

Notice of Meeting



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Eastern Area Planning Committee Wednesday 8th November 2017 at 6.30pm

in Calcot Centre, Highview (off Royal Avenue), Calcot

Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday, 31 October 2017

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Note: The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded.

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Calcot Centre between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148

Email: planapps@westberks.gov.uk

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk



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Any queries relating to the Committee should be directed to Jessica Bailiss on (01635) 503124
Email: jessica.bailiss@westberks.gov.uk



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To: Councillors Peter Argyle, Pamela Bale, Graham Bridgman, Keith Chopping, Richard Crumly, Marigold Jaques, Alan Law (Vice-Chairman), Alan Macro, Tim Metcalfe, Graham Pask (Chairman), Richard Somner and Emma Webster

Substitutes: Councillors Lee Dillon, Sheila Ellison, Nick Goodes, Tony Linden and Mollie Lock

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 17/01540/RESMAJ - Land north of Pangbourne Hill, Pangbourne, Reading, Berkshire** 5 - 8
- Proposal:** Approval of reserved matters following Outline planning permission 15/03320/OUTMAJ. Matters seeking consent: Access, Appearance, Landscaping, Layout, Scale
- Location:** Land north of Pangbourne Hill, Pangbourne, Reading, Berkshire
- Applicant:** Millgate Developments Ltd
- Recommendation:** To **DELEGATE** to the Head of Planning and Countryside to **APPROVE THE RESERVED MATTERS APPLICATION** subject to conditions.
- (2) **Application No. & Parish: 17/02446/FULD - Pamber Green, Blandys Lane, Upper Basildon, Reading, Berkshire RG8 8PG** 9 - 12
- Proposal:** Demolition of existing dwelling and erection of 2 new dwellings
- Location:** Pamber Green, Blandys Lane, Upper Basildon, Reading, Berkshire RG8 8PG
- Applicant:** Bellmore Homes
- Recommendation:** To **DELEGATE** to the Head of Planning and Countryside to **GRANT PLANNING PERMISSION**

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.



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- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Andy Day
Head of Strategic Support

If you require this information in a different format or translation, please contact
Moira Fraser on telephone (01635) 519045.



EASTERN AREA PLANNING COMMITTEE ON 8TH NOVEMBER 2017

UPDATE REPORT

Item No: (1) Application No: 17/01540/RESMAJ Page No. 25-54

Site: Land north of Pangbourne Hill, Pangbourne, Reading, Berkshire

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: Mr John Higgs

Objector(s) speaking: Mr J.G.F. Dawson

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Douglas Bond

Ward Member(s): Councillor Pamela Bale

1. Introduction

This report complements the Application Report published prior to the Committee and provides an update on matters that have changed in the meantime.

2. Additional consultation responses

Environment Agency (amended submission): Due to increased workload prioritisation we are unable to provide comments on this application. We are not a statutory consultee for reserved matters applications. Please take account of any conditions, informatives or advice that we provided in our response to the outline application when making your determination of this reserved matters application. We will of course still provide our comments for any conditions that we requested and were applied by you on the outline planning permission. Please continue to consult us with these conditions as usual.

Public representations: No additional responses since publication of Agenda Report.

3. Land stability

During the committee site visit, a query was raised regarding land stability, particularly in the south-eastern corner close to a former chalk quarry slope. Land stability is capable of being a material planning consideration. However, according to the Planning Practice Guidance, when dealing with land that may be unstable, the planning system works alongside a number of other regimes, including (amongst others) Building Regulations, which seek to ensure that any development is structurally sound.

Slope stability has been addressed in the Phase 1 and Preliminary Phase 2 Ground Investigation Report, which has been submitted to discharge conditions under application reference 17/02879/COND6. In addition, the applicants have provided the following detailed responses:

- *Engineered cut and fill approach being applied across the whole site. On the whole we have tried to eliminate any fill thicknesses greater than 600mm in the substructure itself, by dealing with changes in levels with external engineered retaining elements across the site. We have one scenario where the exposed brickwork into the habitable space is 1050mm where a suspended slab will be used.*
- *Ground bearing slabs being designed for substructure elements to eliminate risks of chalk fissures.*
- *All groundworks and earthworks and highways designs based on CBR [Californian Bearing Ratio] of 3%*
- *Soakaways designed for surface water disposal bearing in mind chalk conditions and infiltration rates. Soakaway positions to be no less than 5m of building (as per building regulations).*

Ultimately we are still designing the pedestrian ramp, but the below shows that we are carrying out necessary tests to substantiate our designs. This will also be subject to Highways Structural approval in any case.

Re: plots 10 and 11 to the south east corner of site

As advised by the geotechnical report, it is considered that for the relatively lightly loaded low-rise residential structures that we are proposing in the south eastern corner, conventional shallow strip foundations are suitable. Although no solution features have been encountered, it has been recommended we excavate foundations to a depth sufficient to expose the top surface of the chalk followed by a visual inspection of the chalk to ensure it is of good condition. Depending on whether solution features are found or not, will then potentially mean we adopt an alternative foundation design to span across the feature (ground bearing slab/raft).

