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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, 30 JUNE 2021

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

Also Present: Sharon Armour (Solicitor), Sian Cutts (Senior Planning Officer), Christine Elsasser (Democratic Services Officer), Paul Goddard (Highways Development Control Team Leader), Gordon Oliver (Corporate Policy Support) and Simon Till (Western Area Planning Team Leader)

Apologies for inability to attend the meeting: Councillor Dennis Benneyworth

PART I

4. Minutes

Councillor Tony Vickers proposed a non-notice procedural motion for standing orders be suspended, to permit Members (including those who are not Members of the Committee), officers and members of the public engaging remotely to speak at the option of the Chairman.

The motion was seconded by Councillor Howard Woollaston.

At the vote, the motion was carried unanimously.

The Minutes of the meeting held on 28 April 2021 were approved as a true and correct record and signed by the Vice-Chairman.

5. Declarations of Interest

Councillors Phil Barnett and Tony Vickers declared an interest in Agenda Item 4(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.

6. Schedule of Planning Applications

(1) **Application No. and Parish: 20/02779/COMIND, Land South of Newbury College, Monks Lane, Newbury, Greenham**

It was noted that this item had been withdrawn from the agenda to allow for further investigation and consultation on Highway matters.

(2) **Application No. and Parish: 20/02294/COMIND, The Kiosk, Victoria Park, Newbury**

(Councillor Phil Barnett declared a personal interest in Agenda Item 4(2) by virtue of the fact that he was a Member of Newbury Town Council and its Planning and Highways Committee where this application had been discussed. As his interest was personal and

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not prejudicial or a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)

(Councillor Tony Vickers declared a personal interest in Agenda Item 4(2) by virtue of the fact that he was a Member of Newbury Town Council and was present at the Planning and Highways Committee where this application had been discussed. As his interest was personal and not prejudicial or a disclosable pecuniary interest, he determined to remain to chair the meeting, but indicated that he would take no part in the debate or voting on the matter.)

1. The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 20/02294/COMIND in respect of The Kiosk, Victoria Park, Newbury for the development of a new community café to replace outdated facilities and provide a new cafe with indoor/outdoor seating areas, catering facilities, public toilets, changing facilities and storage.
2. Mrs Sian Cutts, Senior Planning Officer, 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 in planning terms and officers recommended that the Head of Planning and Development be authorised to grant planning permission, subject to the conditions outlined in the main and update reports.
3. The Chairman asked Mr Paul Goddard, Highways Development Control Team Leader), if he had any observations relating to the application. Mr Goddard stated that there were no objections to the proposal. However, he noted that it would affect Public Footpath Newbury 23 which ran adjacent to the site, and there was a need to protect pedestrians during construction. He supported the inclusion of an additional condition requiring a Site Access Plan to be submitted and approved prior to development works commencing, as set out in the update sheet.
4. In accordance with the Council's Constitution, Mr David Ingram, Mr Roger Hunneman, Mr Phillip Allen, applicants, and Mr Michael Pagliaroli, agent, addressed the Committee on this application.

Applicant/Agent Representation

5. Mr David Ingram, Communities Services Manager at Newbury Town Council, in addressing the Committee raised the following points:
 - The project had been considered for a long time, and been considered by the Committee in various forms over many years.
 - The Town Council no longer felt that the kiosk was fit for purpose. Its use was weather dependent and the franchisee had to plan staffing and supplies around the weather.
 - There were no facilities for the public, and the building and its catering layout needed a major catering overhaul.
 - The brick building behind was constructed as an air-raid shelter, and was a derelict shell, a common target for vandalism, and had been broken into the night before.
 - There was a need for public toilets, since the park attracted many families who currently had to use facilities at the Wharf Car Park, or at Parkway. Numerous requests had been received from residents and visitors for toilets to be provided in the park.

