

# Notice of Meeting



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## Western Area Planning Committee Wednesday 14 March 2018 at 6.30 pm in the Council Chamber Council Offices Market Street Newbury

### 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.

### Further information for members of the public

**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. Those taking part in Public Speaking are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Council Chamber, Market Street, Newbury 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](mailto:planapps@westberks.gov.uk)

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

Any queries relating to the Committee should be directed to Jenny Legge on 01635 503043 Email: [jenny.legge@westberks.gov.uk](mailto:jenny.legge@westberks.gov.uk)

Date of despatch of Agenda: Tuesday, 6 March 2018



**Agenda - Western Area Planning Committee to be held on Wednesday, 14 March 2018**  
(continued)

- To:** Councillors Jeff Beck, Dennis Benneyworth, Paul Bryant (Vice-Chairman), Hilary Cole, James Cole, Billy Drummond, Adrian Edwards, Paul Hewer, Clive Hooker (Chairman), Anthony Pick, Garth Simpson and Virginia von Celsing
- Substitutes:** Councillors Howard Bairstow, Jeanette Clifford, James Fredrickson and Mike Johnston
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# Agenda

<b>Part I</b>	<b>Page No.</b>
1. <b>Apologies</b> To receive apologies for inability to attend the meeting (if any).	
2. <b>Minutes</b> To approve as a correct record the Minutes of the meeting of this Committee held on 21 February 2018.	5 - 22
3. <b>Declarations of Interest</b> To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' <a href="#">Code of Conduct</a> .	
4. <b>Schedule of Planning Applications</b> <i>(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications).</i>	
(1) <b>Application No. and Parish: 17/03434/COMIND - Land South of Newbury College, Monks Lane, Newbury</b>	23-54



**Agenda - Western Area Planning Committee to be held on Wednesday, 14 March 2018**  
(continued)

<b>Proposal:</b>	Construction of a new 1 FE single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school. Construction of bunds adjacent to the temporary and permanent access roads to prevent access from the roads to private land
<b>Location:</b>	Land South of Newbury College, Monks Lane, Newbury
<b>Applicant:</b>	West Berkshire Council
<b>Recommendation:</b>	To <b>DELEGATE</b> to the Head of Development and Planning to <b>GRANT PLANNING PERMISSION</b> subject to the schedule of conditions (Section 8.1)

**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.
- (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.



**West Berkshire**  
C O U N C I L

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## DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

### WESTERN AREA PLANNING COMMITTEE

#### MINUTES OF THE MEETING HELD ON WEDNESDAY, 21 FEBRUARY 2018

**Councillors Present:** Howard Bairstow (Substitute) (In place of Virginia von Celsing), Jeff Beck, Dennis Benneyworth, Paul Bryant (Vice-Chair, in the Chair), Hilary Cole, James Cole, Adrian Edwards, Anthony Pick and Garth Simpson

**Also Present:** Sharon Armour (Solicitor), Derek Carnegie (Team Leader - Development Control), Linda Pye (Principal Policy Officer) and Jo Reeves (Principal Policy Officer)

**Apologies for inability to attend the meeting:** Councillor Billy Drummond, Councillor Paul Hewer, Councillor Clive Hooker and Councillor Virginia von Celsing

#### PART I

##### 40. Minutes

The Minutes of the meeting held on 17<sup>th</sup> January 2018 were approved as a true and correct record and signed by the Chairman.

##### 41. Declarations of Interest

There were no declarations of interest received.

##### 42. Schedule of Planning Applications

###### (1) **Application No. and Parish: 17.02916 Glendale Manor, Cold Ash, RG18 9PB**

1. The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 17.02916 in respect of a proposed first floor extension to the current bungalow and associated alterations. The entire property would be rendered and the existing access widened.
2. Derek Carnegie introduced the report and update sheet to Members, which took account of all the relevant policy considerations and other material considerations. In conclusion the report set out that the development was acceptable and conditional permission was justified due to the large plot and site characteristics. The proposal would not cause demonstrable harm to neighbouring amenity or the character of the area. The proposal accorded with the NPPF (2012) and Policy CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).
3. Amendments to the development had been secured on 18<sup>th</sup> December 2017 which included reducing the height of the south wing of the dwelling by 0.9 metres. The windows on both the north and south elevation would be obscure glazed and obscure glazed privacy screens would be erected at both ends of the balcony to ensure that there was no overlooking on neighbouring amenities. The decking and raised terrace had been removed from the proposal.
4. Collaroy Road was characterised by detached two-storey dwellings in a variety of styles. Dwellings on the east of Collaroy Road predominantly had low hedges and

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boundary walls on the front boundary. The bungalow was located on a large plot – this plot had been divided into two as planning permission had been granted in 2017 for a new dwelling to the south of Glendale Manor (16/03610/FULD).

5. The Planning Officer stated that this was a complex design but the application site was in a mixed use area and the dwelling would sit back 2.6m from the road. The land sloped downwards and therefore would not intrude on the street scene. Concerns raised around overdevelopment were unfounded as this was a large plot and two storey developments were common in Collaroy Road. It was considered that the TPO trees on the site would not be affected by the development. The SuDS Officer was confident that the provision would be sufficient.
6. The Planning Officer felt that all concerns raised in the letters of objection had been resolved. The Committee might want to consider amending Condition 4 in respect of the window on the northern side so that it was fixed closed.
7. In accordance with the Council's Constitution, Councillor Gillian Hall, Parish Council representative, Mr. Philip Greatrix, objector, and Mr. Stephen Hammond, applicant, addressed the Committee on this application.
8. Councillor Gillian Hall in addressing the Committee raised the following points:
  - Changing a bungalow into a house would not be successful;
  - The roof was a jumble of elevations – it should complement the neighbouring properties but it did not and was an ugly mixture;
  - The large window to the front of the house would be close to the road and there would therefore be a loss of privacy;
  - The balcony would mean that there would be a loss of privacy Alamein and to the house yet to be built;
  - The weight of the Village Design Statement had not been taken seriously where it stated that extensions should be in keeping and in proportion to the existing building;
  - Councillor Hall referred to the protection of the trees and queried who would check that the roots of the two trees with a TPO would not be damaged. The village of Cold Ash valued all of its trees;
  - Councillor Hall stated that when a nearby development had been constructed then construction vehicles had blocked the highways.
9. Councillor Garth Simpson asked if Councillor Hall could elaborate in respect of her concerns for the trees on the property and the style of the roof. Councillor Hall stated that Cold Ash was a wooded parish and in particular the two trees with Preservation Orders were fine specimens and it would cause distress to the community if the trees were damaged during construction. In terms of the roof style she had not expected to see twelve changes in roof height which would create an unacceptable melee.
10. Councillor Adrian Edwards noted that the Tree Officer referred to two trees which had Tree Preservation Orders (an oak and an ash) and he asked Councillor Hall if those were the trees she was referring to. She confirmed that that was the case and her concerns were around building materials and vehicles using the site damaging the roots.
11. Mr. Philip Greatrix in addressing the Committee raised the following points:

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- Mr. Greatrix confirmed that he lived next door to the development site in Alamein and had moved into the property in June 2015;
  - Mr. Greatrix was also objecting on behalf of existing neighbours. It was unfortunate that Mr. John Cleator had not been able to attend to speak as he was a long standing resident;
  - Mr. Greatrix was also objecting on behalf of future owners and in particular those neighbours who would be occupying the new house to the south of the site;
  - The Parish Council had been unanimous in its objection to this proposal;
  - No-one would object to a development which was thoughtful. The bungalow was in need of renovation but the current design had received so many objections in respect of being out of character with the surrounding area, design, effects on neighbours and road safety;
  - An extension would normally be subservient to the existing building but this was not the case in respect of this application;
  - The proposed development included three flat roofs with no additional bedrooms added and therefore it was a poor use of space;
  - The design of the dwelling would be out of keeping with the street scene as although a number of houses in Collaroy Road were partially rendered this dwelling would be fully rendered in a champagne colour;
  - The style of window at the front of the dwelling was large and dominating and would force people who were walking by to look in;
  - The balcony to the rear of the property would impact on the privacy of Mr. Greatrix's property and garden as shown on the drawings attached to the Update Sheet;
  - In respect of Bedroom 2 it was proposed that the window should be obscure glazed. Mr. Greatrix felt that this type of glazing was not suitable for a bedroom window and that skylights should have been considered instead.
12. Councillor Anthony Pick noted that it mentioned in the report that neighbouring properties were partly brick and partly rendered and he therefore asked why Mr. Greatrix was objecting to the design of this dwelling. Mr. Greatrix responded that if the property was part rendered it would be more in keeping with the street scene.
13. Councillor Jeff Beck noted that Mr. Greatrix had mentioned the potential obscure glass not being acceptable in Bedroom 2. Mr. Greatrix said that it would be unfair to the current or any future occupiers of the property to have a window in the bedroom which they would not be able to look out of or to potentially open. He could understand the need for obscure glass in a bathroom but not the bedroom. He also mentioned that the obscurity glass at each end of the balcony offered no protection in terms of privacy and it would have been better if the balcony had been brought back a bit. Councillor Garth Simpson queried whether the balcony mitigation was sufficient for the new house as that would be closer to the development site. Mr. Greatrix confirmed that the visibility splays had been taken from the other end of the balcony and therefore the obscure glass screens would in effect be useless.
14. Councillor Adrian Edwards noted that Mr. Greatrix had mentioned the height of the windows at the front of the property. Mr. Greatrix confirmed that there would be a number of large windows above the front door and that people walking by would be able to look directly into the property. Privacy went both ways and it was not fair to

