

WESTERN AREA PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON WEDNESDAY, 28 JUNE 2017

Councillors Present: Howard Bairstow, Jeff Beck, Paul Bryant (Vice-Chairman), Jeanette Clifford (Substitute) (In place of Adrian Edwards), Hilary Cole, James Cole (Substitute) (In place of Dennis Benneyworth), Billy Drummond, Anthony Pick, Garth Simpson and Virginia von Celsing

Also Present: Michael Butler (Principal Planning Officer), Rachel Craggs (Principal Policy Officer (Equalities)), Gareth Dowding (Senior Engineer (Developers Scheme)), Emma Nutchey (Principal Planning Officer), Gary Rayner (Development Control Manager) and Shiraz Sheikh (Acting Legal Services Manager)

Apologies for inability to attend the meeting: Councillor Dennis Benneyworth, Councillor Adrian Edwards and Councillor Clive Hooker

Councillor Absent: Councillor Paul Hewer

PART I

7. Minutes

(Councillor Paul Bryant in the Chair)

The Minutes of the meetings held on 9 May 2017 and 17 May 2017 were approved as true and correct records and signed by the Chairman, subject to the inclusion of the following amendment:

Page 1, Councillors Present: add Councillor Billy Drummond.

8. Declarations of Interest

Councillors Jeanette Clifford, Anthony Pick and Billy Drummond declared an interest in Agenda Items 4(1) and 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.

9. Schedule of Planning Applications

(1) Application No. and Parish: 17/00158/COMIND, Greenham

- (Councillors Jeanette Clifford and Anthony Pick declared a personal interest in Agenda Item 4(1) by virtue of the fact that they were Members of Newbury Town Council and had been present at the planning meeting when the item was discussed. As their interest was personal and not an other registrable or a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.)*
- Councillor Billy Drummond declared a personal interest in Agenda Item 4(1) by virtue of the fact that he was a Member of Greenham Parish Council and had been present at the meeting when the item was discussed. As his interest was personal and not an other registrable or a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.)*
- The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 17/00158/COMIND in respect of the construction of a new one form of entry single-storey primary school, south of the existing Newbury College.

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4. Councillor Jeff Beck joined the meeting at 6.35 pm and it was agreed by Members that as the meeting had only just started, he would be able to take part in the debate and vote on this item.
5. Emma Nutchey introduced the report to Members, which took account of all the relevant policy considerations and other material considerations. She drew the Committee's attention to the six additional conditions in the Update Sheet. In conclusion, the report detailed that the proposal was acceptable and a conditional approval was justifiable. Consequently, officers recommended the Committee to grant planning permission.
6. In accordance with the Council's Constitution, Greg Bowman, Bill Bagnell and Andy Vernon, applicant/agent and Councillor Billy Drummond, Ward Member addressed the Committee on this application.
7. Bill Bagnell in addressing the Committee raised the following points:
 - The application was the conclusion of 20 months of hard work and it was a wonderful opportunity to provide a first class facility in exceptional surroundings.
 - The children would be able to experience the extraordinary rural environment with a dipping pond in close proximity to Newbury.
8. Councillor Hilary Cole requested reassurance that stringent fire prevention measures had been incorporated in the internal design of the building and in the external aluminium cladding. Bill Bagnell advised that in normal circumstances, the design would be put through a testing procedure and if sprinklers were recommended, a cost benefit exercise would be undertaken. However, sprinklers were included in this scheme as they were required by the Department for Education, unless a good reason could be shown not to do so. Andy Vernon added that the aluminium cladding bore no relation to the cladding used at Grenfell Tower and would only be used on the outer layer of the roof, on top of the steel under layer.
9. Councillor Paul Bryant enquired whether there was an assumption from Central Government that sprinklers were installed in new schools and Bill Bagnell confirmed this was the case unless they were cost prohibitive.
10. Councillor Anthony Pick referred to point 6.4.20, which related to parking for parents and asked if this condition had been articulated. Bill Bagnell responded that the parking was sufficient for a one form entry school and the presumption was that as the school expanded, so would the parking, which was indicated on the plan.
11. Councillor Pick further enquired about the inclusion of a condition relating to a dropping off point for the children. Bill Bagnell advised that this was covered by Condition 27, which provided for a 'kiss and drop' tarmac area, where school staff would be stationed to meet the children and escort them into school.
12. Councillor Pick continued by asking whether there would still be pedestrian access from Newbury College once the link road had been implemented, since some parents were likely to use this as a short cut. Bill Bagnell replied that there would be nothing to stop parents from doing this and he did not consider it would be a problem.
13. Councillor Garth Simpson questioned whether any modelling had been undertaken into the capacity of the 'kiss and drop' point and added that if it was a double gang, it would probably have capacity for only 24 cars. He questioned whether Newbury College would tolerate parents parking at the College in the afternoon as they were likely to want to socialise at this time. He, therefore, proposed the inclusion of a condition to retain the area above the football pitch in order to accommodate additional parking.

