eastern side. She commented that it was disappointing that Vodafone and the developer had not worked together to come to some agreement about this road, which would be installed up to adoptable standards, and yet was not being adopted. Without wishing to labour the point about a management company, there had been a big issue around the development at Kennet Heath with regard to the upkeep of public space. Residents could form their own management company. She believed she was one of the few members who had carried out a site visit, and she shared the Ward Members concerns about the underpass, however if both sites were to be developed it would be more used.
38. Providing the conditions were agreed, and with regards to the comments on brick colour and lighting as for the first application, Councillor Hilary Cole, proposed to accept Officer's recommendation and grant planning permission subject to the conditions listed in the main report and update report. This was seconded by Councillor Vickers
39. Councillor Vickers noted that he had also seen residents take control of management. He continued that the residents would be paying the same Council Tax, but would not be getting the same service. He also remarked that this was the position for residents on the Newbury Racecourse development and it was already causing problems. He conjectured whether the local Minister of Parliament should be consulted. He felt it was wrong that the Council did not have control over allowing the residents to have access to their homes for necessary services. However, he felt he had no option but to approve permission.
40. The Chairman concluded that the position had been imposed on officers and the Committee by the Planning Inspector. From this debate the Chairman was concerned about the bus parking, and that very little investment had been made in the underpass. He posited that if the underpass had been developed in such a way as to allow vehicle access, then perhaps Council service vehicles could have accessed the eastern side, albeit down an un-adopted road.
41. The Chairman invited Members of the Committee to vote on the proposal by Councillor Hilary Cole, seconded by Councillor Vickers to grant planning permission. At the vote the motion was carried.

**RESOLVED** that the Head of Development and Planning be authorised to **grant** planning permission subject to the following conditions:

### Conditions

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Subject to the receipt of satisfactory amended plans and information to address the following technical highways requirements:

- Revised traffic calming measures within the site;
- Internal access road designs to meet adoptable standards;
- Sight lines at the junctions and bends within the site shown for vehicle speeds of 20 mph; and
- Minor changes to parking provision for the flats near the subway.

within three months of the date of this Committee (or such longer period that may be authorised by the Head of Development and Planning) to delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below (with delegated authority to amend/add/delete the final list of planning conditions to address technical issues and to add conditions relating to materials and a lighting scheme):

### **1. Reserved Matters Related to Outline Permission**

This permission relates solely to the reserved matters referred to in Condition 3 of the Outline Planning Permission granted on 25 June 2020 under application reference 19/00442/OUTMAJ (which is a variation of 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 on 20 March 2017). Nothing contained in this proposal or this notice shall be deemed to affect or vary the conditions imposed on that outline planning permission.

Reason: The reserved matters cannot be considered separately from the permission to which they relate and the conditions imposed on that outline permission are still applicable.

### **2. Approved Plans**

The development hereby permitted shall be carried out in accordance with the approved plans listed below:

- Planning Layout - 0685-102 rev D
- Building Storey Heights Plan - 0685-110 rev C
- External Works Plan 1 - 0685-104-1 rev C
- External Works Plan 2 - 0685-104-2 rev C
- External Works Plan 3 - 0685-104-3 rev C
- External Works Plan 4 - 0685-104-4 rev C
- External Works Plan 5 - 0685-104-5 rev C
- External Works Plan 6 - 0685-104-6 rev C
- Parking Matrix - \*0685 rev Issue 4
- Management Plan - 0685-107 rev C
- Housetype Plans & Elevations Pack - \*0685 rev 7
- Garage and Cycle Storage - 0685-109 rev A
- Site Location Plan - 0685-101
- Engineering Layout 1 (inc. drainage and levels) - 6103-MJA-PH2-001 rev T4
- Engineering Layout 2 (inc. drainage and levels) - 6103-MJA-PH2-002 rev T3
- Engineering Layout 3 (inc. drainage and levels) - 6103-MJA-PH2-003 rev T3
- Engineering Layout Overall (inc. drainage and levels) - 6103-MJA-PH2-004 rev T4
- External Works Layouts Overall - 6103-MJA-PH2-400 rev T2
- External Works Layouts 1 - 6103-MJA-PH2-401 rev T3
- External Works Layouts 2 - 6103-MJA-PH2-402 rev T2
- External Works Layouts 3 - 6103-MJA-PH2-403 rev T3



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- Landscaping Hardworks Plan - 1050623-L-02 rev 07

