

# Notice of Meeting



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

At the Calcot Centre, Highview (off Royal Avenue), Calcot

### Members Interests

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

Date of despatch of Agenda: Tuesday, 31 October 2017

### 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.

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

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

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

Email: [planapps@westberks.gov.uk](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)



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 8 November 2017**  
*(continued)*

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



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 8 November 2017**  
(continued)

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

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

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# Agenda

## Part I

**Page No.**

1. **Apologies**  
To receive apologies for inability to attend the meeting.
2. **Minutes** 5 - 24  
To approve as a correct record the Minutes of the meeting of this Committee held on 18<sup>th</sup> October 2017.
3. **Declarations of Interest**  
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' [Code of Conduct](#).
4. **Schedule of Planning Applications**  
(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.)
  - (1) **Application No. & Parish: 17/01540/RESMAJ - Land north of Pangbourne Hill, Pangbourne, Reading, Berkshire** 25 - 54

**Proposal:** Approval of reserved matters following Outline planning permission 15/03320/OUTMAJ. Matters seeking consent: Access, Appearance, Landscaping, Layout, Scale

**Location:** Land north of Pangbourne Hill, Pangbourne, Reading, Berkshire

**Applicant:** Millgate Developments Ltd

**Recommendation:** To **DELEGATE** to the Head of Planning and Countryside to **APPROVE THE RESERVED MATTERS APPLICATION** subject to conditions



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 8 November 2017**  
(continued)

- (2) **Application No. & Parish: 17/02446/FULD - Pamber Green, Blandys Lane, Upper Basildon, Reading, Berkshire RG8 8PG** 55 - 74
- Proposal:** Demolition of existing dwelling and erection of 2 new dwellings
- Location:** Pamber Green, Blandys Lane, Upper Basildon, Reading, Berkshire RG8 8PG
- Applicant:** Bellmore Homes
- Recommendation:** To **DELEGATE** to the Head of Planning and Countryside to **GRANT PLANNING PERMISSION**

**Items for Information**

5. **Appeal Decisions relating to Eastern Area Planning** 75 - 76  
*Purpose: To inform Members of the results of recent appeal decisions relating to the Eastern Area Planning Committee.*

**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.

# Agenda Item 2.

## DRAFT

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

### **EASTERN AREA PLANNING COMMITTEE**

#### **MINUTES OF THE MEETING HELD ON WEDNESDAY, 18 OCTOBER 2017**

**Councillors Present:** Peter Argyle, Pamela Bale, Keith Chopping, Richard Crumly, Marigold Jaques, Tony Linden (Substitute) (In place of Graham Bridgman), Alan Macro, Tim Metcalfe, Graham Pask (Chairman), Richard Somner, Quentin Webb (Substitute) (In place of Alan Law) and Emma Webster

**Also Present:** Sharon Armour (Solicitor), Jessica Bailiss (Policy Officer (Executive Support)), Gareth Dowding (Senior Engineer), David Pearson (Development Control Team Leader) and Cheryl Willett (Senior Planning Officer)

**Apologies for inability to attend the meeting:** Councillor Graham Bridgman and Councillor Alan Law

#### **PART I**

#### **25. Minutes**

The Minutes of the meeting held on 16<sup>th</sup> August 2017 were approved as a true and correct record and signed by the Chairman subject to the following amendment:

**Item 20 (1) Application 17/00968/FULD:**

Page 11, first paragraph to read as follows: (Councillor Alan Macro) Therefore, he was keen to see that Permitted Development Rights were **removed** on both the south and east side of the new development.

#### **26. Declarations of Interest**

Councillors Keith Chopping and Quentin Webb declared an interest in Agenda Item 4(1), and reported that as their interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.

Councillors Graham Pask, Marigold Jaques, Quentin Webb and Emma Webster declared an interest in Agenda Item 4(2), and reported that as their interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.

#### **27. Schedule of Planning Applications**

**(1) Application No. & Parish: 17/02012/FULD - Green Gables, Tidmarsh Lane, Tidmarsh, Reading**

*(Councillor Keith Chopping declared a personal interest in Agenda Item 4(1) by virtue of the fact that a supporter, Mrs Hornblow, was known to him . As his interest was personal and not prejudicial or a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)*

*(Councillor Quentin Webb declared a personal interest in Agenda Item 4(1) by virtue of the fact that he had used P and R Motors, which was owned by the applicant. As his*

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*interest was personal and not prejudicial or a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)*

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 17/02012/FULD in respect of the erection of a replacement dwelling and 4no. Dwellings and associated works; demolition of Class B buildings and extinguishment of lawful plant storage and distribution operations; removal of hard standing.

In accordance with the Council's Constitution, Mrs Deirdre Cuthbert and Mrs Hornblow, supporters and Mr Mark Leedale, agent, addressed the Committee on this application

Mrs Deirdre Cuthbert and Mrs Hornblow in addressing the Committee raised the following points:

- Mrs Cuthbert explained that Maidenhatch was a residential area near to the site location and was home to 23 families.
- Since early on in the millennium, residents had fought to oppose industrial use of the site. HGVs and plant vehicles used the site and they caused traffic chaos in the area.
- Local residents of Maidenhatch were keen to see current structures replaced by suitable housing which would be more in keeping with the area.
- 12 cars were already parked within the garage of the house on the site. Therefore if there were two to three cars for each of the five dwellings proposed, there would be little difference in traffic movements. There would however, be no HGV movements from the site if the application was approved.
- Local residents fully supported the scaled down proposal for the site, which would retain the local distinctiveness.
- Pangbourne and Tidmarsh needed more housing and this did not necessarily need to fall into the affordable homes category.
- In summary Mrs Cuthbert compared the application to the current site:
  - Highways: there would be the same amount of cars entering and exiting the site however, there would be no HGV movements.
  - Noise levels: the noise level from five houses would not be as high as that generated from HGVs. Noise was often encountered during the early hours of the morning.
  - Odour: the unpleasant odour from the cleaning of site portals and those being transported to and from the site would be resolved if the application was approved.
  - Appearance: the proposal was aesthetically pleasing compared to the current appearance of the site.
- Residents were concerned that if the application was not approved then the site would be sold with industrial usage rights.
- Mrs Hornblow described a scenario to Members of the Committee. She described problems relating to noise and vehicle movements emanating from the site and non-planning related issues regarding alleged anti-social behaviour by users of the site.
- Mrs Hornblow stated that these problems would continue if the site continued to be used for plant haulage.
- Mrs Hornblow stated that she had supported the application considered by the Committee in December 2016, which had subsequently been refused permission.

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Councillor Alan Macro asked Mrs Cuthbert and Mrs Hornblow if they had ever reported the noise levels to the Council's Environmental Health Services. Mrs Cuthbert responded that they had chosen not to report the issue as they felt the complaint would not acted upon.

Mr Mark Leedale in addressing the Committee raised the following points:

- Planning Officers had undertaken an appraisal of the site and were recommending the application was refused.
- Mr Leedale felt that the Planning Officer's report was thorough.
- Mr Leedale stated that his difficulties with the report regarded the impacts summarised under the issues for consideration, particularly the impact it would have on the Area of Outstanding Natural Beauty (AONB).
- The plant operations taking place on the site were referred to within the report as 'low key' however, Mr Leedale did not feel that this was the case.
- Not enough account had been taken of the lawful use of the site and its negative impact on the surrounding area and AONB.
- Not enough weight had been given to planning policies and government statements on the need to provide more houses.
- The report also referred to 'planning balance' on its list of considerations. Mr Leedale stated that Members needed to consider planning policy as well as the lawfulness of what the site was being used for.

Councillor Tim Metcalfe asked the applicant if an affordable housing contribution and CIL payment would be made. On hearing this was the case he stated that he felt that the affordable housing contribution was very generous.

