

WESTERN AREA PLANNING COMMITTEE
4TH NOVEMBER 2020

UPDATE REPORT

Item No: (2) **Application No:** 20/00761/FUL **Page No.** 63-76

Site: Vine Cottage, Curridge Road, Curridge

Planning Officer Presenting: Sian Cutts

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): Henry Peto – available to answer questions at the meeting

Supporter(s): N/A

Applicant/Agent: Jill Scrivener (Agent) – available to answer questions at the meeting
Kathryn Sadler (Agent) – available to answer questions at the meeting
Seton Fairhurst (Applicant) – available to answer questions at the meeting

Ward Member(s) speaking: Hilary Cole

1. Additional Consultation Responses

Chieveley Parish Council:	Chieveley Parish Council confirmed that they have no changes to the submission that they made on 20 th April 2020 These are the same as already reported in the Officer's report
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2. Clarification of Description of Development

Paragraph 1.3 makes reference to a parallel bund, which is incorrect, there is one pre-profiled bund along the northern boundary of the site parallel with Curridge Road, and another single bund along the eastern boundary. The bunds are formed from earth spoil within the site.

Paragraph 1.4 makes reference to orchard planting around the soakaways. The amended plans which were submitted removed the orchard planting, to avoid root penetration in the

soakaway as requested in the Drainage consultations. The soakaway will be covered with a wildflower seeding which is suitable for seasonally wet soil.

3. Updated Recommendation

The recommendation has changed to:

To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed in the agenda report and the additional conditions listed below PROVIDED THAT pre-commencement conditions have been agreed by the developer by 4th December (or such longer period that may be authorised by the Head of Development and Planning, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee), to delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.

7	<p>Bund Construction Method Statement (added)</p> <p>No development, site clearance and/or other preparatory works shall take place until a bund construction method statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include details of the design calculations for the engineering and stability of the new bunds and re-profiled bunds. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.</p> <p>A pre-commencement condition is required as there is insufficient information contained within the planning application to ensure the long term stability of the bunds, and these matters refer to first operations on site.</p> <p>Reason: To ensure the safety and good engineering of the bunds to prevent collapse and subsequent flooding. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS16 of the West Berkshire Core Strategy (2006-2026).</p>
8.	<p>Geotechnical or Panel Engineer Supervision (added)</p> <p>No development or other operations (including site clearance, demolition and any other preparatory works) shall take place until the applicant has secured the implementation of watching brief in accordance with a written scheme of site monitoring, overseen by a suitably qualified Geotechnical Engineer or Panel Engineer which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved details.</p> <p>A pre-commencement condition is required as there is insufficient information contained within the planning application to ensure the long term stability of the bunds, and these matters refer to first operations on site.</p> <p>Reason: To ensure the safety and good engineering of the bunds to prevent collapse and subsequent flooding. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS16 of the West Berkshire Core Strategy (2006-2026).</p>
9.	<p>Maintenance plan (added)</p>

	<p>No development, site clearance and/or other preparatory works shall take place until details are submitted for an ongoing management and maintenance plan for the soakaways and outlet pipe. The plan shall include details of the safe access route to the outlet pipe for clearance and maintenance.</p> <p>A pre-commencement condition is required as there is insufficient information contained within the planning application to ensure the long term safety and maintenance of the outlet pipe, and these matters refer to first operations on site.</p> <p>Reason: To ensure the safety and ongoing safe maintenance of the drainage system to prevent blockages and subsequent flooding. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS16 of the West Berkshire Core Strategy (2006-2026).</p>
10.	<p>Prevention of erosion of bunds (added)</p> <p>No development, site clearance and/or other preparatory works shall take place until details are submitted to include details and measures to reinforce the downstream side of the bunds. Thereafter the development shall incorporate and be undertaken in accordance with the approved details</p> <p>A pre-commencement condition is required as there is insufficient information contained within the planning application to ensure the long term stability of the bunds, and these matters refer to first operations on site.</p> <p>Reason: To ensure the safety and good engineering of the bunds to prevent erosion of the structure and potential collapse and subsequent flooding. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS16 of the West Berkshire Core Strategy (2006-2026).</p>