

**WESTERN AREA PLANNING COMMITTEE
25 NOVEMBER 2020**

UPDATE REPORT

Item No: (1) **Application No:** 20/00604/FULEXT **Page No.** 7-39

Site: Coley Farm, Stoney Lane, Ashmore Green

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Written submissions

Parish Council: Cold Ash Parish Council: Bernard Clark – available to answer questions at meeting

Objectors: Keith Benjamin - available to answer questions at meeting

Anthony Berkeley - available to answer questions at meeting

Joint submission: Keith and Fiona Benjamin, Anthony and Wendy Berkeley, Jo & Laurence Grew, Martin & Debbie Hayward, Val & Veronika Korolev, George Price, Nicola & Stephanie Snelling, Jon Thompson, Peter & Sarah Wilmot and David & Clare Wormald - Not available to answer questions at meeting

Joint submission has been supported by: Joanna and Laurence Grew, Neil & Angela Roberts, David and Tracey Harrold, Nicola and Stephanie Snelling, Michael Sparvell and Martin & Debbie Hayward - not available to answer questions at meeting

Stephanie Bennett - not available to answer questions at meeting

Nicola Silcock - not available to answer questions at meeting

Sally and Alex Whitson - not available to answer questions at meeting

Supporter(s): N/A

Agent: Kerry Pflieger - available to answer questions at meeting

**Ward Member(s)
speaking:**

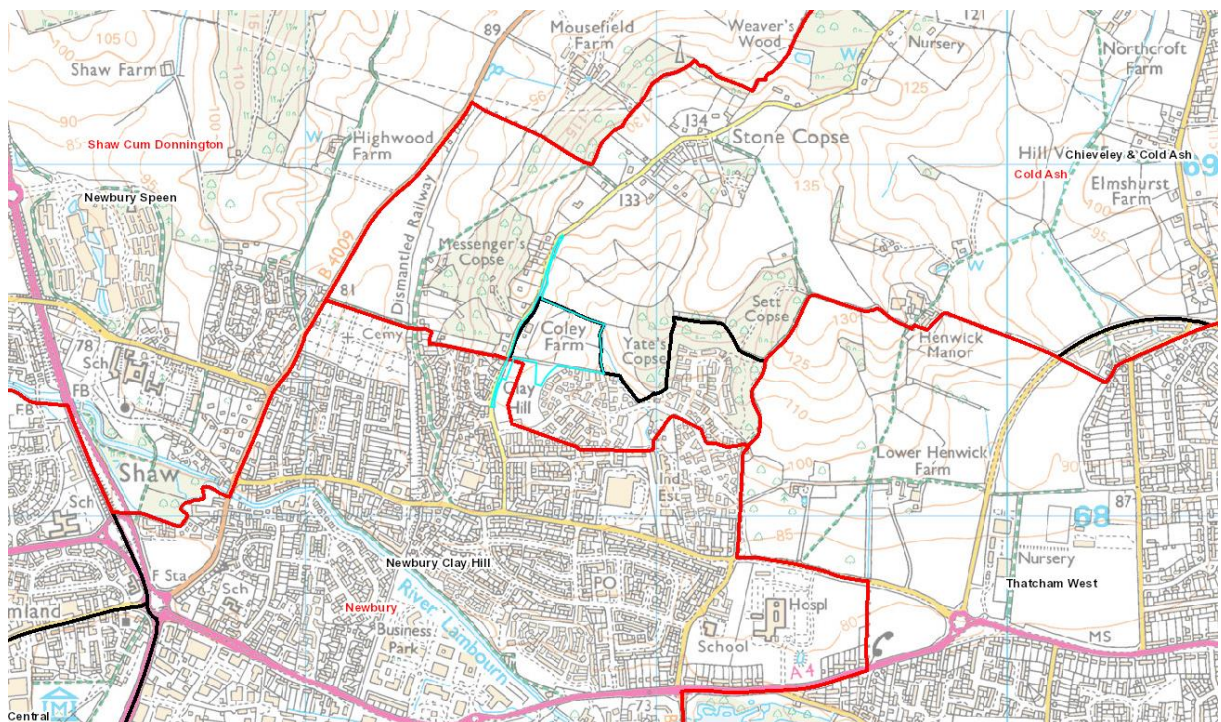
Councillor Jeff Beck
Councillor Jeff Cant
Councillor Hilary Cole
Councillor Garth Simpson

1. Corrections and clarification of the main agenda report

Paragraph	Corrections and clarification
1.4	The site slopes east- west rather than north – south
1.5	The site does not include an access opposite “Newlyn”, the only vehicular access into the site is opposite Wanbury and Wayside
1.6	There are 179 proposed car parking spaces within the site, the additional two are visitor spaces
6.24(c)	The relationship between plot 48 and 17 Wansey Garden is a “back to side relationship” – the back of plot 48 and side of Wansey Garden. The bedroom window of 17 Wansey Garden is a secondary window.

2. Ward boundaries

The northern visibility splay and part of the western edge of the access road is in the ward of Chieveley & Cold Ash. The remainder of site including the eastern part of the access from the south and the area of development and open space is in Newbury Clay Hill ward. The site location and split between the two wards and Cold Ash Parish and Newbury Town are shown below:



3. Extension of time

An extension of time as been agreed until 22/01/2021.

4. Conditions

Following further correspondence between the case officer and agent, minor amendments to the conditions contained within the main report are proposed to be amended. These are detailed in section 5 below, the amendments relate to technical matters, the amended conditions have been agreed with the relevant consultees.

5. Updated Recommendation

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

10	<p>Layout and Design Standards (amended)</p> <p>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 and the Developer to enter into a S278/S38 Agreement for the adoption of the site. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.</p> <p>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).</p>
15	<p>Change of speed limit (amended)</p> <p>No development shall take place until details of how the '30/National' speed limit change will be relocated approximately 220 metres to the north, together with an entry feature (should there be sufficient verge) have been submitted to and approved in writing by the Local Planning Authority. Such details shall show how the speed limit could be relocated. No dwelling shall be occupied until the speed limit change has been relocated and has been provided in accordance with the approved details.</p> <p>Reason: To ensure the development is served by an adequately lit highway in order to maintain 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).</p>
30	<p>Landscaping (submitted scheme) (amended)</p> <p>All landscape works shall be carried out in accordance with the submitted plans, schedule of planting and retention, programme of works and other supporting information including plans and documents referenced in condition 3 of this planning consent, unless otherwise agreed in writing by the LPA. The approved landscape works shall be implemented within the first planting season following first occupation of the or in accordance with a programme submitted before any development takes place and approved in writing by the Local Planning Authority. Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this development shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: To ensure the implementation of a satisfactory scheme of landscaping. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>