Councillor Richard Crumly noted that a similar application was refused by the Committee in December 2016 and questioned how the current application differed. Mr Leedale stated that the units closest to Tidmarsh Lane had been reduced in size.

Councillor Tim Metcalfe in addressing the Committee raised the following points. He firstly read out a statement on behalf of the Parish Council:

- Given the history of the site with the Certificates of Lawfulness and Enforcements Orders, the Parish Council had no hesitation in supporting the residents of adjoining properties and the developer in putting forward the application.
- The Parish Council felt that the case for recommending approval was irrefutable on the basis of the current policies and material considerations.
- The report concluded the adverse impact on the AONB was greater from five houses than from an industrial site, capable of expansion constrained only by the conditions of the CERTE.
- Residents living next to the site, would have to continue with the uncertainty of how the site might be used if the application was refused.
- The Parish Council urged the Committee to view policies as guidelines and listen to the wishes of the residents and of the Parish Council.

Councillor Metcalfe then made the following points as Ward Member:

- Councillor Metcalfe stated that some applications fell outside of the 'mould'.

## EASTERN AREA PLANNING COMMITTEE - 18 OCTOBER 2017 - MINUTES

- Since the previous application the plans had been re-assessed to reduce the size of the replacement dwelling and provide one less additional dwelling.
- Councillor Metcalfe felt that the proposal would have a lesser impact upon residents and the AONB than that currently on the site.
- The report was concerned about the increase in cars using the narrow lane however, this was already being used by large HGVs with loads on board.
- The financial gain for the affordable housing contribution and CIL payment would be of great benefit to the local area.
- Officers worked hard to implement planning policy and were correct in their recommendation to refuse planning permission on this basis. However Members had visited the site and heard representations and based on this should be minded to approve the application.

Councillor Pamela Bale asked if all the uses of the site had been approved or if the Council should be considering enforcement action.

Councillor Metcalfe reported that anti-social behaviour had been reported on the site and both the Parish Council and local residents would agree that the Certificates of Lawfulness should never have been given and that enforcement action was needed.

Councillor Tony Linden stated that if planning permission was granted it was not definite that it would be acted upon. Councillor Metcalfe responded that there was no urgency to develop the site if permission was granted however, if it was not granted then industrial use could continue, which would mean further issues for the neighbours.

The Chairman confirmed that there were no further questions for the Ward Member and therefore Members could now pose questions to the Planning Officers.

Councillor Keith Chopping asked if there was anything contained within planning policy for the scenario being faced by Members. The application was contrary to policy however, discretion was required due to unsuitable use of the site. David Pearson stated that there was nothing specific contained within planning policy relating to this scenario. Members needed to weigh up the material considerations. It was worth Members noting that there were a large number of similar sites across the district, including four sizeable sites within 0.5 miles of the site one of which directly adjoined it to the east, and approval of the application would result in an unfortunate precedent being set. There was no evidence to suggest that there were non conforming uses taking place on the site as no recent allegations had been submitted to the planning department.

Councillor Chopping asked if the application would be referred up to the District Planning Committee if approved and Mr Pearson confirmed that this would be the case.

Councillor Crumly noted that the report referred to visibility splays. He asked how acceptable the plans were in terms of highways and what visibility would be like leaving the site if permission was granted. Gareth Dowding reported that although the speed limit was 60mph, speeds were lower than this on the site and the sight lines complied with this.

Councillor Emma Webster asked Officers for their definition of 'setting' according to the National Planning Policy Framework. Mr Pearson stated that an assessment of setting largely depended on the particular features of a site and its surrounding area and any of the Members who attended the site visit would have had a clear idea of its setting, which was mainly a woodland and countryside setting.



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There were no further questions for Officers and therefore the meeting was opened up for debate. Councillor Crumly was concerned that if the application was approved it would set a precedent for other similar sites in the district and close by. A similar application in December 2016 had been refused and Councillor Crumly did not feel that the current application was dissimilar as it did not overcome the policy issues. Councillor Crumly was concerned that if the application was approved residents would have to pull their wheelie bins up to the highway, which was up to 150 metres. Councillor Crumly felt that the application was opposed to policy and Members should be acting upon advice given by Officers and therefore he proposed that Members accept the Officer recommendation to refuse planning permission. Councillor Linden seconded Councillor Crumly's proposal.

Councillor Webster stated that she was struggling with the application because as the agent had mentioned, there could be exceptions to policy. Councillor Webster also felt that the application would improve the immediate setting when compared to the site currently. Local residents had attended the Committee to express their support for the application and this needed to be taken into consideration.

Mr Pearson stated that if a site was unsightly the development should not be viewed as a resolution and he quoted section 215 of the Planning Act regarding power to serve notices to ensure action was taken to remedy the appearance of a piece of land. Mr Pearson reminded Members that planning policy encouraged the retention of businesses in rural areas. The building on the site had a Certificate of Lawfulness for a mixture of uses besides haulage that had not caused any nuisance.

Councillor Linden expressed his concern for setting a precedent by approving the application and this was why he had seconded Councillor Crumly's proposal.

Councillor Alan Macro felt that Members should not be swayed by CIL and affordable housing contributions. Both factors were meant to mitigate an application and were not a reason to grant approval. Councillor Macro had noted at the time of the site visit that there were many similar sites in the immediate area.

Councillor Marigold Jaques concurred with the points made by Councillor Webster however, agreed that those policies were put in place for a reason. Councillor Jaques was aware that other similar applications had recently been refused.

Councillor Bale felt that the Officer recommendation required Members' support however she urged that action should be taken against unlawful activity taking place on the site.

Councillor Quentin Webb sympathised with Councillor Metcalfe's reasons for supporting the application however, struggled to see how the application adhered to planning policy in any way. Areas needed to be protected for the future and therefore Councillor Webb stated that he reluctantly supported the Officer recommendation.

Councillor Richard Somner stated that he struggled with points made within the report regarding the impact on the AONB when the site as it currently stood was unsightly. He felt that Members had a responsibility to assess exceptionality to planning policy. Officers worked hard to put policies in place and these would ensure that no precedent was set. Councillor Somner therefore confirmed that he would not support a motion to approve the Officer recommendation to refuse planning permission.

The Chairman invited Members of the Committee to vote on the proposal put forward by Councillor Crumly, seconded by Councillor Linden. At the vote the motion to refuse planning permission was approved.

**RESOLVED that** the Head of Development and Planning be authorised to refuse planning permission for the following reasons:

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1. The application site is an isolated and sensitive location within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and outside of any defined settlement boundary. The proposals to demolish the commercial buildings and remove hardstanding on land south of Green Gables and erect four dwellings are not supported by planning policy, and there is no presumption in favour of development in such locations. The redevelopment of the site is not an exception to the policies restricting housing development in rural areas in general and the Area of Outstanding Natural Beauty in particular, as defined by paragraph 55 of the National Planning Policy Framework (2012), West Berkshire Core Strategy Policies ADPP1 and ADPP5, and West Berkshire Housing Site Allocations Development Plan Document Policy C1.
2. The application site is an isolated and sensitive location within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and outside of any defined settlement boundary. The site contains an existing residential dwelling and buildings and land for commercial purposes, and lies amongst open fields to the south of Tidmarsh Lane.

The proposed works to demolish the commercial buildings on the section of the site south of the existing dwelling Green Gables and erect four dwellings would have a demonstrably greater and more harmful and intrusive appearance in the landscape, on the character of the area and AONB than the existing buildings. The existing commercial buildings are low in profile and modest in size and the plant hire use is intermittent in nature and restricted by the terms of the Certificate of Lawfulness. By contrast the dwellings are large and suburban in appearance and layout, and the proposal would lead to the domestication of the appearance of the land in the daytime and increased light pollution at night. The imposition of the houses of an urban form and layout within the open landscape would not be appropriate development, over and above the existing built form on land behind Green Gables.