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- force people to look in. If the proposal was to include a requirement that these windows should be obscure glazed then that would be fine but if it was left to the applicant to put up curtains then this would probably not happen.
15. Councillor James Cole noted that Mr. Greatrix did not like the idea of obscure glazing at either end of the balcony and he asked if it would be better if it was bricked up. Mr. Greatrix stated that this would not help due to the visibility splays. He had no issue with a balcony but he questioned why it needed to be so big.
  16. Councillor Cole asked if the render in the rest of the road was grey or white? Mr. Greatrix replied that the render was white. However, render often hid some issues underneath.
  17. Mr. Stephen Hammond in addressing the Committee raised the following points:
    - In 2012 Mr. Hammond had bought Glendale Manor as his forever home. The property had rear inspiring views across the paddock and was a special place to live;
    - However, the property was run down and still was to a certain extent. Significant work had had to be undertaken in order to ensure that the property was functional;
    - He had submitted a planning application for a proposed additional dwelling on the site which had been approved in 2017 and he had consequently sold the land in order to fund improvements to his property;
    - He had asked his architect to design a modern property and the design before Committee that evening was modern and took advantage of the views from the site;
    - The proposed design was in keeping with the property to be developed to the south;
    - Six letters of objection had been received and amendments had been made to the drawings to accommodate concerns whilst satisfying planning guidance;
    - In respect of concerns around overlooking from the balcony – he and his wife had looked out of the loft window. Due to high fencing between his property and the neighbouring property all that could be seen was a stack of wood 6-8ft tall. He had submitted a photo and drawing but it had not been included in the Update Sheet as it was outside of the five day deadline;
    - There had to be a presumption around some degree of overlooking;
    - Mr. Hammond's bungalow was next to a two storey dwelling and it was therefore overlooked by their bedroom windows;
    - The issue around overlooking must have been acceptable when the new dwelling to the south had been approved in 2017.
  18. Councillor Anthony Pick noted that the single storey north wing of the property would remain the same but this was not the case for the southern wing which had three windows on the side elevation. He asked if those windows would be obscure glazed. Mr. Hammond confirmed that that was the case. Councillor Pick asked how high the balcony would be. It was noted that it was 1.8m high. Mr. Hammond stated that screening was irrelevant as when one stood at balcony level it was not possible to see over the neighbouring garden. However, on the southern side there would be an impact and he would include obscure glass on that side.



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19. Councillor Jeff Beck raised the issue of the obscure windows and in particular the bedroom one which would also potentially be fixed closed. He queried whether it was a good idea to allow bedrooms like that to be built where it was not possible for the occupant to look out of or to get any fresh air. Mr. Hammond stated that both the architect and the regulations would prefer not to have bedroom windows of this nature but the property was overlooked significantly from all three neighbouring houses. Concerns raised by local residents had resulted in the amended drawing and obscure windows had been proposed to satisfy the requirements of privacy.
20. Councillor Garth Simpson asked why the decking and raised terrace had been removed from the proposal. Mr. Hammond replied that the architect had said that the back garden was something that could be addressed at a later stage. The Tree Officer had requested a detailed scheme of landscaping for the site in any event and therefore those issues would be dealt with in satisfying that condition. Councillor Simpson queried whether it was Mr. Hammond's intention to have a brick built terrace. Councillor Paul Bryant advised that the Committee could not consider what the applicant might do in the future and if an application came forward for the terrace then it would be considered on its own merits.
21. Councillor Adrian Edwards noted that the Parish Council had objected about potential damage to trees which had a Preservation Order and he queried whether the decking would impact the tree on the northern boundary. Mr. Hammond stressed that the decking had been withdrawn from the application. The Tree Officer had stated that he would require information to see whether any building materials would impact on the oak. He would be happy to comply with whatever was required in order to protect the trees. Councillor Edwards also referred to the objection around people being able to look in the large windows to the front of the property. Mr. Hammond stated that many town houses were close to the road and people would be able to look in. People overcame that by putting up net curtains but Mr. Hammond was considering using glass which became obscure at the flick of a switch but that was obviously dependent on cost.
22. Councillor Paul Bryant asked why it had been decided to render the front wall. Mr. Hammond replied that it was to ensure that the property was in keeping with neighbouring properties. Champagne rendering was also proposed for the new house to the south.
23. Councillor Garth Simpson, Ward Member, in addressing the Committee raised the following points:
  - Councillor Garth Simpson stated that Mr. Hammond was right to develop the property and the basis of the development was a conversion from a bungalow to a house. The development of the bungalow was historically long and convoluted and he had a number of concerns;
  - Councillor Simpson agreed with the Parish Council that this was an overdevelopment of the site;
  - The roof lines were too complex and the development was outside of policy SPG 2004;
  - The Village Design Statement favoured 1.5 storey architecture with dormer windows and with less complex roof lines;
  - The proposed development had little compatibility with the street scene and the large floor to ceiling window would be incongruous in the area;

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- The property was only set back 6.2m from the street and therefore the frontage would be very visible and close to the road;
  - The size of the balcony would be over powering;
  - Councillor Simpson felt that the new building to the south would be adversely impacted from the proposed development and he had issues with the design as he felt that it was too ambitious;
  - If Members were minded to approve the application then Councillor Simpson would like to see stringent traffic management in place during the build period.
24. Councillor Hilary Cole noted that reference was made to SPG 2004 and she queried whether that was a saved policy. The Planning Officer confirmed that it was guidance and had been superseded by the DPD. Councillor Cole also asked if the Planning Officer had paid adequate notice to the Village Design Statement and whether it was a material consideration. Derek Carnegie felt certain that the Case Officer would have looked at what type of development the community would like to see in their area. However, it was not always possible to tick every box. He referred to the diagram showing the design of the new building to the south which had been included in the Update Sheet and this showed that the design of that building was similar. If the Committee refused this planning application then the Inspector at appeal would query why this one had been refused when the other had been allowed.
25. Councillor Anthony Pick queried the height of the balcony and whether the windows not opening was a fire risk. The Planning Officer stated that the architect would almost certainly design some form of ventilation and that the fire risk would be the subject of the Fire Regulations. Councillor Pick queried what was meant by Collaroy Road being an unclassified road. It was advised that there were three types of classified roads – A, B and C. All other roads were unclassified. Councillor Pick referred to the three windows to the south of the dwelling which it was proposed should be obscure glazed. He asked if Officers felt that this would be over dominant. The Planning Officer confirmed that in making a recommendation for approval the Case Officer would have taken into consideration the impact of the design on the new property to the south. If people lived in a rural village then there would always be some element of impact on privacy. Councillor Pick also asked about potential damage to trees on the site. The Planning Officer confirmed that the Tree Officer would state how close the materials should be to the trees and how the development would be managed. Sharon Armour advised that one of the conditions referred to obscure glazing but it was a decision for Members as to whether they would be non-opening or not. Councillor Jeff Beck said that obscure glazing was common in bathrooms but less so in bedrooms and he asked if there were other similar examples. The Planning Officer confirmed that there were other examples and there had been several in recent months. Most people in villages accepted that net curtains and blinds were a simple way to protect privacy. He admitted that it was not normal to have obscure glazing in bedroom windows but the applicant had offered this as an option.
26. Councillor Garth Simpson referred to the Village Design Statement and the comment that it was not a 'material consideration' – he asked the Planning Officer for clarification. The Planning Officer confirmed that Officers would take them into account but that they did not carry the same weight as planning policy. They were however, a material consideration.

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27. Councillor Garth Simpson asked if the Case Officer had taken into account the fact that people used their back gardens and he asked if full consideration had been given in respect of overlooking. He contended that the amenity to application number 03610 had been understated. The Planning Officer advised that it was not possible to dictate to a resident that they could not use the full extent of their garden. Councillor Simpson still felt that the visual impact had not been considered properly.
28. In considering the above application Councillor Garth Simpson said that all Members had heard the concerns around the quality of the design. Mr. Hammond had the right to develop his property which was in the Settlement Boundary. However, there were a number of reasons why the application should be refused. The proposal created a visually overdeveloped property which looked compromised. Application number 03610 was more impacted than Alamein and he felt that the balcony should be less bulky and intrusive. Councillor Simpson therefore recommended refusal and this was seconded by Councillor Jeff Beck. Should the application be approved he would like to know when construction work would start as he felt that robust traffic management would need to be put in place. The road had no pavements and therefore children could be at risk when walking to the nearby school. This school was a religious school with over 200 pupils. Some of those pupils would come from outside the area and would therefore need to be driven to school by their parents. The risk of traffic was therefore horrendous and problems had been experienced when the last development of three houses had been built in the area. The Highways Officer responded that this development would be smaller, but if Members wished the condition on temporary parking and turning could be replaced with a stronger Construction Management Plan condition. While such a condition was often difficult to enforce, it did at least make applicants and builders plan their work better.
29. The Planning Officer noted the reasons for refusal put forward by Councillor Simpson but they would be difficult to defend at appeal. The design of a property was subjective and what one person liked another might not. Councillor Simpson referred to the impact on the new dwelling to the south of the site but no design had yet been submitted. It was also noted that Councillor Simpson felt that the elevation to Collaroy Road was unacceptable but a similar design had been approved next door. The application would be difficult to refuse on design grounds and it was not an overdevelopment as the site was large.
30. Councillor Hilary Cole agreed that design was always subjective. She lived on a busy road and people could look into her property if they so wished. That was life and it was not up to others to comment about what was acceptable and what was not. This application seemed to revolve around a neighbour dispute. Councillor Cole's concern was around the obscure glazing and fixed windows and she asked if the conditions could be amended so that there was not obscure glazing.
31. Councillor Anthony Pick stated that he would not be able to support Councillor Simpson's approach. Whatever plan was suggested then the same constraints would apply and he felt that the roof design was quaint. Large windows at the front of the property were fashionable and popular in order to provide light. He was also concerned about the windows to the bedroom being fixed closed.
32. Councillor James Cole would support Councillor Simpson's proposal as he felt that the application did not take into account the Village Design Statement and the extension was not subservient to the original property. Too much was being

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- crammed into the site. He was not in favour of obscure glass but he could understand the need in this case.
33. In response to a query from Councillor Adrian Edwards on the design of the new build it was confirmed that the design was not as complex as the current application.
  34. Councillor Garth Simpson referred to a photograph of the site which illustrated the plot size of the dwelling the subject of application number 03610. He still felt that the visual impact of the balcony was a concern.
  35. Councillor Paul Bryant felt that it would be difficult to support refusal at appeal. This property had a large amenity space in modern standards and even if the design was complex then it would not necessarily be obtrusive in the street scene.
  36. The motion for refusal of the application was put to the Committee and was lost on the vote. Councillor Hilary Cole made a counter proposal to accept the Officer Recommendation for approval of the application but that the condition around obscure glazing and the fixing closed of the windows be removed.
  37. Councillor Dennis Benneyworth was sympathetic with the comments made by Councillor Garth Simpson but agreed that it would be difficult to defend at appeal. He asked if it would be possible to condition development traffic movements. The Highways Officer stated that Condition 8 could be strengthened to include construction management. It would be difficult to enforce but it might encourage the builder and the applicant to consider how the development would be built. Councillor Garth Simpson asked if he and the Parish Council could be informed when work started on site so that he could liaise with the school and ideally he would like some lead in time. Councillor Paul Bryant stated that this was not something that could be imposed on the developer but the Planning Officer confirmed that he would try and ensure that Councillor Simpson was advised of the start date as he would know when the discharge of application notice came in.
  38. The Planning Officer thanked Gemma Kirk, the Case Officer, for all her hard work and demeanour on such a complex application.

