

Supplemental Items for Western Area Planning Committee

Wednesday 21 September 2022 at 6.30pm
in Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

- | | | |
|-----|---|-------|
| (1) | Application No. and Parish: 21/03083/COMIND Land Adjacent to M4, Membury Airfield, Hungerford | 5 - 6 |
| | Proposal: Change of use of land to Class B8 | |
| | Location: Land Adjacent To M4
Membury Airfield
Road Known As Ramsbury Road
Lambourn Woodlands
Hungerford | |
| | Applicant: Putnam Properties Ltd | |
| | Recommendation: To DELEGATE to the Service Director, Development and Regulation to GRANT PLANNING PERMISSION subject to the schedule of conditions (Section 8.2 of the report) | |



Supplemental Items

Western Area Planning Committee to be held on Wednesday, 21 September 2022

(continued)

- (2) **Application No. and Parish: 21/01843/HOUSE Lake House, West Woodhay Road, West Woodhay** 7 - 10
- Proposal:** Section 73 variation/removal of condition 3 (approved plans) of approved 18/01441/HOUSE - Demolition of garden store. External alterations to the Eastern Pavilion including the provision of rooflights (Retrospective). Erection of new Western Pavilion to provide home office facilities at ground level, guest accommodation at first floor and a basement level garage.
- Location:** Lake House (formerly Hayward Green Farm), West Woodhay Road, West Woodhay, Newbury, West Berkshire, RG20 0BU
- Applicant:** Mr. C. Brown
- Recommendation:** To **DELEGATE** to the Service Director – Development and Regulation to make representations at appeal that planning **permission should be granted** subject to conditions together with the authority to negotiate or amend those conditions during the course of the appeal.
- (3) **Application No. and Parish: 21/02145/FULEXT Land adjacent to Phoenix Centre, Newtown Road, Newbury** 11 - 14
- Proposal:** Construction of 18 no. new homes composed of one and two bed dwellings, all with associated access, parking, amenity and landscaping.
- Location:** Land adjacent to Phoenix Centre, Newtown Road, Newbury
- Applicant:** Homes for West Berkshire LLP
- Recommendation:** To delegate to the Service Director - Development and Regulation to grant planning permission subject to conditions and completion of a section 106 agreement within four months (or such longer period that may be authorised). If a section 106 agreement is not completed within four months to delegate to the Service Director of Development and Regulation to refuse planning permission.



Supplemental Items
Western Area Planning Committee to be held on Wednesday, 21 September 2022
(continued)

Sarah Clarke

Service Director (Strategy & Governance)

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Democratic Services Team on e-mail: executivecycle@westberks.gov.uk

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Agenda Item 4.(1)

WESTERN AREA PLANNING COMMITTEE 21 SEPTEMBER 2022

UPDATE REPORT

Item No: 4(1) **Application No:** 21/03083/COMIND **Page No.** 5-28

Site: Land Adjacent To M4, Membury Airfield, Road Known As Ramsbury Road, Lambourn Woodlands, Hungerford

Planning Officer Presenting: Jake Brown

Member Presenting:

Parish Representative Speaking: Lambourn Parish Council – Councillor Bridget Jones (in person)

Objector(s) speaking: Mr Alan Pearce (in person)

Supporter(s) speaking: N/A

Applicant/Agent Speaking: Mr Andrew Turvill, Artland Ltd (in person)

Ward Member(s): Councillor Howard Woollaston

1. Update information

Additional Representation Received

An updated representation from a previous objector has been received objecting to the proposal. In summary, the additional points raised upon those previously set out in the agenda are:

- A previous application 21/00496/COMIND for the installation and operation of an asphalt plant and associated ancillary development is not included within the case officer's report;
- National Highways failed to declare a conflict of interest in the application, having a need for an adequate supply of asphalt production to support the national road network;
- National Highways raised a holding objection;
- National Highways have installed soakaways on the access road, but no evaluation has taken place to say whether they are fit for purpose to prevent nutrients entering the aquifer;
- There is currently no adopted policy, masterplan, or development plan document for Membury Industrial Estate.

In respect of the points made above, the previous planning application for the installation and operation of an asphalt plant and associated ancillary development was withdrawn. As such it is not included in section 2 of the agenda report.

Following the holding objection from National Highways on 21 December 2021, National Highways provided a further response to the application on 20 January 2022 advising of no objections as they are now satisfied that this proposal will have no meaningful impact on the safe and efficient operation of the Strategic Road Network – the M4 motorway. Any road drainage works implemented by National Highways do not form part of this application.