Housetype Plans & Elevations Pack 0685 Issue 7

HOUSETYPE BOOKLET	0685-HTB	ISSUE 7
NA44-MANFORD - PLANS & ELEVATIONS PLOT 1	0685-PLOT 1	A
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 2	0685-PLOT 2	A
NB50-FELTON - ELEVATIONS PLOT 3	0685-PLOT 3-1	-
NB50-FELTON - PLANS PLOT 3	0685-PLOT 3-2	-
NB50-FELTON - ELEVATIONS PLOT 4	0685-PLOT 4-1	A
NB50-FELTON - PLANS PLOT 4	0685-PLOT 4-2	A
NA51-WAYFORD - PLANS PLOT 5	0685-PLOT 5-1	-
NA51-WAYFORD - PLANS PLOT 5	0685-PLOT 5-2	-
NT42-WAYSDALE - ELEVATIONS PLOT 6	0685-PLOT 6-1	-
NT42-WAYSDALE - FLOOR PLANS PLOT 6	0685-PLOT 6-2	-
NA43-LANFORD-PLANS & ELEVATIONS PLOT 7	0685-PLOT 7	A
NA51-WAYFORD - PLANS PLOT 8	0685-PLOT 8-1	-
NA51-WAYFORD - PLANS PLOT 8	0685-PLOT 8-2	-
NA51-WAYFORD - PLANS PLOT 9	0685-PLOT 9-1	A
NA51-WAYFORD - PLANS PLOT 9	0685-PLOT 9-2	A
NA44-MANFORD - PLANS & ELEVATIONS PLOT 10	0685-PLOT 10	A
NT42-WAYSDALE - ELEVATIONS	0685-PLOT 11-1	-

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PLOT 11		
NT42-WAYSDALE - FLOOR PLANS PLOT 11	0685-PLOT 11-2	-
AA23-PLANS & ELEVATIONS PLOT 12	0685-PLOT 12	A
AA23-PLANS & ELEVATIONS PLOT 13	0685-PLOT 13	A
AA23-PLANS & ELEVATIONS PLOT 14	0685-PLOT 14	B
AA23-PLANS & ELEVATIONS PLOT 15	0685-PLOT 15	A
NT42-WAYSDALE - ELEVATIONS PLOT 16	0685-PLOT 16-1	A
NT42-WAYSDALE - FLOOR PLANS PLOT 16	0685-PLOT 16-2	A
NA44-MANFORD - PLANS & ELEVATIONS PLOT 17	0685-PLOT 17	A
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 18	0685-PLOT 18	A
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 19	0685-PLOT 19	B
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 20	0685-PLOT 20	A
NB50-FELTON - ELEVATIONS PLOT 21	0685-PLOT 21-1	A
NB50-FELTON - PLANS PLOT 21	0685-PLOT 21-2	A
PT36-EASEDALE - PLANS & ELEVATIONS PLOT 22	0685-PLOT 22	A
NB31-BRAXTON-PLANS & ELEVATIONS PLOT 23	0685-PLOT 23	A
NB31-BRAXTON-PLANS & ELEVATIONS PLOT 24	0685-PLOT 24	A

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NB31-BRAXTON-PLANS & ELEVATIONS PLOT 25	0685-PLOT 25	A
NB31-BRAXTON-PLANS & ELEVATIONS PLOT 26	0685-PLOT 26	A
BLOCK A - ELEVATIONS PLOTS 27-35	0685-PLOT 27-35-1	B
BLOCK A - ELEVATIONS PLOTS 27-36	0685-PLOT 27-35-2	B
BLOCK A - PLANS PLOTS 27-35	0685-PLOT 27-35-3	B
BLOCK A - PLANS PLOTS 27-36	0685-PLOT 27-35-4	B
BLOCK A - PLANS PLOTS 27-37	0685-PLOT 27-35-5	B
PA34-GOSFORD - PLANS & ELEVATIONS PLOT 36	0685-PLOT 36	B
PA34-GOSFORD - PLANS & ELEVATIONS PLOT 37	0685-PLOT 37	B
PA34-GOSFORD - PLANS & ELEVATIONS PLOT 38	0685-PLOT 38	A
PA34-GOSFORD - PLANS & ELEVATIONS PLOT 39	0685-PLOT 39	A
AA31-PLANS & ELEVATIONS PLOT 40	0685-PLOT 40	A
AA31-PLANS & ELEVATIONS PLOT 41	0685-PLOT 41	A
PA25-CANFORD - PLANS & ELEVATIONS PLOT 42	0685-PLOT 42	B
PA25-CANFORD - PLANS & ELEVATIONS PLOT 43	0685-PLOT 43	B
AA31-PLANS & ELEVATIONS PLOT 44	0685-PLOT 44	A
AA31-PLANS & ELEVATIONS PLOT 45	0685-PLOT 45	A
AA31-PLANS & ELEVATIONS PLOT 46	0685-PLOT 46	A