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14. Bill Bagnell explained that the 'kiss and drop' point worked on a continuous system of moving traffic and would need to be managed by school staff. He had reviewed systems at schools elsewhere and it worked as long as it was managed by the school. Councillor Simpson suggested a discussion took place with St Finian's School, who operated a similar system.
15. Councillor Billy Drummond questioned the cost of the temporary road, as he was aware that the link road would cost £4M. Bill Bagnell assured him that the cost of the temporary road would be considerably less and was estimated to be in the region of £100-120,000. This was because it would not require a wearing course as its function would cease when the link road was built. Consequently the temporary road would be built to a high enough standard for highways purposes and its usage would allow the time required for the link road to be constructed, as it would be a major piece of work.
16. Councillor Howard Bairstow queried the maximum capacity of the school, which Greg Bowman confirmed was 210 children with 26 nursery places, although there would be scope for further increases if necessary.
17. Councillor Bairstow then enquired which areas the school would serve and he was advised it would serve the Newbury area, but it was not being built to accommodate children from the proposed Sandleford development.
18. Councillor Bairstow further enquired whether the school would be associated with any others and Greg Bowman stated that initially the Headteacher from Theale Green School would be taking on the headship.
19. Councillor Beck questioned the effect of the development on the extant consent for a conference centre at the college, as it would be in close proximity to the new access road. Bill Bagnell reassured him that the new school would not affect the conference centre as it would not utilise any of the land proposed for this scheme. Neither would it prejudice the provision of sustainable drainage for the college.
20. Councillor Bryant wondered if the wooden cladding to be used on the exterior of the building was a fire risk. He was reassured by Andy Vernon that it was not a fire risk and close attention had been given to the both the internal and external design.
21. Councillor Billy Drummond in addressing the Committee raised the following points:
 - He was very supportive of the new school.
 - Too many children were being driven to school elsewhere, due to lack of provision in the area.
22. Councillor Pick expressed alarm at the information provided in points 6.4.11 and 12, which suggested that the school would have a severe impact on local traffic. Gareth Dowding assured him that the predictions relating to traffic flow and queues related to when the school was fully operational, by which time it was anticipated that the A339/Monks Lane scheme would be in place to allow for this. He added that they had allowed two years to build the link road to enable the improvements to start before the school was at full capacity.
23. Councillor Pick further enquired about the operation of the traffic lights on the link road and Gareth Dowding advised it would be a fully signal controlled junction for traffic, cyclists and pedestrians, negating the need for u-turns. It would also allow access to the Household Waste Recycling Centre.
24. Councillor Pick suggested that consideration was given to a pedestrian crossing at the eastern end of Monks Lane for children to cross following the increase in traffic.

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Gareth Dowding explained that this would be taken into account when the improvement scheme for Monks Lane was considered and children could currently use the crossing at Rupert Road.

25. Councillor Virginia von Celsing noted that it was a good design and she expressed her thanks to the architect. Consequently she proposed that the Committee accepted the officer's recommendation to grant planning permission. This was seconded by Councillor Hilary Cole.
26. Councillor Beck expressed his view that the Council should be commended for the work it had undertaken to bring forward this school.
27. Councillor Pick added that he was happy to support the application in principle but he was worried that if there was a miscalculation with the traffic predictions, it could lead to traffic jams on the A339.
28. Councillor Simpson echoed the earlier comments made by Members regarding the design and expressed his concern regarding the drop off and pick up system. He suggested that perhaps the A339 should be widened to include a lay-by.
29. Councillor Beck asked if a condition could be added to ensure the school monitored the traffic accessing the site. Emma Nutchey confirmed that this could be incorporated into the travel plan. Gary Rayner voiced his support for this proposal and added that it would fit well in the travel plan, where there was no chance of it being overlooked.
30. The Chairman invited the Members to vote on Councillor von Celsing's proposal, seconded by Councillor Hilary Cole, to approve planning permission. At the vote the motion was carried unanimously.