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- Demolition and rebuild had been shown to represent the best value-for-money option. The proposal was for a new, modern fit-for-purpose catering offer, with an under-cover area that could be enclosed by sliding glass doors in the winter months, and new toilets.
- It was proposed that the facility would operate as a community café facility.
- Following discussion with disability groups and Changing Places, the toilets would have specialist changing facilities with appropriate toilets and washing facilities, and a change table with an electric hoist. This would be registered on a national database of changing facilities.
- The Environment Agency was satisfied that the 1 in 100 year flood risk assessment could be met, and the application was compliant with all statutory provisions, and would be carbon neutral in line with the Town Council's Climate Emergency resolution.
- If the planning application were to be approved, the next stage would be to seek building regulations approval and go to tender for construction.

Member Questions to the Applicant/Agent

6. Councillor Hilary Cole asked Mr Ingram to confirm what material the roof would be made of and what colour it would be. Mr Ingram responded that it was a metal roof, and the colour would be agreed with the Planning Officer to be acceptable from a conservation perspective. He noted that the roof would have solar panels on one side, as part of the works to make the building carbon neutral.
7. Councillor Hilary Cole stated that it was good that the building would be carbon neutral, but asked why BREEAM Excellent was unachievable. She noted that not achieving BREEAM Excellent was in contravention of the Council's Policy CS15. Mr Ingram noted that there were conflicts between carbon neutrality and the BREEAM rating, such as a green roof scoring BREEAM credits, but precluding the installation of solar panels to power the building and achieve carbon neutrality.
8. Councillor Phil Barnett asked what height the floor would be in comparison with ground level, to prevent flooding. Mr Michael Pagliaroni, the lead architect of the development, responded that the Environment Agency required this to be 40cm above ground level, and an additional 30cm to allow for waves during flooding. He confirmed that there would be a void under the building with bars across the openings and suitable landscaping.
9. Councillor Carolyn Culver noted that some environmental considerations could not be assessed at that time (Paragraph 6.8), and asked if a BREEAM Excellent grade was still attainable. Mr Ingram responded that it was his objective to achieve an Excellent grade, but that carbon neutrality was their priority and BREEAM Excellent may be missed by a few points. Mr Pagliaroni noted that smaller developments had fewer opportunities to accrue BREEAM ratings points, but could achieve this through the production of detailed reports. He confirmed one reason for not having roof tiles was due to concerns about vandalism. Mr Pagliaroni stated that the building was currently assessed at BREEAM Good grade.
10. Councillor Culver asked whether the void underneath the building, if it became flooded, would require pumping of floodwater out or whether it would naturally seep into the ground. Mr Pagliaroni responded that both would be the case, and that flood mitigation would need to be determined.

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11. Councillor Clive Hooker asked what provisions would be put in place to secure the building overnight. Mr Ingram responded that they were in consultation with Thames Valley Police to discuss security measures such as CCTV and alarms, and how facilities such as the public toilets would be secured, but that it was not a planning consideration at this stage. He noted that such considerations would need to be agreed with the insurers.
12. Councillor Adrian Abbs noted that the building was essentially on stilts, and asked what measures would be put in place to ensure safety and cleanliness, as debris would blow underneath the building and that it was large enough to crawl into. Mr Pagliaroni responded that there would be metal bars and potentially a mesh to prevent debris, and that preferably most of the bars would be fixed, with some that were removable and with access to the void from inside the building.

Ward Member Representation

13. Councillor Andy Moore in addressing the Committee raised the following points:
 - He declared that he was a Member of the Town Council and its Planning and Highways Committee, and had participated in discussions relating to the application, but came to no judgement on it due to conflict of interest.
 - He confirmed that he wholly supported the application, and emphasised that redevelopment of facilities in Victoria Park had been a goal of three Town Council administrations.
 - It enjoyed wide community support and there were no objections.
 - The proposed development would replace a tired, older building with a modern, more environmentally sound building.
 - He strongly urged Members to confirm the Officer's recommendation for approval.