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AA31-PLANS & ELEVATIONS PLOT 47	0685-PLOT 47	A
PA25-CANFORD - PLANS & ELEVATIONS PLOT 48	0685-PLOT 48	B
PA25-CANFORD - PLANS & ELEVATIONS PLOT 49	0685-PLOT 49	B
NA44-MANFORD - PLANS & ELEVATIONS PLOT 50	0685-PLOT 50	A
NB31-BRAXTON-PLANS & ELEVATIONS PLOT 51	0685-PLOT 51	B
NB31-BRAXTON-PLANS & ELEVATIONS PLOT 52	0685-PLOT 52	A
PT36-EASEDALE - PLANS & ELEVATIONS PLOT 53	0685-PLOT 53	A
NB50-FELTON - ELEVATIONS PLOT 54	0685-PLOT 54-1	A
NB50-FELTON - PLANS PLOT 54	0685-PLOT 54-2	A
NA43-LANFORD-PLANS & ELEVATIONS PLOT 55	0685-PLOT 55	A
NA44-MANFORD - PLANS & ELEVATIONS PLOT 56	0685-PLOT 56	A
NB50-FELTON - ELEVATIONS PLOT 57	0685-PLOT 57-1	A
NB50-FELTON - PLANS PLOT 57	0685-PLOT 57-2	A
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 58	0685-PLOT 58	B
NA44-MANFORD - PLANS & ELEVATIONS PLOT 59	0685-PLOT 59	A
NB50-FELTON - ELEVATIONS PLOT 60	0685-PLOT 60-1	A
NB50-FELTON - PLANS PLOT 60	0685-PLOT 60-2	A

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NB50-FELTON - ELEVATIONS PLOT 61	0685-PLOT 61-1	A
NB50-FELTON - PLANS PLOT 61	0685-PLOT 61-2	A
NA43-LANFORD-PLANS & ELEVATIONS PLOT 62	0685-PLOT 62	B
AA23-PLANS & ELEVATIONS PLOT 63	0685-PLOT 63	B
AA23-PLANS & ELEVATIONS PLOT 64	0685-PLOT 64	A
AA31-PLANS & ELEVATIONS PLOT 65	0685-PLOT 65	B
AA31-PLANS & ELEVATIONS PLOT 66	0685-PLOT 66	B
AA31-PLANS & ELEVATIONS PLOT 67	0685-PLOT 67	A
AA31-PLANS & ELEVATIONS PLOT 68	0685-PLOT 68	B
AA31-PLANS & ELEVATIONS PLOT 69	0685-PLOT 69	A
NB50-FELTON - ELEVATIONS PLOT 70	0685-PLOT 70-1	A
NB50-FELTON - PLANS PLOT 70	0685-PLOT 70-2	A
NB50-FELTON - ELEVATIONS PLOT 71	0685-PLOT 71-1	A
NB50-FELTON - PLANS PLOT 71	0685-PLOT 71-2	A
NA43-LANFORD-PLANS & ELEVATIONS PLOT 72	0685-PLOT 72	A
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 73	0685-PLOT 73	A
NA43-LANFORD-PLANS & ELEVATIONS PLOT 74	0685-PLOT 74	A
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 75	0685-PLOT 75	-
AA23-PLANS & ELEVATIONS PLOT 76	0685-PLOT 76	-

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AA23-PLANS & ELEVATIONS PLOT 77	0685-PLOT 77	-
AA31-PLANS & ELEVATIONS PLOT 78	0685-PLOT 78	-
AA31-PLANS & ELEVATIONS PLOT 79	0685-PLOT 79	-
AA23-PLANS & ELEVATIONS PLOT 80	0685-PLOT 80	-
AA23-PLANS & ELEVATIONS PLOT 81	0685-PLOT 81	-
NA44-MANFORD - PLANS & ELEVATIONS PLOT 82	0685-PLOT 82	A
NA43-LANFORD-PLANS & ELEVATIONS PLOT 83	0685-PLOT 83	-
PT36-EASEDALE - PLANS & ELEVATIONS PLOT 84	0685-PLOT 84	-
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 85	0685-PLOT 85	A
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 86	0685-PLOT 86	A
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 87	0685-PLOT 87	A
NA44-MANFORD - PLANS & ELEVATIONS PLOT 88	0685-PLOT 88	A
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 89	0685-PLOT 89	A
PA34-GOSFORD - PLANS & ELEVATIONS PLOT 90	0685-PLOT 90	A
PA34-GOSFORD - PLANS & ELEVATIONS PLOT 91	0685-PLOT 91	A
PA34-GOSFORD - PLANS & ELEVATIONS PLOT 92	0685-PLOT 92	A
PA34-GOSFORD - PLANS & ELEVATIONS	0685-PLOT 93	A