RESOLVED that the Head of Development and Planning be authorised to grant planning permission subject to the following conditions:

Conditions

1. 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. The development hereby approved shall be carried out in accordance with drawing title numbers:

- Site Location and Existing Site Plan drawing number PL 002 rev. 3 with respect to the Location Plan only. The Site Plan shown on this drawing is superseded.
- Proposed Site Plan drawing number PL003 rev. 5
- Proposed ground Floor drawing number PL004 rev. 1
- Roof Plan drawing number PL005 rev.
- Sections drawing number PL007 rev. 1
- Elevations drawing number PL006 rev. 1
- Proposed road layout drawing number 010 rev. A
- Site Sections PL010 rev. 1
- Tree Retention & Protection Plan drawing number LLD919/04 rev. 04
- Landscape Master Plan Strategy drawing number LLD919/03 rev. 13 with respect to boundary treatments only
- Site External Lighting Services Layout drawing number P15228-E97-00-01 rev. 12
- Hard Surface Treatments drawing number LLD919-05 rev. 01

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

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3. No development shall take place until details of the finished floor levels for the buildings hereby permitted along with levels details for the roads and ground levels across the site as a whole are submitted. The information should show the proposed levels in relation to the existing ground levels and must be approved in writing by the Local Planning Authority before any works take place. The development shall be carried out in accordance with the approved levels.

Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

4. No development shall take place until full details of how all spoil arising from the development will be used and/or disposed of 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 (not to be deposited) from the site;
- (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 imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

5. The school hereby approved shall not be brought into use until the boundary treatments, to include external boundaries around the site and internal boundaries within the site, have been erected in accordance with the details shown on drawing number LLD919/03 rev.13 titled Landscape Masterplan Strategy. The boundary treatment shall thereafter be retained in accordance with the approved details.

Reason: The boundary treatments are an important element in the design of the scheme. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

6. Should any unforeseen contamination be encountered during the development, the developer shall inform the Local Planning Authority immediately. Any subsequent investigation/remedial/protective works deemed necessary by the Local Planning Authority shall be carried out to agreed timescales and approved by the Local Planning Authority in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the Local Planning Authority upon completion of the development.

Reason: In order to protect the amenities of future users of the site in accordance with Policy OVS.5 of the WBDLP and the guidance within the National Planning Policy Framework.

7. No plant as specified below shall be installed on the building until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (a) written details concerning any proposed air handling plant, chillers or other similar building services including:

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- (i) the proposed number and location of such plant as well as the manufacturer's information and specifications
- (ii) the acoustic specification of the plant including general sound levels and frequency analysis under conditions likely to be experienced in practice.
- (iii) the intended operating times.
- (b) calculations showing the likely impact of noise from the development;
- (c) a scheme of works or such other steps as may be necessary to minimise the effects of noise from the development;

The building shall not be used until written approval of a scheme under (c) above has been given by the Local Planning Authority and works forming part of the scheme have been completed.

Noise resulting from any other plant, machinery or equipment shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142, at a point one metre external to the nearest noise sensitive premises.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with Policy OVS5 of the WBDLP and Policy CS14 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.

8. No construction works shall take place outside the following hours:

7.30 am to 6.00 p.m. on Mondays to Fridays 8.30 am to 1.00 p.m. on Saturdays and no work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with Policy CS14 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.

9. The school shall not be taken into use until the playing fields within the school site have been provided in accordance with a construction and management plan that has first been submitted to and approved in writing by the Local Planning Authority. The plan shall provide for:

- (a) A detailed scheme which ensures that the playing field will be provided to an acceptable quality (in terms of soil structure, drainage, cultivation and other associated operations), informed by a detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field;
- (b) Any community use arrangements;
- (c) A programme of implementation.

The land shall thereafter be provided and maintained in accordance with the approved plan.

Reason: To ensure the quality of the pitches is satisfactory, in accordance with Policy CS18 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.

10. The school hereby approved shall not be brought into use until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented as approved on commencement of the use as a school and its provisions shall continue to be implemented thereafter.

Reason: To ensure the efficient function of the site and to promote sustainable forms of transport. This condition is imposed in accordance with the National Planning Policy Framework, 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).