**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 started within 3 years from the date of this permission and implemented in strict accordance with the approved plans.  
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 permitted shall be carried out in accordance with the approved drawings listed below:
  - (i) Location Plan (1:1250) 2775-01C received on 04.12.2017;
  - (ii) Block Plan (1:200) 2775-04E received on 18.12.2017;
  - (iii) Proposed 2775-04E received on 18.12.2017.Reason: To ensure that the development is constructed in accordance with the submitted details assessed against Policies CS14 and CS19 of the West Berkshire Core Strategy (2006 - 2026).
3. The materials to be used in the development hereby permitted shall be as specified on the approved plans.

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Reason: To ensure that the external materials are visually attractive and respond to local character. 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), Supplementary Planning Document Quality Design (June 2006), Supplementary Planning Guidance 04/2 House Extensions (July 2004) and Cold Ash and Ashmore Green Village Design Statement (2002).

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, D, E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006).

5. No demolition or construction works shall take place outside the following hours:

7:30am to 6:00pm Mondays to Fridays;  
8:30am to 1:00pm Saturdays;  
nor at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026).

6. The gradient of private drives shall not exceed 1 in 8 or, where buildings are likely to be occupied by the mobility impaired, 1 in 12.

Reason: To ensure that adequate access to parking spaces and garages is provided. 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).

7. The development shall not be brought into use 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).

8. 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. When appropriate, the statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Loading and unloading of plant and materials

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- (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) Timing of deliveries

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).

9. No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. All such fencing shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Note: The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012.

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

10. No development or other operations shall commence on site until a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of plants noting species, plant sizes and proposed numbers/densities, an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure;
- a) Completion of the approved landscape scheme within the first planting season following completion of development.
  - b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

11. 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.

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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;
- e) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse at no greater than Greenfield run-off rates;
- f) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- g) 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;
- j) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;

The above sustainable drainage measures shall be implemented in accordance with the approved details before the building hereby permitted is occupied 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 in the approved condition thereafter/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.

### **Informatives:**

1. 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.
2. 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](http://www.westberks.gov.uk/cil)

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3. The Highways Manager, West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 519887, should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks' notice, to obtain details of underground services on the applicant's behalf.
4. The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.
5. The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
6. In order to protect the stability of the highway it is advised that no excavation be carried out within 15 metres of a public highway without the written approval of the Highway Authority.

### (2) **Application No. and Parish: 17.03285 10-12 Old Station Business Park, Wilson Close, Compton, RG20 6NE**

1. The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 17/03285/FUL in respect of a section 73A application for variation of Condition 4: External lighting, of planning permission 00/00964/FUL – Construction of three two storey light industrial units in one block of three units at 10-12 Old Station Business Park, Compton, Berkshire.
2. In accordance with the Council's Constitution, Mrs Alison Strong, Parish Council representative, Dr Stephen Knowles and Mrs Rashmi Knowles, objectors, and Mr Matt Fenton, applicant, addressed the Committee on this application.
3. Derek Carnegie introduced the report to the 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.
4. Mrs Strong in addressing the Committee raised the following points:
  - Compton Parish Council welcomed the opportunity to review the application as there were additional requirements to protect residents from light pollution and encroachment.
  - There had been a number of retrospective applications over the 18 year site history.
  - The development would be detrimental to the village street scene.
  - The access road had no road markings and a blind corner so the increased traffic would put school children walking to school at risk of harm.
  - The Parish Council requested:
    - A condition regarding the tilt and hours of operation for the external lighting.
    - Active involvement from Building Control
    - The prior screening condition to be enforced
    - No further plans to be withdrawn by the applicant.



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5. Councillor Anthony Pick asked for more information regarding the risk of light pollution. Mrs Strong explained that there was light pollution from the existing units that had been built out on the site.
6. Dr and Mrs Knowles, in addressing the Committee, raised the following points:
  - The site was positioned at a high elevation over the village and any external lighting would be highly visible from the High Street and Compton's conservation area.
  - They would like no lighting to be installed on the unit's western side as this would have the most significant impact on wildlife.
  - The lighting on the existing units was on outside of the hours of operation in the application before the Committee.
  - The landscaping and screening required by a previous condition had not been planted.
  - The access was a single lane on a blind bend and there was no footpath.
  - The development would lead to an increase in traffic volume. Traffic calming measures should be conditioned.
7. Councillor Beck asked what the difference in the number of parking spaces was between the original and amended application. Dr Knowles advised that 38 were originally proposed and it was now 48 spaces. Derek Carnegie advised that the application regarding parking spaces had been withdrawn.
8. Councillor Paul Bryant asked whether both bollard and passive infrared (PIR) would be unacceptable to the objectors. Dr Knowles advised that bollard lighting would be acceptable as it would be at a low level and not visible from the village. They objected to a fixed light on the side of the unit.
9. Mr Fenton in addressing the Committee raised the following points:
  - The application was to vary the wording of condition four of the original permission in order to allow details of the lighting scheme to be submitted after commencement of the development instead of before. The development had been commenced by laying foundations in 2004.
  - The application was not to approve a particular lighting scheme.
  - The lighting scheme would be submitted to the Council before the units were brought into use.
  - There did not seem to be any objections to the application to vary the wording of condition four, although other concerns had been expressed.
10. Councillor Pick suggested that the lighting scheme included motion sensor lighting. He asked whether the landscaping condition would be fulfilled. Mr Fenton replied that he would comply with the condition.
11. Derek Carnegie clarified that technically the development had commenced without details of the lighting scheme. Mr Fenton advised he would take into account the views of residents when designing the lighting scheme.
12. Councillor Adrian Edwards asked what the external lighting was required for. Mr Fenton advised that it was for security purposes.

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13. Councillor Garth Simpson asked how the historic complaints of residents could be addressed. Derek Carnegie advised that the original application was approved some 18 years previously so it too late to take enforcement action.
14. Councillor Bairstow expressed the view that there was no need for lights on the western side of the unit because the entrance was to the south. Mr Fenton agreed and would take this into account when designing the lighting scheme.
15. Councillor Bryant stated that he was surprised that the committee were able to add another recommendation regarding landscaping. Derek Carnegie advised he had confidence in the case officer that the condition was appropriate and enforceable.
16. Councillor Hilary Cole proposed that the Committee accept the officer's recommendation to grant planning permission. The proposal was seconded by Councillor Pick.
17. Councillor Pick expressed concern regarding the site history. Councillor Bryant stated that he hoped the applicant would take the residents comments on board.
18. 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:**

#### **Approved plans**

The development shall be carried out in accordance with drawings 1391/50, 1391/52, 1391/53 rev B, 1391/54 rev B, 1391/56, 1391/57, 1391/58 received on 21 November 2017.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against the National Planning Policy Framework 2012, Policies ADPP1, ADPP5, CS 9, CS 13, CS 14, CS 18 and CS 19 of the West Berkshire Core Strategy 2006-2026, policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007.

#### **Materials**

The materials to be used in the construction of the external surfaces of the building shall match the existing units within the Old Station Business Park.

Reason: To ensure that the external materials are visually attractive and respond to local character in accordance with the National Planning Policy Framework 2012, policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and the Quality Design Supplementary Planning Document 2006.

#### **Landscaping**

All landscape works shall be completed in accordance with the submitted plans, and supporting information. The approved landscape works shall be implemented within the first planting season following the first use of the development or in accordance with a programme submitted prior to the first use of the development and approved in writing by the Local Planning Authority.

Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of the approved landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

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Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the National Planning Policy Framework 2012, Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, and Supplementary Planning Document Quality Design 2006.

### **External Lighting**

The use shall not commence until details of the external lighting to be used in the areas around and on the building, including details of their relationship to/impact on nearby residents have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved scheme before the use is commenced. No external lighting shall be installed except for that expressly authorised by the approval of details as part of this condition.

Reason: To protect the amenities of nearby land users and the character of the area. Inappropriate external lighting would harm the special rural character of the locality. This condition is imposed in accordance with the National Planning Policy Framework 2012, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and OVS.5 of the West Berkshire District Local Plan Saved Policies 2007.

### **Hours of Work**

No construction works shall take place outside the following hours:

7:30am to 6:00pm Mondays to Fridays;

8:30am to 1:00pm Saturdays;

nor at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework 2012, Policy CS14 of the West Berkshire Core Strategy 2006-2026 and Policy OVS.6 of the West Berkshire District Local Plan Saved Policies 2007.

### **Land Contamination**

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: To protect the amenities of future occupiers of the site in accordance with policy CS14 of the West Berkshire Core Strategy 2006-2026, policy OVS.5 of the West Berkshire District Local Plan Saved Policies 2007, and the National Planning Policy Framework 2012.

### **Parking**

The use shall not commence until the vehicle parking and turning space have been surfaced, marked out and provided in accordance with the approved plans. The parking and 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 2012, Policies CS13 and CS14 of the West Berkshire Core Strategy

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2006-2026 and Policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007.