The proposed scheme would therefore be contrary to the Core Planning Principles set out at Paragraph 17 of the National Planning Policy Framework (2012) which states that development must always seek to secure a high quality of design and recognise the intrinsic character and beauty of the countryside. It would further be contrary to the requirements of Policy C3 of the West Berkshire Site Allocations Development Plan Document due to the impact of the design on the character of the area. It would also be contrary to the requirements of Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012, which require that new development must demonstrate a high quality of sustainable design that respects and enhances the character and appearance of the area, and that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character. Furthermore due to their significantly increased visual impact the proposed new dwellings would fail to either conserve or enhance the special landscape qualities of the North Wessex Downs Area of Outstanding Natural Beauty and therefore the proposed development is contrary to the requirements of Policy ADPP5 of the West Berkshire Local Plan Core Strategy (2006-2026) and of paragraphs 109 and 115 of the National Planning Policy Framework (2012).

3. The application site consists of an existing dwelling and garden and an extended area to the south containing buildings and open land for commercial purposes covered by two certificates of lawful use. The site lies amongst open fields to the south of Tidmarsh Lane and lies within the North Wessex Downs Area of Outstanding Natural Beauty.

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The proposed works are to demolish the dwelling and buildings on site and erect a total of five dwellings. The application is considered to fail to comply with the three dimensions to sustainable development as set out in paragraph 7 of the National Planning Policy Framework. Whilst the proposal might generate a short term economic benefit during the construction, its overall economic impact would be negative due to the displacement of the businesses currently operating from the site. The proposal supports the social role by providing housing but it is negated by its location being remote from accessible local services and the failure of the scheme to provide a high quality built environment. The site at Green Gables is located outside of any defined settlement boundary, and in a relatively isolated position away from urban areas, rural service centres and service villages. The site is not readily accessible by public transport, and Tidmarsh Lane is not attractive for future residents to walk or cycle due to the lack of footway and the narrow and winding nature of the road.

As set out in reason for refusal no. 2. the proposal is considered to have a significantly negative impact on the character and appearance of the local area and to fail to conserve and enhance the special landscape qualities of the AONB. Accordingly it fails to comply with the environmental role of sustainable development by damaging rather than protecting or enhancing the natural environment.

4. The development fails to provide a planning obligation to deliver affordable housing. The application is therefore contrary to the National Planning Policy Framework, the Planning Practice Guidance, Policy CS6 of the West Berkshire Core Strategy (2006-2026) and the West Berkshire Council Planning Obligations Supplementary Planning Document.

### **(2) Application No. & Parish: 17/02365/HOUSE - 4 Beechfield, Frilsham, RG18 9XF**

*Councillors Quentin Webb, Marigold Jaques and Emma Webster declared a personal interest in Agenda Item 4(2) by virtue of the fact that the objectors to the application were known to them. As their interest was personal and not prejudicial or a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.)*

*(Councillor Graham Pask declared a personal interest in Agenda Item 4(2) by virtue of the fact that the neighbour of the applicant was known to him. As his interest was personal and not prejudicial or a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)*

The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 17/02365/HOUSE in respect of a single storey side and rear extension.

It was noted by Members that conditions, should planning permission be granted, were included within the update report pack.

In accordance with the Council's Constitution, Mr Henry Burgoyne Probyn and Mr Charles Burgoyne Probyn objectors, and Mr Adam Pusey, applicant/agent, addressed the Committee on this application.

Mr Henry Burgoyne Probyn and Mr Charles Burgoyne Probyn in addressing the Committee raised the following points:

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- Mr Henry Burgoyne Probyn reported that he was also representing his father who lived close to the proposal however, was currently unwell.
- His main concerns regarded the size and proportion of the proposed extension. Any extension on the back of a semi-detached property would have an unacceptable impact on neighbours.
- The area was very rural and consisted of many open spaces including Frilsham Green.
- He referred to the Development Plan 2006 and stated that he had not expected when buying a house in an area as rural as Frilsham, that amenity could be compromised to such an extent. He was of the impression that certain criteria had to be met.
- No other development within the village had imposed an impact to such a negative degree. There would be a reduction in amenity and sunlight to neighbouring properties.
- Mr Henry Burgoyne Probyn stated that his garden was a place of greenery however, this would change if the extension was approved due to the density of the proposal.
- The huge increase in floor-space would set a precedent in the village.
- Mr Charles Burgoyne Probyn stated that the extension to his property carried out in 2003 had been much smaller in scale.
- He was not objecting to the principle of the proposal but to the unacceptable increase in size currently proposed.

Councillor Richard Crumly noted that there had been three previous applications for an extension on the site that had been refused and he asked if they had all been large in size. Mr Charles Burgoyne Probyn stated that they had all been double storey. The recent application was only single storey however, protruded further outwards rather than upwards.

Councillor Emma Webster asked for clarification on which rooms would be closest to the extension and what they were used for. Mr Charles Burgoyne Probyn confirmed that the kitchen and living room of his property would be affected and the bedroom and kitchen of his neighbour would be affected.

Councillor Keith Chopping noted that Mr Henry Burgoyne Probyn already had an extension on his property and felt that it was similar in design to that proposed, in that it went around the corner of the property. Councillor Chopping therefore noted that Mr Henry Burgoyne Probyn was objecting in essence because the extension was larger. Mr Henry Burgoyne Probyn stated that he was not aware that any objections had been raised regarding the extension to his property. He stated that if the proposal was smaller in size then he would be supporting it. It was the impact on neighbouring amenity due to the sheer scale of the proposed extension that was posing a problem.

Mr Adam Pusey in addressing the Committee raised the following points:

- When Mr Pusey submitted the proposal, he had moved the extension away from the boundary by two metres to try and limit the impact upon his neighbours.
- There were similar extensions along the road that were built up to the boundary.
- There was a 1950s concrete garage near to the boundary on the application site and the proposal involved taking this down and moving it away from the boundary. This would help reduce the impact upon neighbours.

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- The size of the proposed extension fell with the acceptable remit detailed in local planning policy.
- Property number three had an extension, which protruded out five metres behind the property and blocked the view for three bungalows. The only impact the proposed extension would have on these properties would be the view of a roof line.
- Mr Pusey had gone out of his way to change the application to mitigate objections raised. He had even changed plans to include a flat roof however, this had not been acceptable.
- Number 22 extended out as far as the proposal, however it was also two storey. There were also other similar extensions along the road.
- Neighbouring properties had extensions and Mr Pusey wanted his property to have the same. He strongly disagreed with the point raised that there would be loss of light to numbers three and five, because the extension would only be single storey.

Councillor Marigold Jaques noted that there was two metres between Mr Pusey's house and the adjacent property and asked who owned the hedge line. Mr Pusey confirmed that he owned the hedge line and this would be maintained.

Councillor Tim Metcalfe stated that the debate revolved around the deprivation of light to property number three and asked if number three had objected to the flat roof. It was confirmed that property number five had objected to this proposal.

Councillor Quentin Webb, Ward Member, in addressing the Committee raised the following points:

- He had been engaged with the site over many years due to its planning history.
- He felt that the proposal was acceptable for the site and would not cause an unacceptable impact on property number three.
- He was pleased to see within the conditions that permitted development rights would be removed if the application was approved.
- He was satisfied with the density and design in relation to the street scene.
- He did not feel there would be a large loss of light to property number three and he therefore expressed his support for the application.

Councillor Emma Webster raised a query about 'Right to Light' contained within the BRV survey. David Pearson confirmed that 'Right to Light' was not a planning consideration. The officer's report included calculations regarding the angle of the extension and had concluded that its impact was acceptable. The extension was set back by three metres to the southern side and was also single storey. Therefore it was at a level that was considered acceptable. Mr Pearson informed Members that property number three had permission to build a conservatory in the gap up to the boundary line however, it was unknown if this would go ahead.