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11. The school hereby approved shall not be brought into use until full details of the cycle and scooter parking and storage spaces have been submitted to and approved in writing by the Local Planning Authority. The school shall not be brought into use until the cycle and scooter parking and storage spaces have been provided in accordance with the approved details and the spaces shall be retained for this purpose at all times.

Reason: To ensure that there is adequate and safe cycle and scooter storage spaces within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), 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).

12. Protective fencing shall be implemented and retained intact for the duration of the development in accordance with the tree retention and protection plan identified on approved drawing numbered LLD919/04 rev. 04. Within the fenced areas, 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 National Planning Policy Framework and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

13. No development shall take place (including site clearance and any other preparatory works) until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has been submitted to and approved in writing by the Local Planning Authority.

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 National Planning Policy Framework and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

14. No trees, shrubs or hedges shown as being retained on tree retention and protection plan number LLD919/04 rev. 04 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 die, 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 National Planning Policy Framework and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

15. Prior to the school being bought into use, a detailed Landscaping Scheme and accompanying Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include an implementation programme, management responsibilities and maintenance schedules for a minimum period of 5 years following the completion of the planting. The scheme shall also ensure that any trees, shrubs or plants that die, become seriously damaged or diseased within five years of this development shall be replaced in the following year by plants of the same size and species.

The Landscaping Scheme and Landscape Management Plan shall be implemented in full in accordance with the approved details and timescales.

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Reason: A soft Landscaping scheme titled 'Landscape Master plan Strategy' has been submitted with the planning application. The basis of this scheme is acceptable however further details of the planting mix and management of the area between the woodland and the pitch are required in accordance with the objectives of the National Planning Policy Framework and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

16. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- (a) The 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) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works
- (h) Delivery times to avoid Newbury college opening and closing times
- (i) A surface water drainage scheme and associated implementation plan for the road providing access for construction traffic.

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

17. Prior to the new access from the A339 being brought into use, the applicant shall enter into a Legal Agreement to secure a contribution of £142,872 towards highways mitigation works.

Reason: To ensure adequate mitigation to accommodate additional traffic on the A339. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026),

18. The access road from the A339 shall comply with the Local Planning Authority's standards in respect of road / cycleway / footway design and vehicle parking and turning provision. The road / cycleway / footway design should be to a standard that is adoptable as public highway. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety and flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), 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).

19. The school hereby approved shall not be brought into use until full details of the proposed access serving the school via Newbury College has been submitted to and approved in writing by the Local Planning Authority. The school shall not be brought into use until the proposed access serving the school via Newbury College has been provided in accordance with the approved details and then retained for this purpose at all times until it is required to be stopped up in accordance with condition 25.

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Reason: To ensure that the access via Newbury College into the site is constructed before the approved buildings in the interest of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

20. Within one year of the school opening, details of the temporary turning areas at ends of the access road at each stage of the A339 access shall be submitted to and approved in writing by the Local Planning Authority. The turning heads shall be provided at each stage of completion of the access road in accordance with the approved drawing(s). The turning heads shall then be removed when required for further completions of the access road.

Reason: To provide suitable turning space in the interest of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and 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).

21. Within one year of the school opening, details of a method for stopping up (to all motor vehicles) the temporary vehicular access serving the school via Newbury College, at a location south of Newbury College, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that access by pedestrians and cyclists is not impeded. Upon completion of the access road onto the A339, the temporary vehicular access serving the school via Newbury College shall be stopped up in accordance with the approved details.

Reason: In the interest of avoiding excessive traffic congestion upon the Monks Lane/Newtown Road Roundabout. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

22. Within one year of the school opening, details of the proposed access into the site from the A339 to the western boundary shall be submitted to and approved in writing by the Local Planning Authority. This will include wider sections to 7.0 metres to allow on street car parking. Appropriate road markings and waiting restrictions and other measures to ensure low vehicle speeds fronting the school shall also be provided. Within two years of the school opening, the vehicular, pedestrian and cycle access via the A339 and associated engineering operations shall be constructed in accordance with the approved drawing(s).