### Plant Machinery

No plant shall be installed on site until details have been submitted to and approved in writing by the Local Planning Authority. The plant and measures to minimise the effect of noise shall be installed prior to the operation of the plant in accordance with the approved details. Details of the plant shall include:

(a) written details concerning any proposed air handling plant associated with the development including

(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) The findings of a noise survey to determine noise levels in the vicinity of the proposed development and calculations showing the likely impact of noise from the development;

(c) a scheme of works or such other steps as may be necessary to minimize the effects of noise from the development;

Reason: To protect the amenity of residents and nearby land users in accordance with the National Planning Policy Framework 2012, Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5 and OVS.6 of the West Berkshire District Local Plan Saved Policies 2007.

### Hours of Operation

The use of the premises shall not operate outside the following hours:

07:00 to 21:00 Mondays to Fridays, 08:00 to 18:00 on Saturdays and not at any time on Sundays and Bank or Statutory Holidays.

Reason: To protect the amenity of residents and nearby land users in accordance with the National Planning Policy Framework 2012, Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and Policy OVS.6 of the West Berkshire District Local Plan Saved Policies 2007.

### Informatives:

Public Rights of Way

#### **(3) Application No. and Parish: 17.03427 Newbury Rugby Club, off Monks Lane, Newbury**

1. The Committee considered a report (Agenda Item 4(3)) concerning Planning Application 17/03427 in respect of the change of use of part of the car park at Newbury Rugby Club to commercial use for West Berkshire Transport Operations Team.
2. In introducing the report the Planning Officer stated that this was a major application by the Local Authority to make part of a parking area available for use by public service vehicles. It was considered that there would be limited impact on traffic flows. Greenham Parish Council had raised an objection in relation to the access road and that it was too small to take the additional traffic generated. However, the parking would be for around 25 minibuses and vans which would be leaving the site

## WESTERN AREA PLANNING COMMITTEE - 21 FEBRUARY 2018 - MINUTES

early in the morning and returning late in the afternoon and therefore there would not be a significant conflict in terms of traffic movement.

3. Councillor Paul Bryant noted that there was also a care home in the vicinity and he asked if consideration had been taken into account in relation to the cumulative effect. The Highways Officer stated that there were concerns about the junction onto Monks Lane but traffic movements would be in off peak hours and therefore it was felt that the impact would not be significant. Traffic volume for the nursing home was also low.
4. Councillor Hilary Cole asked why the red line included the grandstand if the proposal was only for parking of service vehicles. Sharon Armour confirmed that there would be some use of an office within that area.
5. Councillor Jeff Beck was disappointed that no-one from the Transport Officer Team was present at the meeting to answer questions. It gives the impression that the Committee would rubber stamp the application. Also neither of the Ward Members had felt that it was necessary to attend the meeting.
6. Councillor Adrian Edwards asked whether David Lloyd Leisure had been consulted on the proposal as that venue was open from 6.30am until 10.00pm and therefore there would be a conflict of traffic. The Highways Officer responded that traffic at off peak times would still be less. He confirmed that David Lloyd had been consulted but had not submitted any comments.
7. Councillor Howard Bairstow felt that this proposal benefitted both the Rugby Club and the Council. It gave the Rugby Club additional income and also provided a space for public vehicles to park. The site was remote and secure.
8. Councillor Anthony Pick supported the comments made by Councillor Edwards and that all neighbours should be consulted on the proposals.

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

### Conditions

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.
2. No development shall commence until a scheme to indicate a physical barrier no more than 0.5m high to be constructed a minimum of 10m distance from the boundary of the woodland to the south of the application site along the south boundary has been submitted to and approved in writing by the Council. This scheme shall then be implemented prior to the first use of the car park hereby permitted.  
Reason: To protect the margins of the woodland to the south in accord with policy CS17 in the WBCS 2006 to 2026.
3. No development shall commence on the site until a scheme to improve the current hard surface of the application site has been submitted to and agreed in writing by the LPA. Before the car park is put to use, the hard surface shall be laid down to the satisfaction of the Council.

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Reason: To ensure the parking surface is suitable for vehicle parking in accord with policy CS13 in the WBCS of 2006 to 2026.

**43. Appeal Decisions relating to Western Area Planning Committee**

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

*(The meeting commenced at 6.30 pm and closed at 9.10 pm)*

**CHAIRMAN** .....

**Date of Signature** .....

# Agenda Item 4.(1)

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(1)	17/03434/COMIND Greenham	22 <sup>nd</sup> March 2018	<p>Construction of a new 1 FE single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school. Construction of bunds adjacent to the temporary and permanent access roads to prevent access from the roads to private land.</p> <p>Land South of Newbury College, Monks Lane, Newbury.</p> <p>West Berkshire Council</p>

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/03434/COMIND>

**Recommendation Summary:** To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1).

**Ward Member(s):** Councillor Drummond  
Councillor Bartlett

**Reason for Committee determination:** This is a major application and West Berkshire Council is the applicant.

**Committee Site Visit:** 8<sup>th</sup> March 2018

## Contact Officer Details

**Name:** Jake Brown  
**Job Title:** Principal Planning Officer  
**Tel No:** (01635) 519111  
**Email:** [jake.brown@westberks.gov.uk](mailto:jake.brown@westberks.gov.uk)

## 1. RELEVANT PLANNING HISTORY

Application 17/00158/COMIND - Construction of a new 1 F E single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a new permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school. Application approved 30/06/17.

Application 17/01990/COND1 - Application for approval of details reserved by conditions 3 finish floor levels, 4 spoil, 17 arboricultural watching brief, 20 construction method statement, 27 parking and turning, 28 electric charging points, 29 route for construction vehicles, and 32 drainage of approved application 17/00158/COMIND - Construction of a new 1 F E single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a new permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school. Split decision – part approved and part refused 27/09/17.

## 2. PUBLICITY

Advertised in Newbury Weekly News on 4<sup>th</sup> January 2018. The site notice expired on 6<sup>th</sup> February 2018 and the neighbour notification letters expired on 11<sup>th</sup> January 2018.

### 2.1 EIA

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the local planning authority (LPA) must adopt a screening opinion on any application for Schedule 2 development to determine whether the proposal constitutes EIA development, and therefore whether Environmental Impact Assessment (EIA) is required as part of the application.

A screening opinion was adopted following the submission of the application, confirming that the proposal is not considered EIA development and that an Environmental Statement is not required.

## 3. CONSULTATIONS AND REPRESENTATIONS

### 3.1 Consultations

<b>Greenham Parish Council</b>	No objection. Concerned about access to the site by car, foot and cycle.
<b>Newbury Town Council</b>	Support provision of a new school, no objections subject to the A339 junction being controlled by full traffic lights.
<b>Archaeology</b>	No objections.



<b>Conservation</b>	No objections.
<b>Drainage</b>	No objections subject to conditions.
<b>Education</b>	<p>This project is part of the Education Capital Programme. Capital investment is being made to provide an additional 210 place (1FE) Primary school with integrated 26 place nursery provision from 2018 to meet demand from Demographic Growth in the Newbury area. The new school accommodation will ensure that West Berkshire Council has sufficient places in the Newbury area to meet its statutory duty. The school has been designed with the potential to expand to 2FE (420 pupils) should demand for places continue.</p> <p>The new school is required as all existing schools in the locality are at capacity with no further room for expansion. The school will open in September 2019 and admit 30 pupils in Foundation class and will grow by 30 pupils per year until it reaches full capacity. The school will also provide a 26 place nursery to meet demand for early years places.</p>
<b>Environmental Health</b>	No objections subject to conditions.
<b>Highways</b>	No objections.
<b>Highways England</b>	No objections.
<b>Natural England</b>	No objections.
<b>Planning Policy</b>	No response received.
<b>Access Officer</b>	No response received.
<b>Thames Water</b>	No objections.
<b>Housing</b>	No response received.
<b>Environment Agency</b>	No objections.

<b>SPOKES</b>	Support design of school. Concern that more than 67% of children would arrive by car. Young children seldom ride to schools and lack of off road cycle routes will deter pupil cycle journeys. Suggest closing existing HWRC access and replace with access off new access to school.
<b>The Berkshire Gardens Trust</b>	No objections, request boundary tree planting in addition to hedgerow to the southern and eastern boundaries.
<b>Forestry Commission</b>	No response received.
<b>The Woodland Trust</b>	No response received.
<b>BBOWT</b>	No response received.
<b>Police</b>	No response received.
<b>Royal Berkshire Fire and Rescue</b>	No objections - request provision of fire hydrants.
<b>Sport England</b>	Support. Request condition requiring construction details and use of playing fields to be approved.
<b>Waste Management</b>	No response received.
<b>Transport Policy</b>	No response received.
<b>Tree Officer</b>	No objections subject to conditions.
<b>Ecology</b>	No objections, request bund to be planted with a mix of wildflower.
<b>Minerals and Waste Officer</b>	No response received.
<b>Ministry of Defence</b>	No objections.

**Library Service**      No response received.

### **3.2 Representations – As of 27<sup>th</sup> February 2018.**

Total: 8      Object: 8      Support: 0

#### Summary of Objections:

- Impact on traffic and congestion;
- Should await decision on the strategic site before this application determined.
- Increase in HGV movements in area.
- Loss of natural habitat.
- Site is in an area of natural beauty and ancient woodland.
- Already sufficient primary school provision in south Newbury.
- Would facilitate the approval of the strategic site that is no longer required.
- Wrong location for a school.
- Students will not walk to the school.
- Students will use non-sustainable modes of transport.
- Air pollution, particularly in respect of school children.
- Siting of school against the Travel Plan's own requirements.
- Would result in four primary schools within a two mile radius.
- Concerns regarding prevention of HGV traffic from A339 for construction of the Sandford Strategic Site Allocation resulting in such traffic being routed past existing schools and residential areas.
- Travel plan inadequate and unrealistic.
- Trip forecast submitted is inaccurate.

## **4. PLANNING POLICY**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for West Berkshire comprises:

- West Berkshire Core Strategy (2006-2026)
- Housing Site Allocations DPD
- West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)
- Replacement Minerals Local Plan for Berkshire (2001)
- Waste Local Plan for Berkshire (1998)

4.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions. The NPPF is supported by the Planning Practice Guidance (PPG).