Member Questions to the Ward Member

14. Members did not have any questions of clarification.

Member Questions to Officers

15. Councillor Barnett asked if construction activities would be constrained to prevent disruption of an event such as a fair at the park, or the use of the public footpath which was used by schoolchildren. Mr Goddard responded that since the site was close to a school, deliveries would be restricted during school opening and closing times.
16. Councillor Culver asked why the floor space of the building was not applicable for a sequential test for flooding regulations (Paragraph 6.7). Mrs Cutts responded that the Planning Policy Guidance set out which developments were subject to the sequential tests. This targeted larger buildings within flood zones, and the sequential test did not apply to this development.
17. Councillor Cant asked if children or small animals could become stuck in the cavity underneath the building, and asked what safety measures there were to prevent such risks. Mrs Cutts responded that Condition 14 contained a number of measures for sustainable drainage, and that Part E required details for the void under the building to be submitted, and the arches to be fitted with metal grills to prevent access, and Part G related to maintenance. Mrs Cutts responded that in her view, those conditions were sufficient.

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Debate

18. Councillor Lynne Doherty opened the debate by proposing to accept the Officer's recommendations, noting that it was a long-standing priority. She pointed to the Newbury Vision, and noted that green spaces would be key to the future of Newbury.
19. Councillor Barnett stated his support for the proposed development, which he felt would benefit Newbury and the surrounding area, and would cater for the need of different groups using the park.
20. Councillor Hilary Cole noted her support for the application and applauded the fact that the building would be carbon neutral, but expressed disappointment that the Town Council was not setting an example to private developers by attaining BREEAM Excellent. Councillor Hilary Cole considered the design of the kiosk to be mediocre and a typical public building. She felt that the metal roof, while accommodating solar panels, resembled a barn. She expressed regret that an opportunity had been missed to be more innovative and exciting with design principles and the proposal lacked a "wow factor".
21. Councillor Howard Woollaston seconded the motion, noting that the roof was metal due to unavoidable practicalities associated with a public building that was a target for vandalism.
22. Councillor Abbs noted that it would only be the second carbon neutral development to be approved by the Council, and applauded Newbury Town Council for that achievement. He expressed his hope that the development would achieve a BREEAM Excellent grade. He agreed that it would be nice to have had an award-winning design, but recognised that there were budgetary constraints.
23. The Chairman invited Members of the Committee to vote on the proposal by Councillor Doherty and seconded by Councillor Woollaston 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

1. Commencement of development

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Approved Plans (amended)

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

- i. Location Plan received on 6th October 2020;
- ii. Site Plan and Block Plan Drawing No. 1284-PL01 Rev A received on 26th January 2021;

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- iii. Proposed Block Plan and Floor Plan Drawing No 1284-PL01 Rev A received on 26th January 2021;
- iv. Proposed Elevations Drawing No 1284-PL03 Rev A received on 26th January 2021;
- v. Building Footprints Drawing No 6263.404 Rev A received on 12th March 2021;
- vi. Tree Protection Plan Drawing No 110-A received on 26th January 2021;
- vii. Heritage Design and Access Statement prepared by Michael Pagliaroli Architects September 2020 received on 2nd October 2020;
- viii. Bat Survey Report May 2019, Prepared by Greengage received on 2nd October 2020;
- ix. Arboricultural Method Statement Rev A January 2021 prepared by John W Platts Chartered Landscape Architects Ltd received on 26th January 2021;
- x. Tree Protection Plan Drawing No. 110-A received on 26th January 2021;
- xi. Flood Risk Assessment and Drainage Statement prepared by Stuart Michael Associated SMA Ref: 6263-FRA&DS Issue:01 September 2020 received on 2nd October 2020;
- xii. FRA & Drainage Technical Note prepared Stuart Michael Associated SMA Ref: 6263 dated 5th March 2021 received on 12th March 2021;
- xiii. Bifold Doors details (Four doors) received on 27th January 2021;
- xiv. Bifold Doors details (Double doors) received on 27th January 2021;
- xv. Window Details T&T received on 27th January 2021;
- xvi. Window Details Raked Frame received on 27th January 2021; and
- xvii. Steel Security Door received on 27th January 2021;

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

3. Materials to be submitted

No development shall take place above foundation slab level until samples and an accompanying schedule of all materials and finishes visible external to the building have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available to be viewed at the site or by arrangement with the Planning Officer. All materials incorporated in the work shall match the approved samples.

Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the building. 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) the Quality Design SPD and the Newbury Town Design Statement.

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4. New Windows/Areas of Glazing and Doors (amended)

No works to window/door/roof openings shall take place until detailed plans and specifications of such works have been submitted to and approved in writing by the Local Planning Authority. Such details shall include colour and finishes. The windows/areas of glazing/external doors shall be installed in accordance with the approved plans, colours and finishes.

Reason: To protect the character and appearance of the Conservation Area. 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), the Quality Design SPD and the Newbury Town Design Statement.

5. Solar Panels

No works to the roof shall take place until details of the solar panels to be installed in the building have been submitted to and approved in writing by the Local Planning Authority. Thereafter the solar panels shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of the Conservation Area. 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), the Quality Design SPD and the Newbury Town Design Statement.

6. Cooking Equipment

No equipment for cooking hot food shall be installed until a scheme of works or such other steps as may be necessary to minimise the effects of odour and noise from the preparation of food associated with the development have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed in accordance with the approved details, before any hot food is cooked within the approved building and shall be operated and retained in full working order thereafter.

Reason: To protect the character of the Conservation Area, and general amenity of the area by controlling cooking smells, noise and odour. 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), and policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

7. Cycle Storage

The development shall not be brought into use until the cycle parking has been provided in accordance with the approved details and retained for this purpose at all times.

Reason: To promote cycling by providing convenient and safe bicycle storage. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and Supplementary Planning Document Quality Design (June 2006).

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8. Spoil Removal

No development shall take place until details of how all spoil arising from the development will be used and/or disposed have been submitted to and approved in writing by the Local Planning Authority. These details shall:

- (a) Show where any spoil to remain on the site will be deposited;
- (b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels);
- (c) Include measures to remove all spoil from the site (that is not to be deposited);
- (d) Include timescales for the depositing/removal of spoil.

All spoil arising from the development shall be used and/or disposed of in accordance with the approved details.

Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required because spoil may arise throughout development.

9. Tree Protection

Protective fencing shall be implemented and retained intact for the duration of the development in accordance with the tree and landscape protection scheme identified on approved drawing(s) numbered plan John W Platts Tree Protection Plan dated January 2021 dwg 110-A. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

10. Tree Retention

No trees, shrubs or hedges shown as being retained on tree survey John W Platts Tree Protection Plan dated January 2021 dwg 110-A shall be pruned, cut back, felled, wilfully damaged or destroyed in any way without the prior consent of the local planning authority. Any trees, shrubs or hedges felled, removed or destroyed, or any that dies, become seriously damaged or diseased within five years from completion of the approved development, shall be replaced with the same species in the next planting season unless the Local Planning Authority gives written consent for any subsequent variation.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

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11. Arboricultural Method Statement

The Arboricultural Method Statement and tree protection measures within report ref John W Platts Arboricultural Method Statement dated January 2021 rev.A shall be implemented in full and tree protection measures and works carried out in accordance with the Assessment. No changes shall be made to the works unless amendments have been submitted to and approved in writing by the Local Planning Authority and shall include details of any changes to the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of the NPPF and Policies ADPP5, CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

12. Flood Risk Mitigation

The development shall be carried out in accordance with the submitted flood risk assessment and Drainage Statement, Victoria Park, Newbury, Stuart Michael Associates Limited, September 2020, Issue 01, and Technical note by the Stuart Michael Associates, ref. SMA Ref: 6263, dated 5 March 2021, and the following mitigation measures it details:

- i. Finished floor levels shall be set 75.52m above Ordnance Datum (AOD).
- ii. Underfloor voids with the soffit of the void set to the 1% annual probability flood with an allowance for climate change at 75.13m above Ordnance Datum (AOD).