Reason: To ensure that the A339 access into the site is constructed before the school intake increases beyond an acceptable level capable of being served via the Newbury College access in the interest of highway safety and in the interest of avoiding excessive traffic congestion upon the Monks Lane / Newtown Road Roundabout. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

23. No development shall take place until details of the vehicle parking and turning space/areas have been submitted to and approved in writing by the Local Planning Authority. This will include additional drop off parking within the site. Such details shall show how the parking spaces are to be surfaced and marked out. The use shall not commence until the vehicle parking and turning spaces/areas have been provided in accordance with the approved details. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would adversely affect road safety and

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the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), 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).

24. No development shall commence until full details of the location of electric charging points for plug-in vehicles and associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The school shall not be brought into use until the charging points have been delivered in accordance with the approved details and shall remain available for the purpose of charging electric vehicles in association with the school.

Reason: To ensure the development provides for the use of ultra low emission vehicles by users of the development. This condition is imposed in accordance with Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocations DPD and policies LTP SC3, LTP P3 and LTP K5 all of the Local Transport Plan for West Berkshire (2011-2026).

25. No development shall take place until full details of a route for construction vehicles via the existing Newbury College access into the site of the proposed school have been submitted to and approved in writing by the Local Planning Authority. As a first development operation, the route for construction vehicles shall be provided in accordance with the approved drawings.

Reason: To ensure that the access for construction traffic is provided in the interest of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

26. The access serving the school via Newbury College shall not be brought into use until a surface water drainage scheme for the proposed access serving the school via Newbury College has been submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate 'sustainable urban drainage' (SUDS) methods and attenuation measures, to restrict run-off from the site to no more than the equivalent greenfield rate, based on a 1 in 100 year storm plus 40% for possible climate change. The scheme shall also include measures to prevent any contamination from entering the soil or groundwater and an associated maintenance plan.

The approved drainage scheme shall be implemented in accordance with the approved details before the proposed access serving the school via Newbury College is first brought into use or in accordance with a timetable to be submitted to and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The drainage scheme 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 and to improve and protect water quality 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).

27. Within one year of the school opening, a surface water drainage scheme for the proposed access into the site from the A339 to the western boundary shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate 'sustainable urban drainage' (SUDS) methods and attenuation measures, to restrict run-

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off from the site to no more than the equivalent greenfield rate, based on a 1 in 100 year storm plus 40% for possible climate change. The scheme shall also include measures to prevent any contamination from entering the soil or groundwater and an associated maintenance plan.

The approved drainage scheme shall be implemented in accordance with the approved details before the vehicular, pedestrian and cycle access via the A339 is first brought into use or in accordance with a timetable to be submitted to and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The drainage scheme 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 and to improve and protect water quality 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).

28. No development shall take place until details of sustainable drainage measures to manage surface water within the site of the new school building 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;
- b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels;
- c) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse (the attenuation basin) at no greater than Greenfield run-off rates;
- d) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- e) 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;
- f) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- g) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines;
- h) Ensure any permeable areas are constructed on a permeable sub-base material such as Type 3 or reduced fines Type 1 material as appropriate;
- i) Include a SuDS management and maintenance plan for the lifetime of the development;
- j) Provide details of catchments and flows discharging into and across the site and how these flows will be managed and routed through the development and where the flows exit the site both pre-development and post-development;
- k) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the wider Newbury College site, existing school and businesses that currently outfall to the attenuation basin in order to demonstrate the basin has sufficient capacity to accept the additional run-off from the development site based on a 1 in 100 year storm +40% for climate change without creating flood risk downstream of the basin;

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- l) Provide evidence to demonstrate that access to the attenuation basin is possible for any plant and machinery that may be required for future maintenance of the attenuation basin.

The above sustainable drainage measures shall be implemented in accordance with the approved details before the school hereby approved is first brought into use or in accordance with a timetable to be submitted to and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. 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). 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.

29. The development hereby approved shall be carried out in accordance with the recommendations contained within the Preliminary Ecological Appraisal by RSK dated October 2016 and the Bat Emergence Survey by Lizard Landscape Architecture dated 26th May 2016.

Reason: To ensure the works do not impact on any protected species in the event they are found during construction works in accordance with Policy CS17 of the West Berkshire Core Strategy (2006-2026).