4.3 According to paragraph 215 of the NPPF, due weight should be given to relevant policies in existing plans according to their degree of consistency with

the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

4.4 The West Berkshire Core Strategy (2006-2026) (WBCS) is the first development plan document (DPD) within the new West Berkshire Local Plan. It sets out a long term vision for West Berkshire to 2026 and translates this into spatial terms, setting out proposals for where development will go, and how this development will be built. The following policies from the Core Strategy are relevant to this development:

- NPPF Policy
- ADPP1: Spatial Strategy
- ADPP2: Newbury
- CS5: Infrastructure Requirements and Delivery
- CS13: Transport
- CS14: Design Principles
- CS15: Sustainable Construction and Energy Efficiency
- CS16: Flooding
- CS17: Biodiversity and Geodiversity
- CS18: Green Infrastructure
- CS19: Historic Environment and Landscape Character

4.5 The Council's Housing Site Allocations Development Plan Document (HSA DPD) was adopted on the 9<sup>th</sup> May 2017. Policy C1 defines the settlement boundaries, replacing Policy HSG.1 of the Local Plan. Although the boundary has been revised to include the existing development on the Newbury College site it excludes the application site. The application site therefore remains outside of settlement.

4.6 A number of policies from the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP) remain part of the development plan following the publication of the Core Strategy. The following policies from the WBDLP are relevant to this development:

- OVS.5: Environmental Nuisance and Pollution Control
- OVS.6: Noise Pollution
- TRANS.1: Meeting the Transport Needs of New Development
- ENV.27: Development on Existing Institutional and Educational Sites in the Countryside.

4.7 The following local policy documents adopted by the Council are material considerations relevant to the development:

- Quality Design SPD (2006)
- Planning Obligations SPD (2015)
- West Berkshire Local Transport Plan
- Greenham Parish Plan, 2011 - As part of the Plan, objectives and actions include, reducing traffic associated with schools and promoting green travel, and improve cycle paths.

## **5. DESCRIPTION OF DEVELOPMENT AND PROPOSAL**

- 5.1 Full planning permission is sought for the provision of a single-storey, 1 form entry primary school, providing up to 210 pupil places with a 26 place full time entry nursery. The school has been designed so that it could expand to a 2 form entry school in the future and the submitted plans highlight the areas for future expansion. It should be noted that those proposals are not for consideration at this stage.
- 5.2 The proposals within this current application include the construction of a temporary access road through the existing College site which connects into Monks Lane. This will serve the school during the construction phase and for the first 2 years of operation.
- 5.3 After this time access will be achieved from the A339 via a new link road, also proposed as part of this application, which connects to the boundary of Sandleford Park. Access onto the A339 will be obtained via a traffic signal junction that also includes a pedestrian crossing to the north of the junction. An off carriageway cycle route is also proposed.
- 5.4 This application differs from the previously permitted scheme (ref: 17/00158/COMIND) in that it now includes 1 metre tall bunds along the northern side of the proposed access route from the A339, along the eastern side of the temporary access road from the College and along the western side of the A339. The bunds are to be 1.5 metres in width. The bunds proposed are required as a condition of the transfer of land from Newbury College to secure the Newbury College site. The bunds are to be constructed from the spoil generated as a result of the construction of the school.
- 5.5 The application site comprises 4.98 hectares of undeveloped land within the grounds of Newbury College. The application site is defined by an area of ancient woodland, High Copse, to the west and a balancing pond within the site to the south. The proposed access road (link road from the A339) runs along the northern boundary while to the east of the site is an area of open space beyond which is the Household Waste Recycling Centre (HWRC). The site gently slopes southwards. An existing established grass mound forms a barrier between the proposed school site and the existing attenuation pond to the south.
- 5.6 Whilst the application site is in close proximity to the allocated site at Sandleford Park, this application for a new school is separate to the consideration of the Sandleford development. The demands arising from the development of the strategic site allocation, and any education mitigation required as a result, will be considered as part of the assessment of applications relating to the Sandleford development.
- 5.7 This project is part of the Education Capital Programme to meet the demand for school places within the Newbury area. The new school accommodation will ensure that West Berkshire Council has sufficient places in the Newbury area to meet its statutory duty.

- 5.8 It is intended that the new school will open in September 2019, commencing with an intake of 30 foundation pupils increasing to the 30 pupils per year on year until the school reaches capacity. There will be 24 full time equivalent members of staff. The school will also provide a 26 place nursery to meet demand for early years places.

## **6. APPRAISAL**

The main issues for consideration in the determination of this application are:

- The Principle of Development;
- The Impact on the Character and Appearance of the Area;
- Impact on Neighbouring Amenity and the Amenity of the School;
- Highway Matters;
- Flood Risk;
- Drainage;
- Ecology;
- Trees;
- Sustainability – BREEAM;
- Archaeology;
- Community Infrastructure Levy;
- Presumption in Favour of Sustainable Development.

### **6.1 The Principle of Development**

6.1.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 provides that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The key policies that are relevant to considering the principle of the development in this application are Core Strategy Policies ADPP1 and ADPP2, Policy C1 of the HSA DPD and Policy ENV27 of the WBDLP.

6.1.2 The application site lies outside the current settlement boundary. A review of the settlement boundary took place as part of the HSA DPD, and although the boundary was revised to include the existing development on the Newbury College site it excludes the application site. The application site therefore remains outside of settlement.

6.1.3 The spatial strategy for West Berkshire District (as set out in Core Strategy policy ADPP1) is clear that development will follow the existing settlement pattern with the majority of development taking place on previously developed land. Within the open countryside only appropriate limited development will be allowed focused on addressing identified needs. This project is part of the Education Capital Programme. Capital investment is being made to provide a 210 place (1FE) Primary school to meet demand from demographic growth in the Newbury area and will ensure that West Berkshire Council has sufficient places in the Newbury area to meet its statutory duty.

6.1.4 Policy ADPP2, Newbury, of the WBCS recognises that community infrastructure is needed to meet with the needs of the growing population and

specific reference is made to educational need and school capacity issues being addressed.

- 6.1.5 The original permission for the development of Newbury College was based on exceptional community needs overriding other protective policies. The application site lies within the curtilage of Newbury College which is a committed development site through the WBDLP. The established educational use extends across the site as a whole. Policy ENV.27 of the WBDLP allows for educational and related development on existing school or institutional sites outside of settlement. Whilst not strictly relevant to the proposal at hand given the proposal is for a new primary school within the grounds of Newbury College, a further education facility, the considerations and criteria within Policy ENV27 can be equally applicable to this proposal whereby it is development of an education facility in the countryside.
- 6.1.6 The NPPF at paragraph 72 places great importance on ensuring that a sufficient choice of school places are available to meet the needs of existing and new communities. Local Planning Authorities are therefore required to give great weight to the need to create, expand or alter schools. This ethos is reiterated in the Government's policy statement entitled 'Planning for Schools Development', a statement prepared in August 2011 where it highlights a presumption in favour of the development of state-funded schools. The supporting 'Planning Statement' which accompanies this application advises that the school will meet a need for pupil places in south Newbury and that there are no further opportunities for expanding existing schools.
- 6.1.7 Further to this, the Council also has a statutory duty to ensure there are sufficient pupil places to meet demand.
- 6.1.8 Although the site lies outside of the current settlement boundary it is within the grounds of Newbury College, a committed development site, where educational use is established. Saved Policy ENV.27 of the WBDLP allows for educational and related development on existing school or institutional sites outside of settlement where the policy criteria can be met. The proposed development is considered to meet the requirements of the closest fit policy of ENV27, together with Policies ADPP1 and ADPP2 of the WBCS as well as the guidance contained within the NPPF.
- 6.1.9 The principle of the development is therefore considered acceptable, subject to its compliance with other planning policies and material planning considerations.

## **6.2 The Impact on the Character and Appearance of the Area**

- 6.2.1 The Government attaches great importance to the design of the built environment, and securing high quality design is one of the core planning principles of the NPPF. Core Strategy Policy CS14 states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. Policy

CS19 of the WBCS seeks to ensure that the diversity and local distinctiveness of the landscape character of the district is conserved and enhanced.

- 6.2.2 The application site comprises an area of open land which, whilst within the grounds of the college, is distinctly separate and has a verdant character. The presence of the ancient woodland to the west, has a strong influence on the tranquillity of the site, and the presence of the open space and established planting to the east minimises any impact, visual or noise, from the Household Waste Recycling Centre. At present the site is not visible from any public vantage points; however, the introduction of the new link road from the A339 will open up views of the site.
- 6.2.3 Whilst the site currently has a semi-rural character and appears separate to the College, consideration must be given to the extant consent for a conference centre on land to the south of the College and immediately to the north of the new access road. The footprint of the conference centre, which could be implemented at any time, is shown on a number of the submitted plans within this application. The extant permission will see the College development extend southwards thus bringing the College development closer to the application site. In local views, the school would be seen within the context of other institutional buildings within the College site.
- 6.2.4 The architectural approach to the elevational treatment is described as robust, simple and uncluttered. The irregular shape of the footprint allows for the creation of a courtyard area and breaks up what would otherwise be long expanses of brickwork, adding interest and variety. The building is approximately 7.4 metres at its highest point however much of the building is lower than this and the varied roof angles add interest to the design. The character of the site itself would undoubtedly change as a result of the development, as it is currently a greenfield site. The site layout however seeks to keep the built form away from the ancient woodland which in turn creates an attractive setting for the play/recreational areas. This layout also allows for longer views of the woodland edge to be obtained from the new highway when looking across the playing fields. As such the proposal complies with criterion (c) of Policy ENV.27 of the WBDLP which requires development to be reasonable in proportion to the size and nature of the existing establishment.
- 6.2.5 The palette of materials selected is considered to be of a high quality and would ensure a locally distinctive form of development. The mix of materials to include brickwork broken up with sections of timber cladding and aluminium panels coupled with a profiled metal roof adds interest to the building. Furthermore, the design, size and scale of the proposed development is considered to be acceptable and one that respects the site's location, the surrounding pattern of development and the style of the existing educational buildings to the north. As such the proposal complies with criterion (d) of Policy ENV.27 of the WBDLP which requires development to be well designed and constructed of appropriate materials, located close to or within an existing group of buildings and is not inappropriate or intrusive in its setting.