Councillor Crumly asked for clarification that all previous applications had been double storey and Mr Pearson confirmed that they had been.

Councillor Chopping felt that the application was in line with planning policy and therefore proposed officer recommendation to approve planning permission. This was seconded by Council Crumly.

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Councillor Metcalfe stated that he had no issue with the proposal regarding the increase in footprint. He was sympathetic to the objections raised by neighbours concerning the loss of light. The fact that the extension was proposed for the southern side of the property was a disadvantage in his view as it could cause shadowing. Councillor Metcalfe commented that although he had reservations about the proposal he did not feel it was unacceptable.

Councillor Richard Somner commended the efforts taken by the applicant to mitigate issues raised about the previous applications.

The Chairman invited Members of the Committee to vote on the proposal put forward by Councillor Chopping, seconded by Councillor Crumly. At the vote the motion to approve planning permission was carried.

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

### **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), to enable the Local Planning Authority to review the desirability of the development should it not be started within a reasonable time.

#### **2. Plans approved:**

The development hereby permitted shall be carried out in accordance with the approved drawing numbers P01 01, P01 03, P01 04, P01 05, P01 06 and P01 07 received on 17.08.2017.

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

#### **3. Materials as specified:**

The materials to be used in this development shall be as specified on the plans or the application forms. No other materials shall be used unless prior agreement in writing has been obtained from the Local Planning Authority.

Reason: In the interest of proper planning in accordance with Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

#### **4. Permitted Development removal:**

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, C and 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 and qualities of the North Wessex Downs Area of Outstanding Natural Beauty. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policies C1, C3 and C6 of the

## **EASTERN AREA PLANNING COMMITTEE - 18 OCTOBER 2017 - MINUTES**

West Berkshire Housing Site Allocations Development Plan Document (2006-2026), and the West Berkshire Supplementary Planning Document Quality Design (June 2006).

### **Informatives**

Right to enter third party land: You must obtain the prior consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate, or in any other way carry out any works in connection with this development, or to obtain any support from adjoining property. This permission granted by the Council in no way authorises you to take such action without first obtaining this consent.

Damage to footway, cycleway or verge: 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.

Damage to carriageway: The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

Reason for decision (objections received): 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 secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.

Reasons for approval: The decision to grant planning permission has been taken because the development is in accordance with the development plan and would have no significant impact on the character and appearance of the area or the residential amenities of the occupants of the adjacent dwellings. This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning Service or the Council website.

### **28. Application No. & Parish: 17/01967/FULD - Knappswood Farm, Pangbourne Road, Upper Basildon, Berkshire RG8 8LN**

The Committee considered a report (Agenda Item 4(3)) concerning Planning Application 17/01967/FULD in respect of the demolition of an existing house containing 3 units and the erection of 3 houses.

David Pearson highlighted that the full recommendation for the application was to be delegated to the Head of Development and Planning to Grant Planning Permission subject to the completion, within two months of the date of Committee, of a legal agreement to secure the provision of visibility splays at the access onto Pangbourne Road in accordance with Policy C3 of the West Berkshire Core Strategy 2006-2026 and Supplementary Planning Document: Planning Obligations Or to refuse the application if the agreement was not completed within this period.

In accordance with the Council's Constitution, Ms Carol Reed, objector, addressed the Committee on this application.

Ms Carol Reed in addressing the Committee raised the following points:

- The site was located on a bend. Parents walked along the road to school with their children and often buggies, which was extremely dangerous as vehicles were often exceeding 30mph.

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- There would be several new houses if the application was approved, with an average of two cars per house. The road was particularly narrow and was not suitable for an increase in traffic.
- Mrs Reed was concerned about possible contamination on the site and requested clarification from Officers on this point.

Mr Pearson referred to the report where there were conditions relating to contamination on pages 75 and 76. The first of the conditions referred to a land assessment and the other conditions dealt with what would need to take place if contamination was found on the land. It was confirmed that the conditions covered potential eventualities to ensure contamination would be dealt with in the necessary manner.

Comments from the Environmental Health Department noted that the former pit located approximately 40metres to the south of the site had been identified as potentially contaminated. Mr Pearson highlighted that this was not part of the site that would be developed if planning permission was approved.

Councillor Quentin Webb noted Mrs Reed's concern about the access to the site. There was an indoor riding school nearby and Councillor Webb asked if this used the same access. Mrs Reed was unable to clarify this point.

Councillor Webb stated that houses on the site must use the road currently, however Mrs Reed stated that she was concerned about the potential for two cars per property.

Councillor Tim Metcalfe questioned if there would be an increase in traffic to and from the site and the Chairman confirmed that this was a question for Officers.

Gareth Dowding stated it was expected that there would be an increase in traffic flow which was why they had insisted that visibility splays be implemented. It was confirmed that Officers were not overly concerned about the increase to traffic flow, which would result in up to an anticipated four extra vehicles.

Councillor Emma Webster questioned the length of time (two months) that it was anticipated it would take to complete the legal agreement for the visibility splays. Sharon Armour was under the impression that two months was a reasonable length of time to bring such business to a conclusion especially if there was a mortgage over the site.

Councillor Metcalfe felt that having listened to Ms Reed he felt that the report adequately dealt with the issues raised and therefore he proposed that Members approve the Officer recommendation to approve planning permission. This was seconded by Councillor Crumly.

Councillor Alan Macro questioned how likely it would be that the piece of land close to the development, would be developed if planning permission was given. Mr Pearson explained that planning policy on development within the countryside was tighter than it ever had been. If an application was to come forward for the piece of land in question it would need to be for a replacement dwelling or a dwelling for a countryside worker to find any support under current policies.

Councillor Chopping stated that he was minded to vote in favour of the application however, was regretful that the application was for three large homes when it could have been used as an opportunity to build a smaller number of more affordable homes that were required across the district.

The Chairman invited Members of the Committee to vote on the proposal put forward by Councillor Metcalfe, seconded by Councillor Crumly. At the vote the motion to approve planning permission was carried.



## **EASTERN AREA PLANNING COMMITTEE - 18 OCTOBER 2017 - MINUTES**

**RESOLVED** that it be **DELEGATED** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the completion, within 2 months of the date of Committee, of a legal agreement to secure the provision of visibility splays at the access onto Pangbourne Road in accordance with Policy CS13 of the West Berkshire Core Strategy 2006-2026 and Supplementary Planning Document: Planning Obligations. The respective permission to be subject to the following conditions.

OR

If the legal agreement is not completed by the 18<sup>th</sup> December 2017, to **DELEGATE** to the Head of Development and Planning to **REFUSE PLANNING PERMISSION** for the reason set out below, or to extend the period for completion if it is considered expedient to do so.

### **Conditions**

#### **1. Commencement of development**

The development hereby approved 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. Approved plans**

The development of the replacement dwellings hereby approved shall be carried out in accordance with the application form, the design and access statement and drawing numbers 7756.6; 7756.7; 7756.8 and 7756.9A, received 01 July 2017.

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

#### **3. Schedule of Materials**

Irrespective of details given in the approved plans and documents no development of the approved dwellings shall commence until samples of all external materials to be used have been submitted and approved under a formal discharge of conditions application. The approved dwellings shall be constructed in accordance with the approved schedule of materials.

Reason: In the interests of visual amenity in accordance with Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

#### **4. Construction Method Statement**

No development shall take place until a Construction Method Statement has been submitted and approved under a formal discharge of conditions application. The development shall be carried out in accordance with the approved Construction Method Statement. The Construction Method Statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Delivery, loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction

## **EASTERN AREA PLANNING COMMITTEE - 18 OCTOBER 2017 - MINUTES**

(g) A scheme for recycling/disposing of waste resulting from demolition and construction works

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

### **5. Visibility splays before development**

No development shall take place until visibility splays of 2.4 metres by 43 metres have been provided at the access and until the Deed of Covenant between the Council, the Applicant and the owners of Hollies and Southfields has been entered into and registered as a local land charge. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.