The decision to grant Planning Permission has been taken having regard to the policies and proposals in the National Planning Policy Framework, South East Plan Regional Spatial Strategy for the south east of England 2009 West Berkshire District Local Plan 1991-2006 (WBDLP) Saved Policies 2007, the Waste Local Plan for Berkshire, adopted 1998, the Replacement Minerals Local Plan for Berkshire 1991 -2006 (incorporating the alterations adopted in December 1997 and May 2001) and to all other relevant material considerations, including Government guidance, supplementary planning guidance notes; and in particular guidance notes and policies:

The reasoning above is only intended as a summary. If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

1. The applicant's attention is drawn to the fact that above conditions must be complied with in full before any work commences on site, failure to do so may result in enforcement action being instigated.
2. The above Permission may contain pre -conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. For example, "*Prior to commencement of development written details of the means of enclosure will be submitted to and approved in writing by the Local Planning Authority*". This means that a lawful commencement of the approved development cannot be made until the particular requirements of the pre-condition(s) have been met. A fee is required for an application to discharge conditions.

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3 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.

4. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

5 In relation to Tree T02, the applicant is asked to give consideration to retaining the trunk of the tree on site in as large a section as possible to allow it to decay naturally for the local wildlife.

6 With respect to condition 20, Construction Method Statement (CMS), a CMS has been submitted however details of spoil removal and the creation of bunds are considered unacceptable. It also states that deliveries will take place between 7:30am and 6:00pm Monday to Friday. Highways require that deliveries are restricted to avoid school times and peak hours. A surface water drainage scheme is also required to be included under part (i) of the condition. As such a new CMS is required.

(2) Application No. and Parish: 16/03334/FULD, Cromwell Road, Newbury

1. *(Councillors Jeanette Clifford and Anthony Pick declared a personal interest in Agenda Item 4(2) by virtue of the fact that they were Members of Newbury Town Council and had been present at the planning meeting when the item was discussed. As their interest was personal and not an other registrable or a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.*
2. *Councillor Billy Drummond declared a personal interest in Agenda Item 2 by virtue of the fact that he was a Member of Greenham Parish Council and had been present at the meeting when the item was discussed. As his interest was personal and not an other registrable or a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.)*
3. The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 16/03334/FULD in respect of the development of the site for seven dwellings with associated access and landscaping.
4. Michael Butler introduced the report to Members, which took account of all the relevant policy considerations and other material considerations. In conclusion, the report detailed that the proposal was acceptable and a conditional approval was justifiable. Consequently, officers recommended the Committee grant conditional planning permission.
5. In accordance with the Council's Constitution, Sian Williams, objector, Lee Battersby, applicant/agent and Councillor Jeff Beck, Ward Member addressed the Committee on this application.
6. Sian Williams in addressing the Committee raised the following points:
 - She resided at 5 Edgecombe Lane.
 - It might appear that with a lower number of houses on the development, planning permission should be granted, but there were other issues to consider.

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- There would be a great impact on 7a Edgecombe Lane, which would have no privacy.
 - The close proximity of the access road to Orchard Close was a concern. The distance of one metre had been agreed when two metres had been recommended. The vehicles using this road would cause noise and pollution and they did not know the height of the road.
 - There was a risk of flooding as over winter water had been seen running over the pavement.
 - A semi-permeable road surface had been included in the original planning application but had now been removed.
 - The forward visibility splays had been reduced to two metres in one direction.
 - The previous planning application had included a larger vehicle turning circle. Whilst she acknowledged that the Manual for Streets was only guidance, British Standards indicated that reversing should take place in a straight line and not round a corner, which would be required with the smaller turning circle.
 - There was a risk of damage to the ecology on the site as damage had already been caused to the trees and from the burning of industrial waste.
 - There was a risk of damage to the wild life on the site and she requested confirmation that the transportation of reptiles would occur between March and September.
7. Lee Battersby in addressing the Committee raised the following points:
- He endorsed the main points included in Michael Butler's report.
 - They had tried to overcome all the previous concerns raised by the Council and officers.
 - When comparing this planning application with the previous one, there were very few differences with the layout of the road. In addition, the same conditions were included in relation to stabilisation, so they were not proposing anything different.
 - With regard to the proximity of the access road to 7a Edgecombe Lane, it would pass by the flank wall. This was considered to be acceptable as it was not possible to expect open space around the whole house and this had been discussed at length with planning officers.
 - The houses on the original planning application would have been higher and so there would have been more overlooking. As a result, the original construction costs had not been economic, which was why they had reduced the number from twelve to seven.
 - They would accept a condition stipulating that an ecology officer was appointed to oversee any future development of the open space and he assured the Committee that this area would not be abandoned.
 - He was glad that there was acceptance of the condition relating to SUDS, which was the same as in the previous application.
 - The visibility splay was also the same as in the previous application.
 - In conclusion, they had undertaken a considerable amount of work on the planning application in order to produce the right scheme with a better design.

