

**WESTERN AREA PLANNING COMMITTEE
ON 13/10/2021**

UPDATE REPORT

Item No: (1) **Application No:** 21/01519/FUL **Page No.** 37-50

Site: Land West Of Pumping Station, Enborne Row, Wash Water

Planning Presenting: **Officer** Cheyanne Kirby

Member Presenting:

Parish speaking: **Representative** N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Sam Eachus (Agent - Agriquestrian Consultants) In Person
(In place of David Wood)

Ward Member(s): Councillor Dennis Benneyworth
Councillor James Cole
Councillor Claire Rowles

Update Information:

1. Additional Consultation Responses

SUDS: the flood survey information has not changed but the site boundary is now much bigger than the previous application and therefore the information as supplied 12th October by Kernow does not reflect the area the application is being made for. This information does need to be agreed before making a recommendation.

In order to deal with this satisfactorily, we require legible updated drawings 7751/501 and 7751/502 which show the current Application Site Boundary. We would be unlikely to object subject to this information being provided but are unable to approve the information submitted at present.

2. Minor amendment to recommended conditions

An additional condition (12) is required to ensure that the manure/waste skip is covered in order to prevent water ingress which could lead to contaminated water seeping from the skip into the ground and nearby river.

Condition 7 is to be updated as further SUDS documents including clearer drawings are to be submitted. This will also mean that condition 2 for the approved plans is amended in order to ensure that the correct plans and documents are conditioned.

3. Updated Recommendation

The recommendation has been updated in order to ensure that satisfactory SUDS information is provided in light of the drainage officer's comments. The conditions have been updated to reflect the need for approval of revised drawings to include the entirety of the application site.

Subject to the receipt of satisfactory amended drainage information to delegate to the Service Director, Development and Regulation to GRANT PLANNING PERMISSION subject to the conditions listed below OR, in the event that satisfactory additional information on drainage is not provided within 3 months of the date of this meeting (or such longer period as to be agreed in writing by the Development control Manager in consultation with the Chairman of the Committee) to refuse the application for the following reason:

"The application is not accompanied by sufficient information to determine that drainage and flood risk on the site can be addressed through implementation of an adequate strategy of onsite drainage measures. Therefore the application fails to meet with the requirements of the National Planning Policy Framework, Policy CS16 of the West Berkshire local Plan Core Strategy 2006-2026, which requires development to be safe and not increase flood risk elsewhere and to manage surface water in a sustainable manner through the implementation of SuDS, and the recommendations of the West Berkshire Sustainable Drainage Systems (SuDS) Supplementary Planning Document (2018)."

4. Additional/updated conditions

12.	<p>Manure/waste skip (Additional) The waste skip shall be kept covered at all times except to allow loading in order to prevent rainwater ingress so as to reduce risk of contaminated liquid leaking out.</p> <p>Reason: To ensure that no contaminated liquid escapes in order to prevent pollution into the ground and nearby river. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP1 and CS16 and CS17 of the West Berkshire Core Strategy 2006-2026, and Sustainable Drainage Systems SPD (2018)</p>
2.	<p>Approved plans (Updated) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <p>Design and Access Statement dated May 2021 received 1st June 2021; Block Plan 2515/18 received on 12th July 2021; Proposed Elevations and Floor Plan 2515/2 received 1st June 2021; Fencing Details 2515/4 received 28th June 2021; Location Plan 2515/6 received 22nd June 2021; Section/Level 2515/5 received 1st June 2021; Soft Landscaping 2515/38 received 12th July 2021; Proposed Access Details 2515/7 received 5th August 2021; Justification Statement KCC3134/pg received 30th September 2021; Flood Risk Assessment and Drainage Strategy Issue 3 7751 Dated April 2021 received 1st June 2021 [to be updated to reflect additional drainage information once approved by drainage engineer].</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
7.	<p>SUDS (Updated)</p>

	<p>The development shall not be brought into use until drainage measures have been implemented in accordance with the details shown on drawing numbers [to be agreed by the drainage engineer prior to approval being granted]. The drainage measures shall be maintained and managed in accordance with the approved details thereafter.</p> <p>Reason: To ensure that surface water will be managed in a sustainable manner. This condition is imposed in accordance with the National Planning Policy Framework, Policy CC1, CC2 and NRM4 of the South East Plan (May 2009), Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006)</p>
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