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PLOT 93		
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 94	0685-PLOT 94	A
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 95	0685-PLOT 95	A
NB31-BRAXTON-PLANS & ELEVATIONS PLOT 96	0685-PLOT 96	A
NB31-BRAXTON-PLANS & ELEVATIONS PLOT 97	0685-PLOT 97	B
BLOCK B - ELEVATIONS PLOTS 98-105	0685-PLOT 98-105-1	B
BLOCK B - ELEVATIONS PLOTS 98-105	0685-PLOT 98-105-2	C
BLOCK B - PLANS PLOTS 98-105	0685-PLOT 98-105-3	C
BLOCK B - PLANS PLOTS 98-105	0685-PLOT 98-105-4	C
BLOCK B - PLANS PLOTS 98-105	0685-PLOT 98-105-5	B
AA31-PLANS & ELEVATIONS PLOT 106	0685-PLOT 106	A
AA31-PLANS & ELEVATIONS PLOT 107	0685-PLOT 107	B
AA31-PLANS & ELEVATIONS PLOT 108	0685-PLOT 108	A
PA25-CANFORD - PLANS & ELEVATIONS PLOT 109	0685-PLOT 109	A
PA25-CANFORD - PLANS & ELEVATIONS PLOT 110	0685-PLOT 110	A
PA25-CANFORD - PLANS & ELEVATIONS PLOT 111	0685-PLOT 111	B
AA23-PLANS & ELEVATIONS PLOT 112	0685-PLOT 112	B
AA23-PLANS & ELEVATIONS PLOT 113	0685-PLOT 113	B
AA23-PLANS & ELEVATIONS	0685-PLOT 114	B

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PLOT 114		
AA23-PLANS & ELEVATIONS PLOT 115	0685-PLOT 115	A
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 116	0685-PLOT 116	A
NA44-MANFORD - PLANS & ELEVATIONS PLOT 117	0685-PLOT 117	B
NA44-MANFORD - PLANS & ELEVATIONS PLOT 118	0685-PLOT 118	A
NA44-MANFORD - PLANS & ELEVATIONS PLOT 119	0685-PLOT 119	B
AA31-PLANS & ELEVATIONS PLOT 120	0685-PLOT 120	B
AA31-PLANS & ELEVATIONS PLOT 121	0685-PLOT 121	B
AA23-PLANS & ELEVATIONS PLOT 122	0685-PLOT 122	B
AA23-PLANS & ELEVATIONS PLOT 123	0685-PLOT 123	B
AA23-PLANS & ELEVATIONS PLOT 124	0685-PLOT 124	A
1BM-ELEVATIONS PLOTS 125-126	0685-PLOT 125- 126-1	B
1BM-PLANS PLOTS 125-126	0685-PLOT 125- 126-2	A
1BM-ELEVATIONS PLOTS 127-128	0685-PLOT 127- 128-1	B
1BM-PLANS PLOTS 127-128	0685-PLOT 127- 128-2	B
AA23-PLANS & ELEVATIONS PLOT 129	0685-PLOT 129	A
AA41-PLANS & ELEVATIONS PLOTS 130	0685-PLOT 130	A
PA34-GOSFORD - PLANS & ELEVATIONS PLOT 131	0685-PLOT 131	B
PA34-GOSFORD - PLANS & ELEVATIONS PLOT 132	0685-PLOT 132	B



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PA44-MIDFORD - PLANS & ELEVATIONS PLOT 133	0685-PLOT 133	B
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 134	0685-PLOT 134	B
NA44-MANFORD - PLANS & ELEVATIONS PLOT 135	0685-PLOT 135	A
NA43-LANFORD-PLANS & ELEVATIONS PLOT 136	0685-PLOT 136	A
PT36-EASEDALE - PLANS & ELEVATIONS PLOT 137	0685-PLOT 137	B
AA31-PLANS & ELEVATIONS PLOT 138	0685-PLOT 138	B
AA31-PLANS & ELEVATIONS PLOT 139	0685-PLOT 139	B
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 140	0685-PLOT 140	A
PT36-EASEDALE - PLANS & ELEVATIONS PLOT 141	0685-PLOT 141	B
NA51-WAYFORD - PLANS PLOT 142	0685-PLOT 142-1	A
NA51-WAYFORD - PLANS PLOT 142	0685-PLOT 142-2	A
NA51-WAYFORD - PLANS PLOT 143	0685-PLOT 143-1	B
NA51-WAYFORD - PLANS PLOT 143	0685-PLOT 143-2	B
NA44-MANFORD - PLANS & ELEVATIONS PLOT 144	0685-PLOT 144	A
NA44-MANFORD - PLANS & ELEVATIONS PLOT 145	0685-PLOT 145	A
NA51-WAYFORD - PLANS PLOT 146	0685-PLOT 146-1	B
NA51-WAYFORD - PLANS PLOT 146	0685-PLOT 146-2	B
NA44-MANFORD - PLANS &	0685-PLOT 147	B