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

### **6. Access to Highway**

No development shall take place until details of the surfacing arrangements for the vehicular access to the highway have been submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access for a distance of 7 metres measured back from the carriageway edge. Thereafter the surfacing arrangements shall be constructed in accordance with the approved details.

Reason: To avoid migration of loose material onto the highway in the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

### **7. Parking/turning in accord with plans.**

No dwelling shall be occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plans. 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), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and P1 of the HSA DPD

### **8. Cycle storage**

No dwelling shall be occupied until cycle parking and/or storage space has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and P1 of the HSADPD.

**9. External Lighting**

No development of the approved dwellings shall commence until full details of any lighting to be erected, including the complete specification and location of all external lights, has been submitted and approved under a formal discharge of conditions application. Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 or any subsequent version thereof, no other external lighting shall be erected on the site.

Reason: In the interests of visual amenity and to prevent encroachment of illumination into the night skies in the North Wessex Downs Area of Outstanding Natural Beauty in accordance with Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

**10. Ecological mitigation - Bat boxes**

The dwellings hereby approved shall not be occupied until a scheme of bat boxes to be provided on the site has been submitted and approved under a discharge of conditions application. The dwellings shall not be occupied until the bat boxes have been erected in accordance with the approved scheme. The bat boxes shall be retained in accordance with the approved scheme thereafter.

Reason: To conserve and enhance the qualities of the site for local wildlife in accordance with Policy CS17 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

**11. Landscaping scheme**

No development of the approved dwellings shall commence until details of a scheme of landscaping to be implemented on the site have been submitted and approved under a discharge of conditions application made for this purpose. The scheme of landscaping shall ensure:

- (i) Identification of all trees and shrubs scheduled for retention on the site;
- (ii) Identification of native varieties of trees and shrubs for all new planting;
- (iii) Full implementation of the scheme of landscaping within the first planting season following occupation of the replacement dwellings;
- (iv) That all trees and shrubs that form part of the approved landscaping are retained for a period of five years following planting and that during this period any trees or shrubs that become diseased, damaged or die are replaced with plants of the same species and a similar size during the following planting season.

The landscaping of the site shall be undertaken in accordance with the approved scheme.

Reason: In order to secure the benefits of landscaping to soften the visual impacts of development on a sensitive site within the North Wessex Downs AONB and to provide opportunities for local wildlife in accordance with the NPPF and Policies CS14, CS17 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

**12. Hard landscaping**

No development or other operations shall commence on site until the hard landscaping of the site has been completed in accordance with a hard landscaping scheme that has first been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include details of any boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) to be provided as part of the development.

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Reason: A comprehensive hard landscaping scheme is an essential element in the detailed design of the development, and is therefore necessary to ensure the development achieves a high standard of design. These details must be approved before the development is commenced because insufficient information has been submitted with the application, and it is necessary to ensure that the scheme is of a high standard. 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).

### **13. Spoil**

No development shall take place until full details of how all spoil arising from the development will be used or disposed have been submitted to and approved in writing by the Local Planning Authority. These details shall:

- (a) Show where any spoil to remain on the site will be deposited;
- (b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels);
- (c) Include measures to remove all spoil (not to be deposited) from the site
- (d) Include timescales for the depositing/removal of spoil.

All spoil arising from the development shall be used and/or disposed of in accordance with the approved details.

Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

### **14. Land contamination 1: site characterisation**

The construction of the dwelling hereby permitted shall not take place until a scheme to assess the nature and extent of any land contamination of the site (whether or not it originates from the site) has been submitted to and approved in writing by the Local Planning Authority. An investigation and risk assessment shall be completed as part of this scheme. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be produced and submitted. The report of the findings shall include:

- (a) A survey of the extent, scale and nature of contamination;
- (b) An assessment of the potential risks to:
  - i. human health,
  - ii. property (existing and proposed) including buildings, pets, and service lines and pipes,
  - iii. adjoining land,
  - iv. groundwater and surface water,
  - v. ecological systems,
  - vi. archaeological sites and ancient monuments; and
- (c) An appraisal of remedial options, and proposal of the preferred option(s).

This report shall be conducted in accordance with CLR11: Model Procedures for the Management of Land Contamination (DEFRA/EA).

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Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. The approval of this information is required at this stage because insufficient information has been submitted with the application. This condition is applied in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### **15. Land contamination 2: remediation scheme submission**

The construction of the dwelling hereby permitted shall not take place until a remediation scheme for any land contamination has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- (a) Provide for the removal of unacceptable risks to human health, buildings and other property, and the natural and historical environment;
- (b) Ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation;
- (c) Detail proposed objectives and remediation criteria, all works to be undertaken, a timetable of works, and site management procedures; and
- (d) Include measures for the monitoring and maintenance of the long-term effectiveness of the remediation over a period agreed in writing with the Local Planning Authority.

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. The approval of this information is required at this stage because insufficient information has been submitted with the application. This condition is applied in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### **16. Land contamination 3: remediation scheme implementation**

The remediation scheme for land contamination approved under condition 15 shall be implemented in full in accordance with the timetable of works thereby approved. Two weeks written notice shall be given to the Local Planning Authority prior to the commencement of the remediation scheme. Following the completion of the measures identified in the approved remediation scheme (except those for the long-term monitoring and maintenance), no dwelling shall be occupied until a verification report to demonstrate the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. This condition is applied in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### **17. Land contamination 4: unexpected contamination**

In the event that any previously unidentified land contamination is found at any time during the carrying out of the development, it shall immediately be reported in writing to the Local Planning Authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of Condition 14, and where remediation is

## **EASTERN AREA PLANNING COMMITTEE - 18 OCTOBER 2017 - MINUTES**

necessary a remediation scheme shall be prepared in accordance with the requirements of condition 15. The investigation and risk assessment, and any remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme, no dwelling shall be occupied until a verification report to demonstrate the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. This condition is applied in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### **18. Land contamination 5: monitoring and maintenance**

Following completion of the measures for the monitoring and maintenance of the effectiveness of the land contamination remediation approved under clause (d) of condition 15 (if any), a verification report to demonstrate the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority within 2 months of the completion of the measures. These reports shall be conducted in accordance with CLR11: Model Procedures for the Management of Land Contamination (DEFRA/EA).

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. This condition ensures that the implemented remediation measures are effective. This condition is applied in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### **19. Hours of work (demolition and construction)**

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

7.30 am to 6.00 p.m. on Mondays to Fridays

8.30 am to 1.00 p.m. on Saturdays and

No work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with the NPPF and Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

### **20. Sustainable Drainage**

No development shall take place until a scheme of surface water drainage has been submitted and approved under a formal discharge of conditions application made for this purpose. The scheme shall incorporate sustainable drainage principles to deal with surface water run-off from the roof of the dwellings hereby permitted and within the application site. The dwelling hereby permitted shall not be first occupied until the scheme of surface water drainage has been implemented in accordance with the approved details. The approved method of surface water drainage shall be retained thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner. This condition is imposed in accordance with the National Planning Policy Framework (March

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

### **21. Windows to be top hung and obscure glazed**

The development hereby permitted shall not be occupied until the windows at first floor level in the northern and southern elevations of the dwellings hereby permitted have been fitted with obscure glass and top hung casements. The obscure and top hung glazing shall be permanently retained in that condition thereafter.

Reason: In the interests of the privacy and amenity of neighbouring properties. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (2006) and Supplementary Planning Guidance 04/2 House Extensions (July 2004).