The current adopted policy for Membury Industrial Estate is Policy CS9 of the West Berkshire Core Strategy.

Request for Previous Permission Officer Report and Decision Notice

As requested at the previous committee site visit, a copy of the officer's report and decision notice is provided on pages 19 to 25 of the agenda report.

2. Updated Recommendation

Having considered the additional representation received, officer recommendation remains for approval subject to the proposed conditions as set out in the agenda committee report.

Agenda Item 4.(2)

WESTERN AREA PLANNING COMMITTEE 21 SEPTEMBER 2022

UPDATE REPORT

Item No: 4(2) **Application No:** 21/01843/HOUSE **Page No.** 29-66

Site: Lake House (formerly Hayward Green Farm), West Woodhay Road, West Woodhay, Newbury, West Berkshire, RG20 0BU.

Planning Officer Presenting: Jake Brown

Member Presenting:

Parish Representative Speaking: West Woodhay Parish Meeting – Mr Simon Hayes (in person)

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent Speaking: Mr Oliver Neagle, Carter Jonas (via zoom)
Mr Steven Sensecall, Carter Jonas, (in person)

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

1. Update information

Comments have been received from the Lead Local Flood Authority (LLFA) confirming that the wording of condition 10 (Drainage) proposed in the agenda report is acceptable subject to the additional requirement to provide a summary of the possible impact on the local hydrogeological regime including sub-surface flow paths and groundwater levels in the context of the development and the local catchment area, together with an explanation of how the proposal mitigates that impact.

Following a discussion with the Local Highway Authority (LHA), they have requested that details of the number of HGV movements and dust mitigation measures relating to spoil removal be specified in proposed condition 8 (Spoil Removal).

2. Updated Recommendation

Having considered the additional comments from the LLFA and LHA, officer recommendation remains to delegate to the Service Director – Development and Regulation to make representations at appeal that planning permission should be granted subject to the proposed conditions as set out in the agenda committee report and the proposed amended conditions 8 (Spoil Removal) and 10 (Drainage) below:

8. Spoil Removal

No further 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), including the number of HGV movements and dust mitigation measures;
- (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 and AONB. 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.

10. Drainage

No further development shall take place until details of sustainable drainage measures to manage surface water and ground 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;
- b) Include and be informed by the ground investigation survey submitted on 3 November 2021 titled 'Hydrogeological Report and Surface Water Drainage Strategy' dated October 2021 [issue 9];

- 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 and a suitable outfall location;
- e) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater including an estimate of required siltbuster capacity and temporary swale volume;
- f) Include details of how water will be retained and re-used within the site for activities such as watering gardens or swimming pool;
- g) Include a summary of the possible impact on the local hydrogeological regime including sub-surface flow paths and groundwater levels in the context of the development and the local catchment area, together with an explanation of how the proposal mitigates that impact;
- h) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises;

The above sustainable drainage measures shall be implemented in accordance with the approved details before the before the basement hereby permitted is first occupied. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.

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), and Part 4 of Supplementary Planning Document Quality Design (June 2006).

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WESTERN AREA PLANNING COMMITTEE 21 SEPTEMBER 2022

UPDATE REPORT

Item No: 4(3) **Application No:** 21/02145/FULEXT **Page No.** 67-86

Site: Land Adjacent to the Phoenix Centre, Newtown Road, Newbury

Planning Officer Presenting: Lydia Mather

Member Presenting: N/A

Town Council Representative speaking: Newbury Town Council - Councillor Nigel Foot (in person)

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Nick Fisher, Sovereign (in person)

Ward Members: Councillors Billy Drummond
Erik Pattenden
Phil Barnett

1. Public Open Space

Countryside have advised the commuted sum sought for offsite provision and maintenance for public open space, based on the Planning Obligations Supplementary Planning Document, is £13,130. The sum is to be included in the heads of terms for the S106 planning obligation.

The calculation is as follows:

- Planning Obligations SPD total maintenance cost per person per annum = £16.38
- Planning Obligations SPD paragraph 7.18 that the figure is multiplied by 20 years including compound growth based on the General Index of Retail Prices (all items) applicable at the time of the agreement = 12.3%
- £16.38 + 12.3% retail price index x 20 years = 367.80 per person per year x 35.7 people (number of occupants of 18 flats) = £13,130.