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ELEVATIONS PLOT 147		
NA51-WAYFORD - ELEVATIONS PLOT 148	0685-PLOT 148-1	A
NA51-WAYFORD - PLANS PLOT 148	0685-PLOT 148-2	A
NA51-WAYFORD - PLANS PLOT 149	0685-PLOT 149-1	A
NA51-WAYFORD - PLANS PLOT 149	0685-PLOT 149-2	A
NA51-WAYFORD - PLANS PLOT 150	0685-PLOT 150-1	A
NA51-WAYFORD - PLANS PLOT 150	0685-PLOT 150-2	A
NA45-MARFORD-PLANS & ELEVATIONS PLOT 151	0685-PLOT 151	B
NT42-WAYSDALE - ELEVATIONS PLOT 152	0685-PLOT 152-1	A
NT42-WAYSDALE - FLOOR PLANS PLOT 152	0685-PLOT 152-2	A
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 153	0685-PLOT 153	B
NA44-MANFORD - PLANS & ELEVATIONS PLOT 154	0685-PLOT 154	B
NA44-MANFORD - PLANS & ELEVATIONS PLOT 155	0685-PLOT 155	B
NA51-WAYFORD - PLANS PLOT 156	0685-PLOT 156-1	A
NA51-WAYFORD - PLANS PLOT 156	0685-PLOT 156-2	A
NA51-WAYFORD - PLANS PLOT 157	0685-PLOT 157-1	A
NA51-WAYFORD - PLANS PLOT 157	0685-PLOT 157-2	A
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 158	0685-PLOT 158	B

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PA44-MIDFORD - PLANS & ELEVATIONS PLOT 159	0685-PLOT 159	B
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 160	0685-PLOT 160	A
NB50-FELTON - ELEVATIONS PLOT 161	0685-PLOT 161-1	A
NB50-FELTON - PLANS PLOT 161	0685-PLOT 161-2	A
AA23-PLANS & ELEVATIONS PLOT 162	0685-PLOT 162	A
AA23-PLANS & ELEVATIONS PLOT 163	0685-PLOT 163	B
AA23-PLANS & ELEVATIONS PLOT 164	0685-PLOT 164	B
AA41-PLANS & ELEVATIONS PLOT 165	0685-PLOT 165	B
AA41-PLANS & ELEVATIONS PLOT 166	0685-PLOT 166	A
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 167	0685-PLOT 167	A
NA44-MANFORD - PLANS & ELEVATIONS PLOT 168	0685-PLOT 168	A
NB50-FELTON - ELEVATIONS PLOT 169	0685-PLOT 169-1	A
NB50-FELTON - PLANS PLOT 169	0685-PLOT 169-2	A
NA45-MARFORD-PLANS & ELEVATIONS PLOT 170	0685-PLOT 170	A
PA44-MIDFORD - PLANS & ELEVATIONS PLOT 171	0685-PLOT 171	-
NA45-MARFORD-PLANS & ELEVATIONS PLOT 172	0685-PLOT 172	A
NA45-MARFORD-PLANS & ELEVATIONS PLOT 173	0685-PLOT 173	A
AA31-PLANS & ELEVATIONS PLOT 174	0685-PLOT 174	A

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AA31-PLANS & ELEVATIONS PLOT 175	0685-PLOT 175	B
AA31-PLANS & ELEVATIONS PLOT 176	0685-PLOT 176	A
AA31-PLANS & ELEVATIONS PLOT 177	0685-PLOT 177	B
AA31-PLANS & ELEVATIONS PLOT 178	0685-PLOT 178	B
AA31-PLANS & ELEVATIONS PLOT 179	0685-PLOT 179	A

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

### 3. Housing Unit and Tenure Mix

The development hereby permitted shall be carried out in accordance with the site wide housing unit and tenure mix received by the Local Planning Authority on 25 September 2020.

Reason: To comply with the requirements of condition 4 of Outline Planning Permission Reference 19/00442/OUTMAJ granted on 25 June 2020 which requires the first reserved matters application to include a schedule of the housing unit and tenure mix for the whole site in accordance with the provisions of the National Planning Policy Framework (2019), Policies CS4, CS6 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### 4. Strategic Landscape Plan

The development hereby permitted shall be carried out in accordance with the strategic landscape framework plan (drawing ref 1607/P65d) and supporting landscape note (document reference 1607 29D condition 5 Note AW HM 140820) received by the Local Planning Authority on 14 August 2020.