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Consequently, he believed it would have less impact on the local amenity than the previous one.

8. Councillor Jeff Beck explained that he had had previous experience of developers setting up management companies and then going into liquidation. He, therefore, asked what safeguard the applicant could provide to ensure the open space was maintained for a period of time. Mr Battersby stated that they were not developers and the likelihood was that the site would be sold, so he suggested a condition was included in relation to this. He added that a management company was usually set up in order to manage common ground, but he was not in a position to guarantee this.
9. Councillor Beck enquired about the surfacing of the internal highway. Mr Battersby advised that the materials used would have to be permeable, would be agreed with the local authority and would be conditioned.
10. Councillor Jeff Beck in addressing the Committee raised the following points:
 - It was generally accepted in the local area that some development would take place on this site.
 - This was a low density development and residents should be thankful for this.
 - He suggested that Members addressed the issue about the management of the open space during the debate.
 - He noted that there had been a concern in relation to flooding but the SUDS officer had now withdrawn the objection and he would like to know what the objection was.
 - He was concerned that if there was a different opinion between the SUDS and planning officers, planning would take precedence. The planning officer's report had mentioned that the access road might not be adopted because of flooding, which would be unacceptable. However the Update Sheet had allayed his concerns.
 - Therefore, when all this was taken into account, he felt that the application should be approved although he had sympathy with the residents of Orchard Close due to their close proximity to the access road.
11. Councillor Anthony Pick noted that the wording in point 6.3.3 about whether the access road would be adopted was unclear. Michael Butler explained that the SUDS officer had not been aware of the earlier planning consent and now that he had received information from the applicant's agent, he was satisfied on this point.
12. Councillor Pick further enquired if the access road would be adopted, to which Michael Butler replied that this was largely irrelevant from a planning perspective. However, it was important that the developer built out the site as set out in the conditions and the road must comply with the SUDS condition and therefore, the drainage issues would be satisfactorily concluded. Gareth Dowding added that it was not possible to force a developer to offer a road up for adoption, but it would have to be built to the required standard.
13. Councillor Pick went on to ask whether the impact of the development on 7a Edgecombe Lane had been considered. Michael Butler responded that best practice dictated that there should be 10.5 metres between the flank elevation and an adjoining property rear elevation and in this case it would be 11 metres. He noted that officers were aware there would be some impact on adjacent properties and Members would have to decide on the level of harm that would be caused. He

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further added that residents were lucky to have had the benefit of the open space until this point.

14. Councillor Paul Bryant queried that if the conservatory had been added to 7a Edgcombe Close after it had been built, whether they should be taking it into account. Michael Butler confirmed that the existence of the conservatory was a material consideration that should be taken into account by Members.
15. Councillor Bryant went on to ask if the open space had not been included in the density, whether it would still be considered a low density development and Michael Butler advised that this was the case.
16. Councillor Bryant then enquired about the recommended distance between the highway and adjacent properties as set out in the Manual for Streets. Gareth Dowding reiterated that this was only guidance and it was acceptable for the distance to be either 1 or 1.5 metres.
17. Councillor Beck noted that there was no condition relating to the maintenance of the open space or the effect of the development on the ecology. Michael Butler assured him that condition 2 would cover the maintenance of the open space as the development had to be carried out in accordance with the submitted plans. Condition 16 related to the ecology, however he reminded Members that the planning permission would be transferable to another developer.
18. Councillor Garth Simpson expressed his concern regarding noise impact on 25 Orchard Close and asked if an additional metre could not have been put between them. Gareth Dowding pointed out that this layout was the same as the previous one that had been approved. Michael Butler added that he had been the case officer for the previous application and the impact of noise had been carefully examined at the time. The traffic generated by this planning application would be less as there were fewer houses.
19. In considering the above application Councillor Pick expressed his disappointment at the lack of affordable housing on the development and he hoped that the Council would develop a policy in relation to this.
20. Councillor Bryant expressed his sympathy with Councillor Pick's view but advised that the Council was constrained by the legislation in relation to the results from viability assessments.
21. Councillor Pick questioned whether it would be possible for the Council to secure a better development for this site and as he did not think this would be possible, he proposed that the Committee approve the planning application. This was seconded by Councillor Virginia von Celsing.
22. Councillor Simpson asked if this could be conditional on the inclusion of an acoustic fence. Councillor Hilary Cole interjected that as traffic noise 'bounced', whatever was put in to mitigate it would move it to another area and so there would be no benefit from an acoustic fence.
23. The Chairman invited the Members to vote on Councillor Pick's proposal, seconded by Councillor von Celsing, to approve planning permission. At the vote the motion was carried unanimously.