2. First Homes

The S106 Heads of Terms for affordable housing have been amended to remove the First Homes requirement. This is because NPPF paragraph 65 states that where development is exclusively for affordable housing the requirement for at least 10% affordable housing does not apply. Where First Homes is a type of affordable housing the Written Ministerial Statement 'Affordable Homes Update' May 2021 clarifies that the exemption to provide at least 10% affordable housing under the NPPF includes an exemption from First Homes.

3. Corrections

There was a mistake on the agenda regarding the Ward the application site is within; it is within the Eastfields ward of Newbury Town which is within the Greenham ward of West Berkshire (and not Falkland).

4. Condition Corrections

Condition 2 for approved plans now includes drawings from the drainage strategy and corrections to revision numbers of the location plan, and elevations of block B (amendments shown in bold).

Condition 9 for the trial pits omitted the relevant drawing, which is now included.

Condition 14 – correction to first line for clarity to remove the double negative.

5. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended conditions and S106 heads of terms.

Condition

2.	<p>Approved Plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <p>Location Plan 6362-P-001 Rev A</p> <p>Proposed Site Layout 6362-P-105 Q</p> <p>Proposed Elevations Block A 6362-P700 C and -701 C</p> <p>Proposed Elevations Block B 6362-P-703 Rev A and -704 Rev A</p> <p>Proposed Ground Floor Block A 6362-P-200 C</p> <p>Proposed First Floor Block A 6362-P-201 C</p> <p>Proposed Second Floor Block A 6362-P-202 C</p> <p>Proposed Roof Plan Block A 6362-P-203 A</p> <p>Proposed Ground Floor Block B 6362-P-204</p> <p>Proposed First Floor Block B 6362-P-205</p> <p>Proposed Second Floor Block B 6262-P-206</p> <p>Proposed Roof Plan Block B 6362-P-207</p> <p>Site Visibility 0702 P04</p> <p>Cycle Stores 6362-P-212</p> <p>Bin Stores 6362-P213 A</p> <p>Private Drainage 0400 P01.</p> <p>Private Drainage 0400 P02</p> <p>Planting Plan and Schedule PP-001</p> <p>Vehicle Manoeuvres & S38 Areas 0700 P11</p> <p>Site Sections 6363-P-702 F</p> <p>Existing and Proposed Levels 0100 P11</p> <p>Proposed Drainage 0200 P11</p> <p>4229-PHCT-ICS-XX-RP-C-07.001-P05 Drainage Strategy Report</p> <p>4229-PHCT-ICS-01-XX-M3-DRAINS P04 Drainage Calculations</p>
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	<p>Cotswold Transport Planning Transport Statement July 2021 CTP-20-1053 Issue 01 Abricon Ltd Preliminary Ecological Appraisal August 2021 001SOVE100 Geo-Integrity Phase I Desk Study May 2020 20-02-11 Geo-Integrity Phase II Factual and Interpretative Geotechnical and Geo-Environmental Report September 2021 21-05-02 Quattro Design Architects Design and Access Statement July 2021 6362-P-4000 Hydrock Remediation Method Statement September 2021 21097-HYD-XX-XX-TN-GE-1001 Hillside Trees Ltd Arboricultural Impact and Method Statement, Tree Protection Plan January 2022 Version 1.3 and email correspondence Infrastructure CS Ltd Drainage Strategy August 2021 4229-PHCT-ICS-XX-RP-C-07.001 and calculations XX-M3 P04 AES Sustainability Consultants Ltd Energy and Sustainability Statement April 2022 Rev 1</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
9.	<p>Trial Pits to Establish Foundation Design No development works within the root protection area of the trees identified as G1 on drawing 211223-PC-TPP-Rev B-NB Tree Protection Plan shall take place until details of foundation design for Block B have been submitted and approved in writing by the Local Planning Authority. The details shall include the findings of trial pits establishing the roots of the G1 trees. The foundations shall be provided in accordance with the approved details.</p> <p>Reason: To ensure the protection of trees identified for retention at the site in accordance with the National Planning Policy Framework and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
14.	<p>Visibility splays (provision) No dwelling shall be first occupied until visibility splays at the access have been provided in accordance with the approved plans. Thereafter the visibility splays shall be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level at all times.</p> <p>Reason: To ensure there is adequate visibility at the access, in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS13 of the West Berkshire Core Strategy 2006-2026.</p>

Heads of Terms for Section 106 Agreement

1.	<p>Affordable housing Provision arrangements to be agreed. 30% of the overall number of homes to be provided as affordable housing through a registered provider.</p>
2.	<p>Public open space Provision arrangements to be agreed. Contribution for off-site provision and management based on the calculation in the Planning Obligations SPD, £13,130.</p>

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