Reason: To comply with the requirements of condition 5 of Outline Planning Permission Reference 19/00442/OUTMAJ granted on 25 June 2020 which requires the first reserved matters application to include a strategic landscape plan for the whole site in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP2, CS13, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### 5. LEAP and LAPS Implementation

No dwelling shall be occupied until a timetable for implementation of the approved LEAP and LAPs has been submitted to and approved in writing by the Local Planning Authority. The LEAP and LAP shall thereafter be provided in accordance with the approved timetable

Reason: To protect the character and appearance of the area, and in the interests of security and safety. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS13 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

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### **6. Details of proposed footpath/cycle link and interface with PROW**

Notwithstanding information shown on the supporting plans, no dwelling shall be occupied until details of the new footpaths, their construction specification and means of integration with Public Rights of Way SHAW/4/1 and SHAW/4/4 around the A339 underpass (identified on drawing 0685-102 rev D) have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To encourage sustainable modes of transport and to ensure development is integrated with the surrounding public rights of way network in accordance with the National Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). Notwithstanding details shown on the supporting plans, details of the how any new footpaths, their specification and means of the integration with the PROW around the A339 underpass, and implementation prior to occupation of housing.

### **7. Samples of External Materials**

No development above slab level shall take place until samples of the materials to be used in the construction of the external surfaces of the dwelling(s) and hard surfaced areas hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials are visually attractive and respond to local character in accordance with the National Planning Policy Framework (2019), Policy CS14 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### **8. Secured via Design measures**

No dwelling shall be occupied until details of a package of 'Secured by Design' measures, which include details of the access control systems and post boxes for the approved apartment blocks, have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details, and each respective dwelling shall not be occupied until the measures relevant to that dwelling are implemented in their entirety.

Reason: In the interests of creating a safe and sustainable community in accordance with the National Planning Policy Framework (February 2019), Policy CS13 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### **9. Additional Windows for Surveillance**

Notwithstanding the information shown on the supporting plans, no dwelling shall be occupied until the details of the following (or alternative package of measures) have been submitted to and approved in writing by the Local Planning Authority:

- Details of additional upper floor windows on plots 1,4, 9 and 66

Thereafter the development shall be carried out in accordance with the approved details.

Reason: To facilitate increased surveillance of the public realm In the interests of creating a safe and sustainable community in accordance with the National Planning Policy Framework (February 2019), Policy CS13 West Berkshire Core Strategy (2006-2026),

## **WESTERN AREA PLANNING COMMITTEE - 23 SEPTEMBER 2020 - MINUTES**

Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### **10. Removal of PD Rights**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargement (including side and rear extensions), improvement or other alteration of the dwellinghouses, additions or buildings or enclosures incidental to the enjoyment of the dwellinghouses, or enlargement/alterations to the roofs (including dormer windows) of the dwellinghouses falling within Classes A, B and E as set out below for the respective plots:

- No permitted development under Class B - Plots 2, 38 to 45, 51,52 to 58, 124,129,130,138,139,140,142,143,144,146,150,151,153 and 173 to 179.
- No permitted development under Classes A and E – Plots 2,15,25,26, 44 to 49, 63, 138,144,145,151,153,155,159,161,163,165, 167,171 and 174 to 179.

Reason: Taking into the account the significant changes in levels across the site and proposed garden sizes in order to protect neighbouring residential amenity in accordance with the National Planning Policy Framework (2019), Policy CS14 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### **11. Implementation of Landscaping**

The development shall be carried out in accordance with the approved soft landscaping scheme set out in:

- Landscaping Masterplan - 1050623-L-01 rev 08
- Landscaping Softworks Plan - 1050623-L-03 rev 8
- Landscaping Softworks Plan - 11050623-L-04 rev \*06
- Landscaping Softworks Plan 2a - 1050623-L-05 rev \*03
- Landscaping Softworks Plan 2b - 1050623-L-06 rev \*04
- Landscaping Softworks Plan 3 - 1050623-L-07 rev \*04
- Landscaping Softworks Plan 4b - 1050623-L-09 rev \*04
- Landscaping Softworks Plan 5b - 1050623-L-10 rev \*04
- Landscaping Softworks Plan 6b - 1050623-L-13 rev \*03
- Landscaping Softworks Plan 7 - 1050623-L-14 rev \*05
- Landscaping Softworks Plan 8 - 1050623-L-15 rev \*06
- Softworks Schedule 1-3 - 1050623-L-16 rev \*05
- Softworks Schedule 4-5 - 1050623-L-17 rev \*05
- Softworks Schedule 6-8 -1050623-L-18 rev \*06
- Tree Details 1050623-L-23
- Play Area Design 1050623-L-20 rev \*04
- Strategic landscape framework plan (drawing ref 1607/P65d); and
- Landscape note (document reference 1607 29D condition 5 Note AW HM 140820)

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Any trees shrubs or plants that die or become seriously damaged within fifteen years of this development shall be replaced in the following year by plants of the same size and species.