RESOLVED that the Head of Development and Planning be authorised to grant planning permission subject to the following conditions:

Conditions

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1. The development shall be started within three years from the date of this permission and implemented strictly in accordance with the approved plans.

Reason: To enable the Local Planning Authority to review the desirability of the development against the advice in the DMPO of 2015 should it not be started within a reasonable time.

Amended plans

2. The development must be carried out in accord with the amended plans received on the 9th February 2017 - plan number DP.110c dated 24.10.16, Plan numbers DP.101, 102, 103 and 104, plus plan number DP.111B.

Reason: To ensure the development is built as approved to clarify the permission.

Materials

3. No development shall commence until samples of the materials to be used in the proposed development have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application, and shall where necessary include the submission of samples of glass, plastic and mortar materials. Thereafter the materials used in the development shall be in accordance with the approved samples.

Reason: In the interests of visual amenity in accordance with Policy C1 in the Adopted HSADPD of May 2017.

Hours of work

4. The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing shall be limited to:

7.30 am to 6.00 p.m. on Mondays to Fridays 8.30 am to 1.00 p.m. on Saturdays and NO work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers in accord with saved policy OVS6 in the WBDLP 1991 to 2006.

Contamination

5. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until points 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

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- adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

If required:

e) Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with LPA, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and

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ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accord with the NPPF.

Refuse storage

6.No development shall take place until details of the provision for the storage of refuse and recycling materials for the dwellings have been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until the refuse and recycling facilities have been provided in accordance with the approved details and shall be retained for this purpose thereafter.

Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

CMS

7.No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- (a) The 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) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Road layout

8. 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.

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 (March 2012), 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).

Visibility splays

9. No development shall take place until visibility splays of 2.4 metres by 43 metres have been provided at the site access. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.

Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

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Parking

10. No dwelling shall be occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), 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).

Cycle parking

11. No dwelling shall be occupied until the cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), 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).

Fencing - trees

12. 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 Tree Protection Plan rev E dated November 2016. 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.

Watching brief

13. No development shall take place (including site clearance and any other preparatory works) until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has been submitted to and approved in writing by the Local Planning Authority.

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.

Tree protection

14. No trees, shrubs or hedges shown as being retained on tree survey Tree Protection Plan rev E dated November 2016 shall be pruned, cut back, felled, willfully 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.

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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.

SUDS

15. 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) to provide attenuation to greenfield run-off rates and volumes;
- b) Be informed by a full ground investigation survey, details of which shall be included within the submission;
- c) Include construction drawings, cross-sections and specifications of all hard surfaced areas within the site;
- d) Include the storage capacity for the proposed surfacing materials based on a 1 in 100 year storm +30% for climate change;
- e) Provide benefits, where possible, such as water quality, biodiversity and amenity.

The sustainable drainage measures shall be implemented in accordance with the approved details before any of the dwellings hereby permitted are occupied. The sustainable drainage measures shall be maintained in the approved condition 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 Part 4 of Supplementary Planning Document Quality Design (June 2006).

Cms

16. No development shall take place until the works identified in the J Taylor updated construction mitigation method statement for protected species dated November 2016, have been implemented in full, and maintained during the construction phase to the satisfaction of the LPA.

Reason: To ensure the protection of any species on the site, in accord with policy CS17 in the Core Strategy for West Berkshire dated 2006 to 2026.

INFORMATIVE:

1. 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 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.

2. 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. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.

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10. Appeal Decisions relating to Western Area Planning Committee

Members noted the outcome of appeal decisions relating to the Western Area.

Shiraz Sheikh informed the Chairman that the information on the appeal decisions was for information only and should not provide an opportunity for a debate.

(The meeting commenced at 6.30 pm and closed at 8.26 pm)

CHAIRMAN

Date of Signature