- 6.2.6 A comprehensive landscaping design strategy has been submitted to help soften the overall impact of the development. As part of the proposal a large Sweet Chestnut tree (T02) is to be removed. This is the only tree to be lost as a result of the development. The loss of this tree is discussed later within this report, however, the scheme as a whole provides for a net increase in tree cover. As such the soft landscaping scheme is welcomed and seen as a positive feature of the scheme softening the overall impact of the built form in accordance with criterion (f) of Policy ENV.27 of the WBDLP which requires development to make provision for landscape enhancement within or adjoining the site where this would help to screen and integrate the new development into its rural surroundings.
- 6.2.7 The inclusion of 1 metre tall bunds in addition to the previously approved scheme is not considered to introduce a detrimental impact on the character and appearance of the area. The planting of the bunds with a wildflower mix, as requested by the ecologist, can be secured by a condition which would soften the impact of the bunds themselves as well as the existing built form they border.
- 6.2.8 In relation to hard landscaping, a mix of blockwork paving is proposed. The boundary treatment includes timber hit and miss and timber palisade fencing, and green weld mesh fencing to the perimeter. A 2m high weldmesh fence is proposed along the southern boundary separating the site from the balancing pond. The use of green weldmesh fencing along the boundary with the ancient woodland is particularly welcomed given the sensitivity of this boundary. Two metre high metal bow top fencing is proposed to the front of the school. The boundary treatments are typical to those used within modern school developments and would not undermine the overall character of the scheme.
- 6.2.9 The site lies approximately 90m to the north-west of Sandford Priory which is included by Historic England on the Register of Parks and Gardens of Special Historic interest at Grade II. The impact of the proposal on this heritage asset has been assessed by the Conservation Officer and The Berkshire Gardens Trust and no objections have been raised.
- 6.2.10 Overall, the proposal would change the character and appearance of the site, but due to the site's location within an established educational site and the high quality of the design, the proposal is considered to present an acceptable form of development that respects the character and appearance of the surrounding area and is considered to create a quality learning environment. As such the proposal is considered to comply with Policies CS14 and CS19 of the WBCS, Policy ENV.27 of the WBDLP, and the design guidance within the NPPF.

### **6.3 Impact on Neighbouring Amenity and the Amenity of the School**

- 6.3.1 Securing a good standard of amenity for all existing and future occupants of land and buildings is another core planning principle of the NPPF. Core

Strategy Policy CS14 states that new development must make a positive contribution to the quality of life in West Berkshire.

- 6.3.2 The nearest neighbouring residential properties lie to the east of the site, south of the recycling centre. The proposals are not considered to impact on the amenity of these properties. Concern is raised in the representations received regarding the impact of the proposals on traffic and congestion particularly along the A339. The impact on the highway network is considered in detail below in the Highway Matters section.
- 6.3.3 With regard to noise, the internal layout of the school building has been designed to minimise any adverse impacts from external noise sources and the application is accompanied by a noise assessment. With regard to air quality, the site lies approximately 150m to the west of the A339. By virtue of distance and the level of existing planting between the site and the road, the site is not considered to be materially impacted on by the proximity of the A339. The application has been considered by Environmental Health who raise no objections subject to conditions securing details of external lighting, unforeseen contamination, acoustic specification of plant and construction hours.
- 6.3.4 The proposal is therefore considered to comply with Policy CS14 of the Core Strategy and the guidance within the NPPF.

## **6.4 Highway Matters**

- 6.4.1 Paragraph 32 of the NPPF states that "all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:
- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
  - safe and suitable access to the site can be achieved for all people; and
  - improvements can be undertaken within the transport network that cost- effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe."
- 6.4.2 An access road is proposed from the A339 to the boundary of Sandleford Park. Access onto the A339 will be obtained via a traffic signal junction that also includes a pedestrian / cycle crossing over the A339 on the northern side of the junction. This road and junction will not only serve the school, but also potentially form one of the accesses to serve the Strategic Site Allocation at Sandleford. This access road and new junction onto the A339 has Local Growth Deal funding allocated to it following a successful bid to the Thames Valley Berkshire Local Enterprise Partnership.

6.4.3 The access road will be 6.0 metres in width with an off carriageway cycle route. It is considered that any cycle route as it approaches the A339 should be off carriageway for the safety of cyclists. The cycle route will link with the existing off carriageway cycle route on the eastern side of the A339 and on into Deadmans Lane.

6.4.4 It is expected that the new access onto the A339 will be completed by September 2021. With the school scheduled to open in September 2019, an access is also proposed northwards into and through the Newbury College site and then via their existing access onto Monks Lane. In traffic terms, the use of this access is acceptable for up to two years post opening as the school becomes populated. After this time the new access onto the A339 must be utilised.

6.4.5 The layout of the site is acceptable with an in and out access arrangement.

### Traffic Generation

6.4.6 It is understood that the catchment area for the school will be much of South Newbury and Greenham. From viewing travel plans of other schools within West Berkshire, Transport Policy estimated the following modal share of walking, cycling and scooting of 28%, public transport of 5% and car 67%. Using the above 67% car journey figure for staff and pupils, the following traffic projection is provided in the Transport Assessment (TA):

Year	Pupils	Staff	AM 08.00 to 09.00 hours			PM 17.00 to 18.00 hours		
			Arrive	Depart	Total	Arrive	Depart	Total
2018	56	11	45	38	83	1	7	8
2019	86	13	66	58	124	1	9	10
2020	116	15	88	78	166	1	10	11
2021	146	17	109	98	207	1	11	12
2022	176	19	131	118	249	1	13	14
2023	206	21	152	138	290	1	14	15
2024	236	23	174	158	332	1	15	16

*Traffic flow estimates for proposed at 1FE School*

6.4.7 The VISSIM traffic model covering the area around Sandford Park has been used to assess the impact of the development. The VISSIM was constructed from survey data taken in February 2015, but has now been updated to include all housing sites included within the HSADPD.

6.4.8 Four model runs have been run as follows for the AM peak:

- a. 2021 reference case that includes traffic growth from 2015 with committed developments
- b. 2021 as above, plus Highwood Copse Primary School
- c. 2026 reference case that includes traffic growth from 2015 with committed developments
- d. 2026 as above, plus Highwood Copse Primary School

The traffic modelling results are as follows:

		Average Traffic Queue Length (metres)			
		2021 RC	2021 with School	2026 RC	2026 with School
A339 / Monks Lane / Pinchington Lane	A339 (N)	5	7	7	12
	Pinchington Lane (E)	20	27	45	42
	A339 (S)	206	271	357	466
	Monks Lane (W)	11	14	14	20
Monks Lane / Newtown Road / Newbury College	Newtown Road (N)	4	5	5	20
	Monks Lane (E)	0	0	0	1
	Newbury College (S)	0	0	0	0
	Monks Lane (W)	1	2	2	5
A343 Andover Road / Monks Lane	A343 (N)	10	10	11	16
	Monks Lane (E)	2	3	3	3
	A343 (S)	4	5	6	8
	Essex Street (W)	11	13	16	18
A343 Andover Road / Warren Road	A343 (N)	2	2	2	4
	Warren Road (E)	0	0	0	0
	A343 (S)	2	2	2	1
A339 / School Access	A339 (N)	N/A	8	N/A	9
	A339 (S)	N/A	41	N/A	186
	School Access (W)	N/A	12	N/A	82

6.4.9 For the PM peak, all children would have left for the day. It is assumed that some two thirds of teaching, management and administration staff would leave during the PM peak. Therefore no traffic modelling is deemed required for the PM peak.

6.4.10 The above results are a worst case scenario as the school traffic has been distributed onto the network and no account has been taken that much of the traffic would already be on the network as it would have been accounted for within the committed developments. No account has also been taken that much traffic would already be on the network travelling to existing schools. This is because it is currently unclear what the catchment area for the school would be. Therefore Highway Officers have sought to keep the modelling simple, but such double counting will need to be taken into account when considering the results.

6.4.11 The only location where there appears to be an issue is the A339 south arm (northbound), as highlighted in the table above, where traffic queues during the AM peak are already significant. The proposal will have a severe impact on this arm and will increase the traffic queue here further. Even without the worst case scenario mentioned above, it is likely that there would have been an impact on this arm. Highway Officers have no concerns regarding any impact elsewhere.

6.4.12 The A339 access is also projected to have significant traffic queues but this is due to the A339 south arm mentioned above. The traffic queue tails from Pinchington Lane to and through the new junction.

6.4.13 Due to this proposal and all of the other committed developments, West Berkshire Council, as highway authority, have/are designing junction improvements along all junctions on the A339 from and including the A4 to the B4640. For the A339 / Pinchington Lane / Monks Lane junction, design work is currently underway that includes either an enlarged roundabout or traffic signal junctions.

6.4.14 Traffic associated with the HWRC has been included within the VISSIM model. The HWRC will not be at its busiest during school opening and closing times. Highways Officers therefore do not consider that there will be issues between the proposed school and the existing HWRC.

6.4.15 As this proposal has an impact on the A339 / Pinchington Lane / Monks Lane junction, mitigation measures are required. Therefore, a financial contribution of £142,872 is sought to be secured via an appropriate legal agreement.

6.4.16 In respect of construction, a Construction Management Plan (CMP) has been submitted together with an addendum CMP (February 2018). The details contained within the CMP and addendum are considered acceptable.

### **Pedestrians, cyclists, scooters and public transport**

6.4.17 As stated earlier, it is estimated that 28% of journeys will be via walking, cycling and scooting. The population distribution has been considered but viewed within the recommended walking distance of 2 km. All of the Wards of Falkland, St Johns and Greenham are within 2 km. It is estimated that 89% of pedestrians would travel via Monks Lane to and from the west, north and north east. 11% would desire to walk to and from the east across the A339. 28% involves 59 pupils and assuming a parent per child, during the AM peak, this would involve 118 journeys to school and 59 journeys from school. The reverse would apply at school closing time.

6.4.18 5% or 11 pupils would use public transport. It is anticipated that all of these journeys would be to and from Monks Lane to bus stops along Monks Lane and Tesco.