The approved landscape buffer planting around the boundaries of the site (as set out on soft works perimeter planting plan drawing no L-03 rev 8) shall be completed within the first planting season before the occupation of the 25th dwelling and all remaining planting shall be completed within the first planting season following completion of the development unless an alternative timetable for implementation is otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the implementation of a satisfactory scheme of landscaping and to protect the character and appearance of the area. The condition is imposed in accordance with the National Planning Policy Framework, Policies ADPP1,ADPP2, CS13, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### **12. Substation Details**

Notwithstanding the information shown on the supporting plans, no dwelling shall be occupied until the detailed design and specification (including noise emission levels), hard and soft landscaping and boundary treatments for the electric substation (identified on drawing 0685-102 rev D) has been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To protect neighbouring residential amenity and to protect the character and appearance of the area in accordance with the National Planning Policy Framework (2019), Policy CS14 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan

### **13. Obscure Glazing**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), any windows on respective elevations to the dwelling plots identified below, shall be of top opening design and shall be fitted with obscure glazing before each respective dwelling is first occupied and thereafter shall be retained in this form. Any replacement windows shall also be of top opening design and incorporate obscure glazing.

Plots 4, 9, 22, 24, 26, 38, 40, 42, 44, 48, 53, 55, 87, 97, 129, 131, 142, 144, 156, 157,164,166,175,177 and 179 - west facing 1st floor window(s);

Plots 1,12, 50, 62, 78, 81, 82, 90,108, 113, 115, 118, 121, 124, 136 and 139 – north facing 1st floor window(s);

Plots 3,10, 56, 57, 58, 72, 73, 83, 85, 86, 143, 146, 147, 148, 149, 150, 151, 154, 155, 158, 159, 160, 167, 168, 169 and171 – east and west facing 1st floor window(s)

Plots 2,11, 23, 25, 39, 41, 43, 47, 54, 74, 84, 130, 145, 153, 161,165, 172, 176 and 178 – east facing 1st floor window(s);

Plots 6, 13, 16, 19, 51, 52, 59, 64, 75, 76, 79, 93, 109, 114, 117, 120, 122, 138 and 141 – south facing 1st floor window(s); and

Plots 5, 8,14,17,18, 20, 21, 60, 61, 65, 70, 71, 88, 89, 94, 95, 116, 119, 134 to 135, 140 – north and south facing 1st floor window(s).

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Reason: To protect neighbouring residential amenity in accordance with the National Planning Policy Framework (2019), Policy CS14 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### **14. Boundary treatment**

Each respective dwelling shall not be occupied until boundary treatment has been provided for that dwelling in accordance with the approved plans. The development shall thereafter be carried out in accordance with the approved details.

Reason: To protect the character and appearance of the area, and in the interests of security and safety. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS13 West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD 2006-2026 and guidance contained within the West Berkshire Quality Design SPD and the Shaw cum Donnington Parish Plan.

### **15. Electric Vehicle Charging Points**

No dwelling shall be occupied until details of electric vehicle charging points have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details, and each respective dwelling which is allocated an electric charging point shall not be occupied until the electric charging point relevant to that dwelling is provided. The charging point shall thereafter be retained and kept available for the potential use of an electric car.

Reason: To promote the use of electric vehicles and to encourage sustainable modes of transport in accordance with the National Planning Policy Framework (2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### **16. Layout and Design Standards**

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. The road and footpath design shall be to a standard that is adoptable as public highway. To ensure that the roads are built to adoptable standards, access shall be made available at all times for Council engineers to inspect the highway works with fees paid in line with highway authority fees and charges. 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 and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### **17. Maintenance of Roads, Footways and Associated Infrastructure**

No dwelling shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.



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Reason: In the interest of future maintenance for the benefit of future residents and other road users. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### **18. Visibility splays**

Visibility splays shall be provided in accordance with drawings to be submitted. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework (2019) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

### **19. Parking/turning in accord with plans**

No dwelling shall be occupied until the associated vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### **20. Cycle parking**

No dwelling shall be occupied until the associated cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

## **Informative Notes**

### **1. Private Access Road**

The proposed development is linked onto the A339 public highway via The Connection. The Connection is a private road owned and maintained by Vodafone. It is unlikely for the foreseeable future that The Connection will become adopted public highway. This means that the highway authority is unable to enter into a Section 38 Agreement under the Highways Act 1980 to adopt the roads as public highway within the development. The roads will therefore remain private within the development for the foreseeable future and will be maintained by a management company funded by the residents.