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants, and to prevent flooding elsewhere by ensuring that flood mitigation is provided. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS16 of the West Berkshire Core Strategy 2006-2026.

13. Sustainable Drainage Methods

No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.

These details shall:

- a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards, particularly the WBC SuDS Supplementary Planning Document December 2018;

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- b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Any soakage testing should be undertaken in accordance with BRE365 methodology;
- c) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- d) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;
- e) Include elevated floors with voids underneath for flood storage to minimise the loss of flood storage capacity. Arches shall be fitted with grills to prevent access under the building by children or animals, or for storage of materials which would remove flood storage volume. Details shall be in accordance with Drawing 1284-PL03 ("Proposed Elevations" produced by Michael Pagliaroli), revision dated 8/3/2021 received on 12th March 2021;
- f) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- g) Include details of how the SuDS measures will be maintained and managed after completion.
- h) Provide details of how surface water will be managed and contained within the site during any construction works to prevent silt migration and pollution of watercourses, highway drainage and land either on or adjacent to the site;

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (June 2006) and SuDS Supplementary Planning Document (Dec 2018). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

14. External Lighting

No external lighting shall be installed except in accordance with a lighting strategy that has been submitted to and approved in writing by the Local Planning Authority under a formal discharge of conditions application. The strategy shall:

- (a) Identify those areas on the site that are particularly sensitive for bats and that are likely to cause disturbance.
- (b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species.
- (c) Include isolux contour diagram(s) of the proposed lighting.

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(d) Ensure all lighting levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers.

No external lighting shall be installed on the elevations of the building or external decking area except in accordance with the above strategy.

Reason: To ensure the conservation and enhancement of the biodiversity assets of the site. This condition is applied in accordance with the National Planning Policy Framework, the North Wessex Downs AONB Management Plan 2019-24, and Policies CS17 and CS19 of the West Berkshire Core Strategy 2006-2026.

15. Biodiversity measures

The development hereby permitted shall not be occupied until two integrated bat boxes have been installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority under a formal discharge of conditions application.

Reason: To ensure biodiversity enhancements are incorporated into the development. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

16. Written Scheme of Investigation

Notwithstanding the submitted details, no demolition shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation 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 statement.

Reason: To ensure that any significant archaeological remains that are found are adequately recorded. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policy CS19 of the West Berkshire Core Strategy (2006-2026). A pre-commencement condition is required because the archaeological investigations are required throughout the development.

17. BREEAM

The development hereby permitted shall achieve a rating of "Very Good" under BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme). The development shall not be first occupied until a final certificate has been issued certifying that this BREEAM rating has been achieved, and a copy of the certificate has been provided to the Local Planning Authority.

Reason: To ensure the development contributes to sustainable construction. This condition is applied in accordance with the National Planning Policy Framework, Policy CS15 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

18. Zero Carbon

No development shall take place above foundation slab level until a statement setting out how the approved works will comply with the requirement for zero carbon

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development has been submitted and approved in writing under a formal discharge of conditions application. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development contributes towards a reduction in carbon emissions for the District, in accordance with the requirements of the NPPF and Policy CS15 of the West Berkshire Core Strategy (2006-2026).

19. Site Access Plan (added)

No development shall take place until a Site Access Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved Site Access Plan. The Site Access Plan shall include measures for:

- (a) Parking of vehicles of site operatives and visitors;
- (b) Loading and unloading of plant and materials;
- (c) Storage of plant and materials used in constructing the development;
- (d) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing;
- (e) Temporary access arrangements to the site, and any temporary hard-standing;
- (f) A plan indicated the preferred haulage routes across Victoria Park;

Reason: To safeguard the amenity of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required because the Site Access Plan must be adhered to during all demolition and construction operations.

Informatives

1. Proactive

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.

2. CIL

The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will

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result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil

3. Groundwater

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

(The meeting commenced at 6.30 pm and closed at 7.35 pm)

CHAIRMAN

Date of Signature