6.4.19 Whilst the level of cycle and scooter parking proposed is considered acceptable, a condition is recommended requiring full details of this parking to be submitted for approval to ensure it follows the Council's guidance.

### **Parking**

6.4.20 The level of parking on site for staff at the school is considered by officers to be acceptable.

## **Travel Plan**

- 6.4.21 Concerns have been raised in the representations in respect of the proposed Travel Plan and that there will be a reliance on the private car due to the location of the site.
- 6.4.22 A draft of a Travel Plan has been submitted as part of the planning application. The draft Travel Plan is not considered sufficient, however, any deficiencies are considered to be minor and an acceptable Travel Plan can be secured by condition prior to the school being bought into use.
- 6.4.23 Overall, in respect of highway matters, no objection is raised by Highways Officers. The proposal is therefore considered to comply with the guidance contained within the NPPF, Policies CS13 and CS14 of the WBCS, Policy TRANS1 of the WBDLP and Supplementary Planning Document Quality Design (June 2006).

## **6.5 Flood Risk**

- 6.5.1 The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Core Strategy Policy CS16 strictly applies a sequential approach across the district. The application site is located in the Environment Agency's Flood Zone 1, which has the lowest probability of fluvial flood risk.
- 6.5.2 The responsibility for assessing surface water drainage proposals for major applications is now with the Lead Local Flood Authority (LLFA). The Flood Risk Assessment shows the land to have a low probability of flooding from overland flow, ground water and sewer flooding. It is considered that the development complies with the NPPF sequential test and the associated parts of Core Strategy Policy CS16.

## **6.6 Drainage**

- 6.6.1 Core Strategy Policy CS16 states that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS).
- 6.6.2 The submitted Drainage Strategy highlights that the development would incorporate sustainable drainage solutions to dispose of surface water. Further details including surface water drainage plans and an impact study on the existing attenuation basin have also been submitted. The proposed drainage scheme for the school relies on discharging water into the existing balancing pond at the south of the site. It is considered that the proposed sustainable drainage for the school is acceptable. Sustainable drainage solutions for the proposed access to the school can be secured by condition in accordance with the NPPF.

## **6.7 Ecology**

- 6.7.1 Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by (amongst others) minimising impacts on biodiversity and providing net gains in biodiversity where possible.
- 6.7.2 Core Strategy Policy CS17 states that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced. In order to conserve and enhance the environmental capacity of the District, all new development should maximise opportunities to achieve net gains in biodiversity and geodiversity in accordance with the Berkshire Biodiversity Action Plan and the Berkshire Local Geodiversity Action Plan. Criterion (e) of Policy ENV.27 of the WBDLP also seeks to ensure that new development would not be harmful or result in any significant loss of landscape or habitat features.
- 6.7.3 The application is supported by a preliminary ecological appraisal (October 2016) which provides the results of an extended phase 1 habitat survey which was undertaken along the A339, and a bat emergence survey (May 2016). A Great Crested Newt (GCN) Environmental DNA Survey was carried out on 6<sup>th</sup> May 2017. This is a new method for species monitoring in water bodies. Natural England has approved this method for determining the presence of Great Crested Newts and it gives a quick presence/absence result from a sample of water which is collected following a specific protocol.
- 6.7.4 The results of the Environmental DNA survey were negative thus demonstrating that there are no GCN within the pond. As such no further monitoring or mitigation is required and it is concluded that the development will not impact on Favourable Conservation Status of GCN.
- 6.7.5 The Bat surveys are considered to be acceptable. It is considered that the development accords with Policy CS17 of the Core Strategy.
- 6.7.6 As previously noted, the Ecologist has requested that the proposed bunds be planted with a wildflower mix. This is proposed to be secured via a condition seeking approval of specific landscaping details in accordance with the NPPF.

## **6.8 Trees**

- 6.8.1 The NPPF at paragraph 118 sets out that “planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss;”
- 6.8.2 Government advice on ancient woodland and veteran trees and protecting them from development which acts as Natural England and the Forestry Commissions Standing Advice for planning authorities sets out that “In assessing development proposals, planning authorities must decide on the weight to be given to ancient woodland and veteran trees in individual cases”

and that “If the planning authority decides to grant planning permission in line with the National Planning Policy Framework, it should seek appropriate mitigation or compensation from the developer”.

- 6.8.3 An ancient woodland, High Wood Copse, lies to the west of the application site. Standing Advice from Natural England and the Forestry Commission suggests mitigation measures could include “leaving an appropriate buffer zone of semi-natural habitat between the development and the ancient woodland or tree” and that “depending on the size of the development, a minimum buffer should be at least 15 metres”.
- 6.8.4 The submitted proposed site plan denotes a 15 metre buffer zone, which is the minimum distance from the ancient woodland, High Wood Copse. This demonstrates that the proposal is outside this buffer zone and minimises the impact of the development on this ancient woodland.
- 6.8.5 In addition, a veteran Sweet Chestnut tree (T02) is proposed to be removed. The Standing Advice from the Forestry Commission and Natural England suggests that compensation measures “could include management of aged or veteran trees” or “replacing lost veteran trees”.
- 6.8.6 This veteran tree, growing adjacent to the north boundary of the site, is an over mature Sweet Chestnut, which is mainly dead. There is a small amount of live lower epicormic growth. The tree survey carried out has graded the tree as ‘C’ with a life expectancy of less than 10 years, in accordance with the BS5837:2012. There are a number of holes and cavities which have the potential for bats and nesting birds. This tree has been the subject of a bat survey by Lizard Landscape Design and no evidence of bat roosting/commuting was found. The surveys therefore confirm no mitigation is necessary and therefore bat boxes do not form part of the proposal.
- 6.8.7 The tree has been proposed to be felled due to the close proximity of it to the access roads. However, an informative is proposed recommending that the trunk of the tree be retained on site in as large a section as possible, to allow it to decay naturally for the local wildlife. Other trees are also proposed to be planted within the site which will provide a net increase in tree cover from the scheme as a whole.
- 6.8.8 The submitted arboricultural information prepared by Lizard Landscape design (ref: LLD919/KM /29.02.16.Rev 00) is considered to be adequate for the purpose of determining this application as far as tree implications are concerned. The protection measures specified along with close arboricultural supervision would be sufficient to minimise the impact of the development on retained trees.
- 6.8.9 No objections have been raised by the Tree Officer. Therefore it is considered that the impact of the proposed development on trees would be acceptable. A condition requiring a detailed landscape scheme and



management plan is considered necessary to secure precise details of the planting mix and how it will be managed.

## **6.9 Sustainability - BREEAM**

6.9.1 Policy CS15 of the Core Strategy requires all non-residential development to achieve a BREEAM Excellent rating. The applicant has confirmed that the development proposed is likely to achieve such a rating. As such a condition will be attached to ensure that the proposed development achieves a BREEAM Excellent rating.

## **6.10 Archaeology**

6.10.1 A desk based assessment together with geo-physical surveying was produced which was largely negative in its findings. As such the evidence suggests that there will be no major impact on any features of archaeological significance. Therefore, no further archaeological investigation is considered necessary.

## **6.11 Community Infrastructure Levy (CIL)**

6.11.1 The proposed development is not liable for CIL.

## **6.12 Presumption in Favour of Sustainable Development**

6.12.1 The NPPF places a strong emphasis on sustainable development. All planning applications must result in sustainable development with consideration being given to economic, social and environmental sustainability aspects of the proposal.

6.12.2 The site is located in a sustainable location and within an existing educational site. The proposal will meet an existing and growing need for primary school places within South Newbury, and as confirmed by the submitted Planning Statement, there are “no further opportunities to expand existing schools”. The scheme will provide a modern, high quality learning environment. The proposal will deliver short and long term economic benefits, creating jobs during the construction phase of the development and once established the school will employ the equivalent of 24 full time staff. Access to good education delivers a range of social and economic benefits to individuals and the area as a whole. These weigh in favour of the proposal.

6.12.3 It is recognised that as a result of the proposal, a veteran large Sweet Chestnut tree will be removed. However, the environmental contribution of this tree is limited given that it is a mainly dead, low category C tree with a life expectancy of less than 10 years. Its alternative contribution as a retained biodiversity feature on site, as set out at paragraph 6.9.7, is equally beneficial however. That, together with additional planting, seeing a net increase in trees across the site, is considered to result overall in a neutral environmental impact. Other environmental considerations have been found to be acceptable as set out in the above report.

6.12.4 Taking the above into account together with the particular considerations of the proposal as set out in this report which have been found to be acceptable, the development is considered to constitute sustainable development in accordance with the NPPF.

## **7. Conclusion**

7.1 The NPPF at paragraph 72 places great importance on ensuring that a sufficient choice of school places are available to meet the needs of existing and new communities and that local planning authorities should “take a proactive, positive and collaborative approach to meeting this requirement...”. Local Planning Authorities are therefore required to give great weight to the need to create, expand or alter schools. The Government’s policy statement entitled ‘Planning for Schools Development’, a statement prepared in August 2011 also highlights “a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework”.

7.2 The supporting ‘Planning Statement’ which accompanies this application advises that the school will meet a need for pupil places in south Newbury. It also sets out that a “programme of expansion of the existing schools within Planning Area 3, where the new school will be situated, has already been undertaken...”. The Statement confirms that there are “no further opportunities to expand existing schools”. As such, the report sets out that the provision of a new school has been identified as the solution, and this would ensure that the Council has sufficient places in the Newbury area to meet its statutory duty.

7.3 The particular considerations of the proposal as set out in this report have been found to be acceptable. The proposed development will change the character of what is a greenfield site and there is a loss of a veteran tree as a result of the proposals. However, the need for the school and also the high quality design of the scheme, in terms of both the building itself and the comprehensive landscaping scheme, weigh in its favour. Overall, the proposal is considered to create a high quality development and one which is in keeping with the scale and form of the development within the wider college site and which respects the character and appearance of the area.

## **8. Recommendation**

To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the schedule of conditions below.