### **2. Royal Berkshire Fire and Rescue**

The development will need to be designed and built in accordance with the functional requirements of current Building Regulation requirements.

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The Fire Authority seeks to raise the profile of these requirements and requests that the relevant documentation is made available to the applicant and/or planning agent by means of web link:

<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Full assessment of the proposed development in respect of 'Building Control' matters will be undertaken during the formal statutory Building Regulations consultation.

### **3. Thames Water**

#### Waste Comments

Thames Water has identified that the existing foul water network infrastructure needs upgrading to meet the needs of this development. The applicant is therefore advised to contact Thames Water to agree a position for foul water networks. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request further information by visiting the Thames Water website at [thameswater.co.uk/preplanning](http://thameswater.co.uk/preplanning).

### **4. Construction Management Plan and Infrastructure Works**

The applicant is advised to engage with the local community and local parish council in preparing and implementing a final construction management plan. The plan should be kept under review during the carrying out of the development to protect the amenity of the area.

The applicant is also advised to consult with the local parish council before commencing major infrastructure works that may have implications for the local community.

### **5. Public Rights of Way**

Nothing connected with either the development or its construction must adversely affect or encroach upon the Public Right of Way (PROW), which must remain available for public use at all times. Information on the width of the PROW can be obtained from the PROW Officer.

The applicant is advised that the Rights of Way Officer must be informed prior to the laying of any services beneath the Public Right of Way.

### **6. Secured by Design Guidance**

#### **1. External Communal entrances:**

All external and internal Communal entrance doors meet the requirements of the minimum physical security requirements of LPS1175 Issue 8 B3)

- I. Developments with more than two floors are required to have a visitor door entry system and access control system.
- II. All external and internal Communal entrance doors access will be controlled via an electronic remote release locking systems with audio/visual intercom links to each apartment. This will allow residents to communicate with their visitors without having to open their front door and speak to them face-to-face as this allows them to filter who is allowed into the building and up into their flat.
- III. The system will be required to record and store images for a minimum of 30 days.
- IV. Tradesperson's release mechanisms are not permitted as they have been proven to be a cause of ASB and unlawful access to residential areas

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V. Postal services: Best practice advises that Tradesman's Buttons (allowing postal deliveries) must not be fitted as unauthorised individuals can also use these to gain access to private residential areas (negating any physical security a closed door offers) The preferred management of mail delivery is either via external wall mounted letterboxes or via 'through the wall' mail deliveries, if this cannot be achieved, the postal boxes must be located within a secured entrance lobby, (with secondary internal access controlled communal entrance door) this allows postal services to be delivered into the lobby whilst ensuring the internal corridors and stairwells of the apartments remain private.

VI. Residential door Sets: Individual flat entrance doors must also comply with ADP-Q, and meet the minimum physical security requirements of PAS24:2012.

**2. Compartmentalisation:** The Access control system must provide compartmentalisation of each floor within block

**3. Secure communal lobbies:** Any internal door sets should meet the same specification as above be access controlled (ground floor and residential floor lobbies)

**Bin and cycle store doors.** Must be robust and secure (meet the minimum physical security standards of LPS 1175 issue 8 B3, with electronic access control. Double leaf door can be problematic sustainable operation and security, as the active leaf is required to secure against the passive. Additional details as to the type, style and minimum physical security standards of the doors will be required - alternatively a large single leaf door may well be more appropriate and cost effective.

### Additional Informative Notes

#### 7. Housing Mix

For the avoidance of doubt, the applicant is advised the development shall be carried out in the accordance with updated housing mix table (which updated references to affordable and social rent) received by the Local Planning Authority via email on 25 September 2020

#### 8. External Lighting

In discharging outline planning condition 22 of 19/00442/OUTMAJ which requires the submission of external lighting details, the applicant is advised to take in account emerging guidance 'Dark Skies of the North Wessex Downs AONB – Guide to Good External Lighting (September 2020)' to minimise light pollution and to preserve the beautiful dark skies of the AONB.

#### 9. Working Proactively with the Applicant

This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. The local planning authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area.

### (3) Application No. and Parish: - 20/01083/FUL, Quill Cottage, Craven Road, Inkpen

This agenda item has been deferred to a future meeting.

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**24. Appeal Decisions relating to Western Area Planning Committee**

No appeals were available to be considered by Members relating to the Western Area.

*(The meeting commenced at 6.30pm and closed at 9.30pm)*

**CHAIRMAN** .....

**Date of Signature** .....