### **22. Restriction on permitted development for windows on side elevation**

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 windows/dormer windows/roof lights (other than those expressly authorised by this permission) which would otherwise be permitted by Schedule 2, Part 1, Classes A, B or C of that Order shall be constructed on the north and south elevations of the dwellings hereby permitted, without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

Reason: In the interests of the privacy and amenity of neighbouring properties. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

### **23. PD Removal – extensions or outbuildings**

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 extensions or outbuildings which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C, D and E of that Order shall be constructed on the dwellings hereby permitted, without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

Reason: In the interests of visual amenity and to avoid the overdevelopment of a site within the North Wessex Downs Area of Outstanding Natural Beauty, in accordance with Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy C3 of the West Berkshire Council Housing Site Allocations DPD (2017).

## **Informatives**

### **1. Proactive action by the local planning authority**

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 secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.

### **2. Access construction**

The Highways Manager, West Berkshire District Council, Highways & Transport, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 –

## **EASTERN AREA PLANNING COMMITTEE - 18 OCTOBER 2017 - MINUTES**

519803, 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.

### **3. Damage to footways, cycleways and verges**

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.

### **4. Damage to the carriageway**

The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

### **5. Excavation in close proximity to the highway**

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.

### **6. Incidental works affecting the highway**

Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Principal Engineer (Streetworks), West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 519169, before any development is commenced.

### **7. Protected bats**

All species of bats found in the UK are European Protected Species under the Habitats Directive 1992, the Conservation of Species and Habitats Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended). If any signs of bats (bat roosts, bat droppings or any other signs) are discovered on the site at any time then all work must halt and Natural England should be contacted for advice.

### **8. Construction / demolition 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.

## **29. Appeal Decisions relating to Eastern Area Planning**

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

*(The meeting commenced at 6.30 pm and closed at 8.10 pm)*

**CHAIRMAN** .....

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



# Agenda Item 4.(1)

Item No.	Application No. and Parish	13 Week Date	Proposal, Location, Applicant
(1)	17/01540/RESMAJ Pangbourne	13 <sup>th</sup> September 2017 <sup>1</sup>	Approval of reserved matters following Outline planning permission 15/03320/OUTMAJ. Matters seeking consent: Access, Appearance, Landscaping, Layout, Scale  Land north of Pangbourne Hill, Pangbourne, Reading, Berkshire  Millgate Developments Ltd

<sup>1</sup> Extension of time agreed with applicant until 15<sup>th</sup> November 2017

This reserved matters application can be viewed on the Council's website here:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/01540/RESMAJ>

The approved outline permission can be viewed on the Council's website here:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=15/03320/OUTMAJ>

**Recommendation Summary:** To **DELEGATE** to the Head of Planning and Countryside to **APPROVE THE RESERVED MATTERS APPLICATION** subject to conditions

**Ward Member:** Councillor Pamela Bale

**Reason for Committee Determination:** Referred by Development Control Manager.

**Committee Site Visit:** 1<sup>st</sup> November 2017

Contact Officer Details	
<b>Name:</b>	Bob Dray
<b>Job Title:</b>	Principal Planning Officer
<b>Tel No:</b>	01635 519111
<b>Email:</b>	bob.dray@westberks.gov.uk

## 1. INTRODUCTION

- 1.1 This application seeks approval of all the reserved matters (access, appearance, landscaping, layout and scale) pursuant to Outline Planning Permission 15/03320/OUTMAJ. The application site comprises land to the north of Pangbourne Hill, Pangbourne.
- 1.2 Application 15/03320/OUTMAJ was a hybrid planning application (part outline/part full) comprising: (1) outline application for 35 dwellings and combined public amenity space / play area with all matters reserved; and (2) full application for the principal means of pedestrian and vehicular access off Pangbourne Hill, a new footway, engineering and landscaping works along the Pangbourne Hill frontage, and car park to serve Pangbourne Cemetery.
- 1.3 These reserved matters relate solely to the areas of residential development and open space (as defined by the approved Parameters Plan, 30284/321/B). The works to the Pangbourne Hill frontage, including site accesses, as well as the cemetery car park and structural landscaping to the north have full planning permission and therefore fall outside the scope of this reserved matters application.
- 1.4 The application has been referred to the Eastern Area Planning Committee by the Development Control Manager. This is because, during its consideration of the outline application, members of the committee requested that the reserved matters application also be referred to them.
- 1.5 The appraisal of this report is structured: first, matters of principle and policy; second, an assessment of each of the five reserved matters; and third, an assessment of relevant planning considerations that are affected by the reserved matters details.

## 2. PLANNING HISTORY

Reference	Details	Decision/Outcome
14/00080/PREAPP	Pre-application advice for proposed development.	Stage 1 written response 09/06/2014, Stage 2 meeting 18/07/2014, Stage 2 highways meeting 12/08/2014.
14/02238/SCREEN	EIA screening opinion for proposed development.	EIA not required 29/09/2014.
14/03135/OUTMAJ	Hybrid planning application (part outline/part full) comprising: (1) outline application for 35 dwellings and combined public amenity space / play area with all matters reserved; and (2) full application for the principal means of pedestrian and vehicular access off Pangbourne Hill, a new footway, engineering and landscaping works along the Pangbourne Hill frontage, and car park to serve Pangbourne Cemetery.	Refused 29/04/2015. Appeal lodged 22/07/2015. Appeal withdrawn 14/04/2016 (following approval of 15/03320/OUTMAJ)
15/03320/OUTMAJ	Hybrid planning application (part outline/part full) comprising: (1) outline application for 35 dwellings and combined public amenity space / play area with all matters reserved; and (2) full application for the principal means of pedestrian and vehicular access off Pangbourne Hill, a	Approved 22/02/2016.

	new footway, engineering and landscaping works along the Pangbourne Hill frontage, and car park to serve Pangbourne Cemetery.	
16/01278/COND1	Application for approval of details reserved by Condition 11 - (archaeological work) of Planning Permission 15/03320/OUTMAJ.	Approved 07/07/2016.
17/02060/COND2	Approval of details reserved by condition 10: Construction method statement, 12: Tree protection, 14: Arboricultural Method Statement, 15: Arboricultural supervision, 16: Badger survey, 18: External lighting, 20: Reptile mitigation, 24: Bat boxes, 30: Construction holes, of planning permission 15/03320/OUTMAJ.	Approved 16/10/2017.
17/02142/COND3	Approval of details reserved by conditions: 27 access, 36 nest boxes, 39 external lighting, 40 carbon reduction and 41 travel plan of approved application 15/03320/OUTMAJ.	Approved 27/10/2017.
17/02254/COND4	Approval of details reserved by conditions: 13: Tree protection, 21: Drainage, 22: Sustainable drainage, of approved application 15/03320/OUTMAJ.	Pending consideration. Decision expected no later than 22/12/2017.
17/02663/COND5	Approval of details reserved by conditions: 19 - Dormice Rope Walkways, 28 - Surfacing of cemetery car park and 33 - Natural England Licences, of approved application 15/03320/OUTMAJ.	Pending consideration. Decision expected no later than 18/12/2017.
17/02879/COND6	Application for approval of details reserved by conditions (23) retaining wall materials, (25) contamination 1, (26) contamination 2, (34) contamination 3, (42) contamination 5 and (29) highways works of approved application 15/03320/OUTMAJ.	Pending consideration. Decision expected no later than 16/01/2018.

### 3. PROCEDURAL MATTERS

- 3.1 The application is accompanied by a suite of plans and supporting documentation. These are summarised in the covering letter dated 25th May 2017 from Millgate Homes. These include various site plans, and detailed plans and elevations for individual plots. The detailed plans for the element of the scheme which has full planning permission are also included within the application submission for clarity; although these have been previously approved and do not require further consideration.
- 3.2 The majority of the supporting documents are re-submissions of those included within the outline application. However, new supporting documents include a Planning Statement, Statement of Community Involvement, Design and Access Statement, Transport Statement, Badger Survey, Reptile Mitigation Strategy, Flood Risk Assessment (including drainage strategy), Details of Noise Mitigation (relating to enclosure of the substation). Some of these relate to conditions on the outline permission and are not relevant to the consideration of the reserved matters application.
- 3.3 Publicity has been undertaken in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO), and the Council's

Statement of Community Involvement. This has included notification letters to neighbouring properties, site notices, and a public notice in the Reading Chronicle.