### **8.1 Recommended conditions**

#### **1 Time Limit**

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 Plans**

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. C;
- Proposed Site Plan drawing number PL003 rev. 5;
- Proposed ground Floor drawing number PL004 rev. 1;
- Roof Plan drawing number PL005 rev. 1;
- Sections drawing number PL007 rev. 1;
- Elevations drawing number PL006 rev. 1;
- Proposed Road Layout Signals drawing number PL011-27599-010 rev. B;
- Site Sections drawing number PL010 rev. 1;
- Tree Retention & Protection Plan drawing number LLD919/04 rev. 04;
- Landscape Masterplan 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;
- Foul and Surface water Drainage (Sheet 1 of 3) drawing number 101:1 rev. P3;
- Foul and Surface water Drainage (Sheet 2 of 3) drawing number 101:2 rev. P1;
- Foul and Surface water Drainage (Sheet 3 of 3) drawing number 101:3 rev. P1;
- Site Sections drawing number PL010 rev.1.

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

## **3 Boundary treatment**

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).

## **4 Hard Surfacing**

The school hereby approved shall not be brought into use until the areas of hard standing have been constructed in accordance with the details shown on drawing

number LLD919-05 rev.01 titled Hard Surface Treatments. The areas of hard surfacing shall thereafter be retained in accordance with the approved details.

Reason: The areas of hardstanding are an important element of 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).

## **5 Materials**

Construction of the school building shall not progress beyond the damp proof course level until samples and a schedule of materials to be used in the construction of the external surfaces of the proposed building have been submitted to and approved in writing by the Local Planning Authority. The building shall thereafter be constructed in accordance with the approved materials.

Reason: The materials 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 BREEAM**

Evidence confirming that the development achieves a BREEAM Education rating of Excellent shall be submitted to the Local Planning Authority. The evidence required shall be provided in the following formats and at the following times unless otherwise agreed in writing by the Local Planning Authority:

- 1) Evidence of Submission to the BRE for a Design Stage Assessment (or a copy of the Design Stage Certificate with Interim rating if available) shall be provided prior to First Occupation of the building.
- 2) Evidence of Submission to the BRE for a Post Construction Final Certificate shall be provided within 8 weeks of Occupation of the building.
- 3) A copy of the Final Certificate certifying that BREEAM Excellent has been achieved for the development, shall be provided within 12 Months of Occupation of the building.

Reason: To ensure the development contributes to sustainable construction. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS15 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

## **7 External Lighting**

The school hereby approved shall not be brought into use until the external lighting to be used around the school has been installed in accordance with drawing number P15228-E97-00-01 rev 12 titled Site External Lighting Services Layout. No external

lighting shall be installed on the building or across the site except for that expressly authorised by the approval of details as part of this condition. The approved external lighting shall thereafter be retained.

Reason: To have regard to the setting of the development and to protect the amenity of neighbouring occupiers and wildlife. 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).

## **8 Unforeseen contamination**

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 futures users of the site in accordance with Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and the guidance within the National Planning Policy Framework.

## **9 Noise from services associated with new buildings**

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:

(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 West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Policy CS14 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.

## **10 Hours of work**

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.

## **11 Sport England**

The school hereby approved shall not be brought 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.

## **12 Travel Plan**

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).

### **13 Cycle Parking/Scooter Details**

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, 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).

### **14 Tree Protection (scheme submitted)**

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 number 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.

### **15 Arboricultural supervision condition**

The development (including site clearance and any other preparatory works) shall be carried out in accordance with the Arboricultural Supervision 'Watching Brief', dated 12th July 2017 produced by Lizard Landscape Design and Ecology and Supplementary letter reference - LLD1220/KM/14.08.2017.

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.

### **16 Tree retention (plan)**

No trees, shrubs or hedges shown as being retained on the Tree Retention & Protection Plan (drawing 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.

## **17 Landscaping Scheme Condition**

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, including the planting of a wildflower mix on the proposed bunds. 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.

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 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.

## **18 Construction Management Plan**

The demolition and construction works shall incorporate and be undertaken in accordance with the approved Construction Management Plan and addendum dated February 2018.

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, Policy CS14 of the West Berkshire Core Strategy 2006-2026 and Supplementary Planning Document Quality Design (June 2006).

## **19 Highway financial contribution**

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 and Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026.



## **20 Access to the school for first two years**

As a first development operation, the vehicular, pedestrian/cycle access via Newbury College and associated engineering operations shall be constructed in accordance with the approved drawings.

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 and Policy CS13 of the West Berkshire Core Strategy 2006-2026.

## **21 Stopping up of initial access**

Upon completion of the access onto the A339, the existing vehicular access serving the school via Newbury College shall be stopped up to all vehicles at a location south of Newbury College.

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 and Policy CS13 of the West Berkshire Core Strategy 2006-2026.

## **22 Access to the school after two years of opening**

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 drawings.

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 and Policy CS13 of the West Berkshire Core Strategy 2006-2026.

## **23 Vehicle parking**

The school hereby approved shall not be brought into use until the vehicle parking and turning spaces/areas have been provided in accordance with the approved details. The parking and turning spaces 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 the flow of traffic. 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).

## **24. Electric Vehicle Charging Points**

The school hereby approved shall not be brought into use until the electric vehicle charging points have been delivered in accordance with the EV Charging points data sheets received 13<sup>th</sup> February 2018 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. Construction Traffic Access**

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 and Policy CS13 of the West Berkshire Core Strategy 2006-2026.

## **26. Drainage scheme for the proposed access serving the school via Newbury College**

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. Drainage scheme for permanent school access from A339**

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-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. Drainage scheme for the school**

The school hereby approved shall not be brought into use until the sustainable drainage measures set out in drawing numbers 101:1 rev. P3, 101:2 rev.P1, 101:3 rev. P1 and 102 rev.P2, and the 'Impact Study on Existing Attenuation Basin' produced by Archibald Shaw have been implemented in full. 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).

## **29. Works in accordance with Preliminary Ecological Appraisal and Bat Survey**

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.

**Informatives:****Construction Noise**

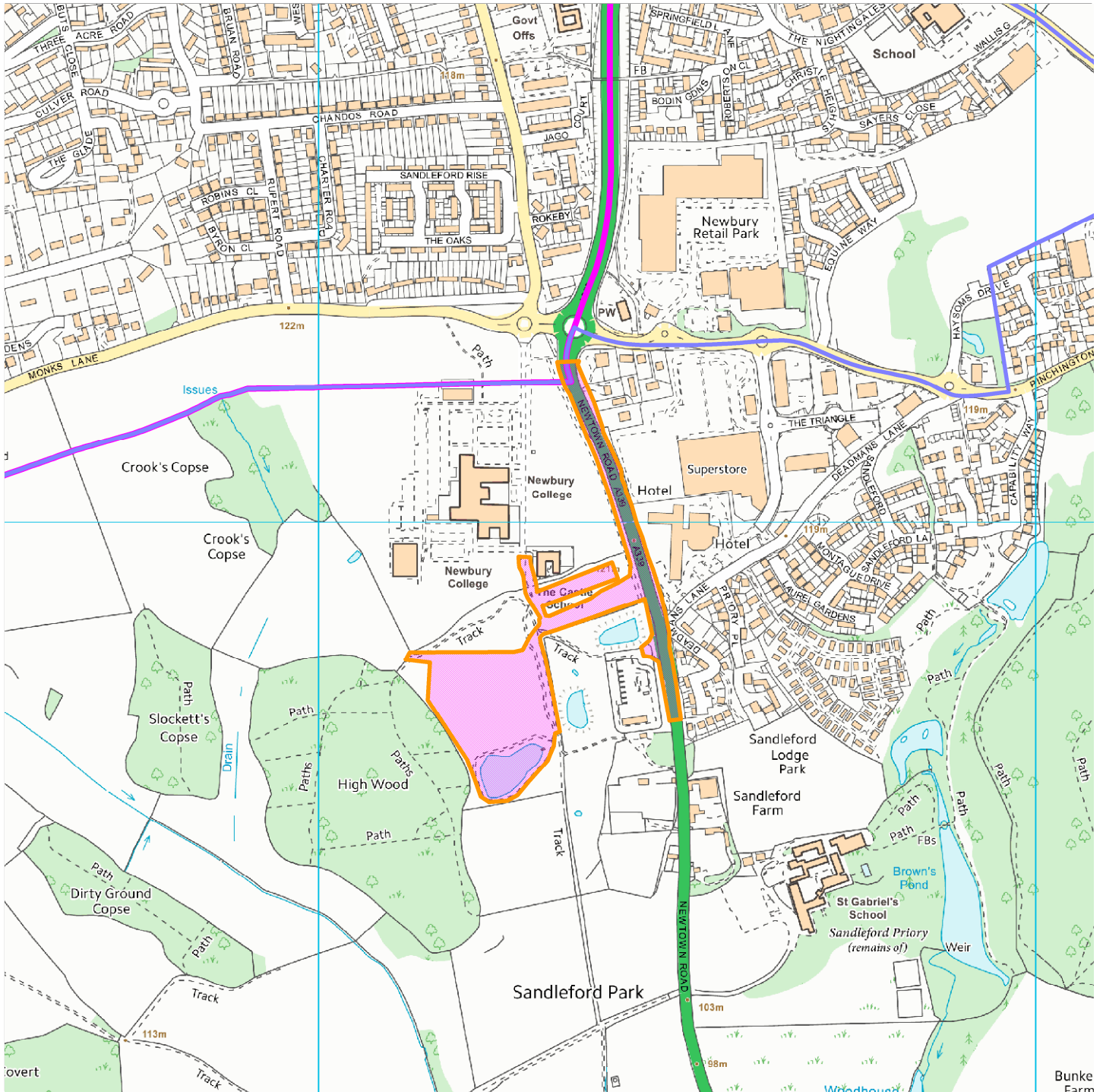
The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health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

**Trees**

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.

DC

Land South Of Newbury College, Monks Lane, Newbury



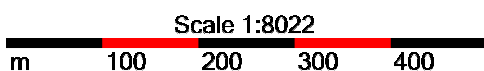
Map Centre Coordinates :

Scale : 1:8022

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<b>Organisation</b>	West Berkshire Council
<b>Department</b>	
<b>Comments</b>	Not Set
<b>Date</b>	01 March 2018
<b>SLA Number</b>	0100024151



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