Re: cut slope to accommodate ramped pedestrian footpath

We have carried out further testing in this location (where previous SI [soil investigation] report didn't cover this area due to accessibility issues). With a good idea of where retaining walls will be located, we have carried out further borehole testing so Chalk grades can be assessed and engineering properties applied. This testing included 2 x 15m rotary cored boreholes at the top of the slope, and 2 x 5m boreholes at the base of the slope. The provision of Report is due this week, however I attach the BH [borehole] logs and exploratory hole location plan. The engineered approach and retaining wall design to this slope will be determined by the factual analysis in this report.

In light of the above information, Planning and Highway Officers are satisfied that, whilst land stability represents a possible constraint undertaking the development, in this instance these

matters can be adequately dealt with through Building Regulations (dwelling construction) and Highways Structural approval (access ramp).

4. Head of Development and Planning

Following the recent departmental restructuring reference to “Head of Planning and Countryside” should read “Head of Development and Planning”.

5. Updated recommendation

To delegate to the Head of Development and Planning to APPROVE THE RESERVED MATTERS APPLICATION subject to the conditions listed in the Agenda Report, as amended below.

Condition 2: Approved Plans

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

- Location Plan (P1389.04)
- Site Layout (SL-01/B)
- Site Levels (SL-02/B)
- Street Scenes 2 of 2 (SS-02)
- Site Sections (SS-03)
- Plans and Elevations for all units contained within the House Type Pack (43 pages, received 03/10/2017)
- Junction Visibility Sheet 1 of 2 (5023/004/A)
- Junction Visibility Sheet 2 of 2 (5023/005/A)
- Forward Visibility (5023/006)
- Room in Roof Section
- Transport Statement (Bellamy Roberts, ITR/5023/TS.3, September 2017)

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

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EASTERN AREA PLANNING COMMITTEE ON 8TH NOVEMBER 2017

UPDATE REPORT

Item No: (2) **Application No:** 17/02446/FULD **Page No.** 55-73
Site: Pamber Green, Blandys Lane, Upper Basildon

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Mr Paul Smith/Mr Clifford Kemp

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Alan Law

Update information

1. **Amendments to wording**

At the Recommendation Summary (P.55) and again at Section 8 the report refers to the Head of Planning and Countryside. This is incorrect and the correct title is the Head of Development and Planning.

Section 6.4.2 (P.64) of the officer's report refers to the front elevation of Hampstead House as the east facing elevation. This is incorrect and the front elevation faces west towards the application site.

2. **Condition 15**

During the Committee site visit it was noted that significant re-contouring of the site will be likely to be required, particularly in the vicinity of the access drive. While the application is accompanied by details of proposed levels, a more detailed proposed levels survey is required in order to ensure that harm to visual amenity does not result from the proposed works. The following condition is recommended to replace condition 15 (Levels, p. 71):

“No development of the approved dwellings or other operations on the land (excluding demolition of the existing dwelling and structures) shall commence until full details of the proposed ground levels, floor levels and all engineering operations to the bank alongside Blandys Lane have been submitted and approved under a formal discharge of conditions application. The dwellings hereby approved shall not be occupied until the levels have been created in accordance with the approved details.

Reason: Additional information on levels is required in order to ensure that no detrimental impact on visual amenity in the North Wessex Downs AONB and neighbouring amenity arises from the proposed works in accordance with the National Planning Policy Framework 2012 and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.”

3. Sustainable Drainage condition

The following additional condition is recommended in respect of providing SuDS measures on the site in order to address surface water:

“No development shall take place until a scheme of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate sustainable drainage principles to deal with surface water run-off from the roof of the development hereby permitted and within the application site. The development hereby permitted shall not be first occupied until the scheme of surface water drainage has been implemented in accordance with the approved details. The approved method of surface water drainage shall be retained thereafter.

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 (March 2012), Policy CS16 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design - Part 4 Sustainable Design Techniques (June 2006).”

4. Heights of buildings and floor areas

At the Committee site visit, the relative heights of the proposed and surrounding dwellings was queried. Approximate heights and floor areas taken from the Council’s records of planning applications on Hampstead House, High Banks (both east of the site) and Moorings (south of the site) are presented in the table below:

Name of dwelling	Approximate ridge height (metres)	Approximate datum height (above sea level)*	Approximate floor area (square metres)
Pamber Green (Existing dwelling)	6 m	107.9 m	125 sq. m
Hampstead House	6.5 m	106.5 m	460 sq. m
High Banks	11 m	111.7 m	220 sq. m
Moorings	7.8 m	106.8 m	250 sq. m
Plot 1	8.5 m	109.7 m	339 sq. m
Plot 2	8.5 m	110.4 m	401 sq. m

*For reference, road datum height is 99 alongside Moorings, 99.2 to southern boundary of site and 100.65 to northern boundary of site.

The floor levels of the proposed dwellings and the existing dwelling relative to the surrounding ground level was also queried. Bearing in mind that the land is on a gradual southern slope, the comparative height on the southern point of each dwelling is as follows:

Existing = approx. 60cm

Plot 1 = 40cm

Plot 2 =60cm

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