- 3.4 The Council issued a screening opinion for the development on 29th September 2014 (reference 14/02238/SCREEN), which concluded that the proposal is not EIA development, and therefore EIA was not required. Since the approval of the outline permission, the 2017 EIA Regulations have come into force. According to the Planning Practice Guidance, subsequent applications made after 6 April 2015 in respect of development which has never been determined to be EIA development should be treated in line with the revised thresholds. As such, a new screening opinion has been issued confirming that the proposal continues to not be EIA development.
- 3.5 On 26th June 2017, the applicant submitted a Travel Plan, Arboricultural Method Statement, Tree Protection Plan, and CIL Assumption of Liability Form. The Travel Plan, Arboricultural Method Statement, and Tree Protection Plan relate to conditions on the outline permission and therefore are not relevant to these reserved matters. The CIL Assumption of Liability Form has been passed to the Council's CIL Team as the Charging Authority. In addition, the applicant realised that a number of the plots had been drawn incorrectly, and thus submitted amended drawings to substitute the previously submitted drawings. These amended plans cover plots 8 – 12, and 19 & 21. On 24th July 2017, detailed landscaping proposals were received. These relate to the site, residential area, open space, and Local Equipped Area for Play (LEAP). On 7th August 2017, relevant consultees and neighbours were notified of the two above submissions and comments invited within 14 days.
- 3.6 On 3<sup>rd</sup> and 4<sup>th</sup> October 2017, a comprehensive package of amendments and additional was received in response to planning officer and consultee feedback on the merits of the application. This submission amended the layout and some elements of the detailed design of the scheme. On 7<sup>th</sup> October 2017, all consultees and neighbours were notified of the submission and comments invited within 14 days. The recommendation of this report is made on the basis of the amended scheme.
- 3.7 A small number of additional plans were received after the above re-consultation. In all cases, the information portrayed in the plans relates to minor technical points, and is detail that could be reserved for later consideration by condition. As such, it is considered that this additional information can be taken into account without causing any prejudice. This additional information includes:
- (a) A Proposed Levels Plan (drawing number SL-02), in which the proposed levels are comparable to the existing site levels (subsequently superseded by revision B below);
  - (b) Three drawings of visibility splays at internal road junctions (drawing numbers 5023-004/A, 5023-005/A and 5023-006, received 26/10/2017);
  - (c) A Room in Roof Section (received 26/10/2017), which details how the proposed ridge tiles would be installed.
  - (d) Amended Site Layout (SL-01/B) and Site Levels (SL-02/B) plans were received on 30/10/2017 to provide two new parking spaces for Plots 32 to 35.
- 3.8 As residential development, the proposal is CIL liable. Based on the applicant's completed CIL forms the liability of the development is £827,578.50. However, the precise amount will be independently verified prior to issuing a CIL Liability Notice.

## 4. CONSULTATION

### 4.1 Statutory and Non-Statutory Consultations

4.1.1 The following is a summary of the consultation responses received to both the original and amended submission. The full consultation responses are available on the Council's website.

<b>Consultee</b>	<b>Original submission</b>	<b>Amended submission</b>
Pangbourne Parish Council:	Detailed comments on the Transport Statement, Management Plan. No comments on layout or appearance, except to point out flat roof dormers.	No response at time of writing
Basildon Parish Council (adjacent):	No response	No response
Tidmarsh and Sulham Parish Council (adjacent):	No objections	No response
South Oxfordshire District Council (adjacent):	No response	No response
Environment Agency:	Unable to provide comments, not a statutory consultee.	No response
Historic England:	No comments	No comments
Natural England:	No comments	No comments
Highways Authority:	Request amendments and additional information	Conditional permission
Lead Local Flood Authority:	No response	No objections
Environmental Health:	No comments relevant to reserved matters (relevant to conditions)	No comments
WBC Ecology:	No response	No response
WBC Planning Policy Officer:	No response	No response
WBC Transport Policy Officer:	No response	Conditional permission
WBC Countryside Officer:	Request amendments	No objections
WBC Housing Officer:	Object – lack of integration of affordable housing	No response
WBC Tree Officer:	Conditional permission	Conditional permission
WBC Waste Management:	Request additional information	Conditional permission

WBC Archaeological Officer:	No objections	No objections
WBC Minerals and Waste Officer:	No response	No response
WBC Emergency Planning Officer:	No objections	No objections
WBC Rights of Way Officer:	No response	No response
WBC Conservation Officer:	No objections	No objections
Thames Water:	No response	No comments
Thames Valley Police:	No response	No response
Royal Berkshire Fire and Rescue Service:	Conditional permission	No response
North Wessex Downs AONB:	No response	No response
Berks, Bucks and Oxon Wildlife Trust:	No response	No response
Ramblers Association:	No response	No response
West Berkshire Spokes:	No response	No response
Woodland Trust:	No response	No response
Berkshire Gardens Trust:	No response	No response

## 4.2 Public representations

4.2.1 Representations have been received from seven individual contributors, some of which have made more than one submission. All contributors object to the application. The comments made can be summarised as follows:

- Inadequate sewerage infrastructure
- Inaccurate reports by Thames Water regarding sewerage infrastructure
- Local area has experienced further sewerage issues recently
- Vehicular and pedestrian safety along Pangbourne Hill
- Excessive traffic speeds
- Accident history on public highway
- Harm to tree lined bank to provide pedestrian access
- Harm to tree lined entrance to the village along Pangbourne Hill
- Conflict with landscape assessments
- Pedestrians will be required to cross Pangbourne Hill in order to walk into the village centre
- Inadequate capacity at road junction at bottom of Pangbourne Hill
- Loss of good agricultural land
- Location within the AONB
- Located outside the settlement boundary
- Reiterate all objections made to outline application

- The developer has yet to comply with planning conditions on the outline permission, including the submission of an integrated water supply and drainage strategy
- Trees and vegetation being destroyed to facilitate development
- There are a number of brownfield sites in West Berkshire where development should be focused

## **5. PLANNING POLICY**

### **5.1 West Berkshire Core Strategy 2006-2026 (WBCS):**

Policies: NPPF, ADPP1, ADPP5, CS1, CS4, CS5, CS6, CS8, CS13, CS14, CS15, CS16, CS17, CS18, CS19

### **5.2 Housing Site Allocations Development Plan Document (HSA DPD):**

Policies: GS1, HSA21, C1, P1

### **5.3 West Berkshire District Local Plan 1991-2006 Saved Policies 2007 (WBDLP):**

Policies: OVS.5, OVS.6, TRANS.1, RL.1, RL.2, RL.3

### **5.4 Replacement Minerals Local Plan for Berkshire 2001 (RMLP):**

Policies: 1 and 2

### **5.5 Material considerations:**

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2014-2019
- North Wessex Downs AONB Position Statement on Housing
- Planning for Growth Written Ministerial Statement (23/03/2011)
- Quality Design Supplementary Planning Document (SPD)
- Quality Design Supplementary Planning Document (SPD)
- Village Design Statement November 2005: Pangbourne Village Plan (VDS)
- WBC Cycle and Motorcycle Advice and Standards for New Development
- CIL Charging Schedule (March 2014) and Regulation 123 List

## **6. APPRAISAL**

### **6.1 Principle of development**

6.1.1 The principle of development has been accepted through the granting of outline planning permission, and does not fall to be re-considered under this reserved matters application. The development complies with Policies ADPP1, ADPP5, CS1, and HSA21 in terms of its location. Following the adoption of the HSA DPD, the application site is now located within the settlement boundary for Pangbourne. Compliance with more detailed policy requirements (e.g. detailed criteria of Policy HSA21) are addressed throughout this report.

### **6.2 Compliance with policy allocation**

6.2.1 All site allocations are subject to the General Site Policy, GS1 of the HSA DPD. Consistent with the requirements of this policy, a single planning application (hybrid outline/full, plus reserved matters) has been submitted for the site. All issues have therefore been comprehensively addressed and master-planned. Many of the detailed requirements of this policy have been substantively addressed during the outline application, or are dealt with by planning conditions on the outline permission.

- 6.2.2 Relevant to the reserved matters application is the requirement for development to respond positively to the local context, ensuring a high quality of design that responds effectively to the character of the surrounding area. This is addressed in this report through the assessment of the reserved matters of the residential area and open space. In light of this assessment below, it is concluded that the proposal complies with Policy GS1.
- 6.2.3 The site is the subject to a housing site allocation, to which Policy HSA21 applies. Consistent with this policy, 35 dwellings are proposed within the limits of the developable area designated by the policy. Matters of access and technical considerations such as ecology, archaeology, flood risk and drainage have been assessed as part of the outline application, or are dealt with by planning conditions on the outline permission; so too are compliance with the broad parameters arising from the Landscape Sensitivity Assessment that informed the allocation.
- 6.2.4 Relevant to the reserved matters application are the requirements for a mass and scale of development that is not visually intrusive and does not detract from views of the Thames Valley and the Chilterns; that the development should be in keeping with the mass, scale and density of the western part of Pangbourne and include a high level of landscape infrastructure as found in the adjacent Breedon Estate. This is addressed in this report through the assessment of the reserved matters of the residential area and open space. In light of this assessment below, it is concluded that the proposal complies with Policy HSA21.

### **6.3 Access reserved matter (and other highway issues)**

- 6.3.1 “Access”, in relation to reserved matters, means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where “site” means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made. In this instance, the principal means of pedestrian and vehicular access off Pangbourne Hill already have full planning permission and therefore do not fall for consideration as part of this reserved matters application. However, matters of “access” within the residential area are for consideration in detail as part of this application.
- 6.3.2 The Council’s Highways Adoption Team is satisfied with the road layout, in terms of sections proposed to be constructed to an adoptable standard. Swept path analysis drawings have been provided to demonstrate that refuse vehicles can safely navigate the internal roads.
- 6.3.3 Drawings of the visibility splays have been provided for all internal junctions, including the cemetery car park, and forward visibility on the first bend north of the cemetery car park. A condition is recommended to ensure that the visibility splays are provided before the occupation of affected dwellings/areas. It has been confirmed to the satisfaction of the Highways Authority that the main access road leading from Pangbourne Hill into the site does not exceed a 1:20 gradient and no part of the internal site roads exceed a 1:12 gradient.
- 6.3.4 The site lies in Zone 2 of the current parking standards set out in Policy P1 of the HSA DPD (shown below). Following an amended layout, the Highways Authority is satisfied that the proposed provision complies with Policy P1. Visitor parking spaces are also provided for the apartments.



Bedrooms	Flats (+1 additional space per 5 flats for visitors)			Houses			
	1	2	3	1	2	3	4
Zone 1	0.75	1	2	1	1	2	2
Zone 2	1.25	1.5	2	1.25	2	2.5	2.5
Zone 3	1.5	1.75	2	1.5	2	2.5	3
EUA Zone	1.5		2	1	2	2	3

*Parking standards, Policy P1 of the HSA DPD*

- 6.3.5 Storage of waste/recycling receptacles, and cycle storage, can be provided for all houses within garages or sheds. Standalone bin and cycle stores are proposed for the apartment building, for which detailed specification and their provision can be secured by condition.
- 6.3.6 Concerns have been raised by the Parish Council and local residents regarding various highway matters, including accessibility, vehicle speeds, traffic levels, and purported inaccuracies in the Transport Statement. Such matters were assessed as part of the outline planning application, and are not a relevant consideration for this reserved matters application. Nonetheless, the Highways Authority has reviewed these representations and confirmed that no concerns arise from the points made.
- 6.3.7 For the above reasons, it is concluded that the proposed access arrangements and associated highway matters are satisfactory. The proposal complies with Core Strategy Policies CS13 and CS14, and Policy P1 of the HSA DPD in this respect.

#### **6.4 Scale reserved matter**

- 6.4.1 “Scale”, in relation to reserved matters, means the height, width and length of each building proposed within the development in relation to its surroundings.
- 6.4.2 Condition 7 of the outline permission stipulates that the maximum building height of any dwelling shall be 9 metres above proposed ground floor level. Height is to ridge level but excludes any point features. Proposed ground floor levels shall be within a limit of deviation of 1 metre below to 1 metre above existing ground level. Whilst Condition 7 stipulates a maximum building height, this full height may not be acceptable in all parts of the site, and Condition 7 does not prejudice the refusal of this reserved matters application if there is a specific concern with building heights.
- 6.4.3 The surrounding area of Pangbourne is characterised by large properties, mostly in generous-sized plots. There are substantial two and three storey buildings in close proximity to the application site. The proposed buildings are a mix of two and three storey in scale, predominantly family houses with a few smaller dwellings and one apartment block. The proposed scale of development is generally in keeping with the existing scale of development in the surrounding area.
- 6.4.4 Plots 1 to 7 are located along the northern end of the site and therefore most likely to have an impact of long distance views from the north. There is a limited degree of spacing between each dwelling along this boundary. However, the limited extent of the developable area in relation to ground contours, and the new woodland planting to the north, will largely restrict views of the houses from the north. In their context, the height and width of these dwellings is considered appropriate. Plots 2 to 7 are deep dwellings with long side walls. However, given the side-to-side relationship with each other, this depth would not be readily visible and is not considered harmful to the character and appearance of the area.

- 6.4.5 Plots 8 to 11 are located along the eastern boundary of the site. There is a large separation distance to neighbouring dwellings on Riverview Road due to the long gardens of the neighbouring properties, and there is also a good level of boundary vegetation to be retained which would limit inter-visibility. The scale of plots 8 and 9 is appropriate.
- 6.4.6 The south-eastern corner of the application site is affected by the most dramatic change in ground levels off-site. The ground levels in this corner are only approximately 1m less than the ridge height of the adjacent building at Formosa Place, which is itself a sizeable development from the road level of Pangbourne Hill. The construction of the pedestrian access ramp in this location would also open up the frontage of the site in this location. The scale of buildings on Plots 10-12 therefore requires particularly careful consideration, particularly in terms of public views from Pangbourne Hill.
- 6.4.7 Accordingly, additional supporting information was requested. A Street Scene drawing of Pangbourne Hill (drawing number SS-02) and a Site Section drawing (number SS-03) have been received.
- 6.4.8 The Street Scene drawing illustrates the significant variance in height. However, the Site Section shows that, from ground level off-site, the proposed houses would be outside the line of sight due to the rise in ground levels and the set back of the houses from the bank. There is also existing screening atop the bank along this boundary that would be enhanced as part of the soft and hard landscaping schemes.
- 6.4.9 The Street Scene drawing of Pangbourne Hill includes some indicative screening. For much of the length of the site, the existing trees and vegetation provide a very good level of screening that would mitigate the visual impact of the development on public views along Pangbourne Hill. The trees and vegetation would be opened up to the south of Plots 11 and 12 to facilitate the construction of the access ramp. This relationship is illustrated in Section B-B. Owing to the change in ground levels and set back of these plots, it is considered that the buildings would not be visually prominent, particularly with some new tree planting along the rear boundaries.
- 6.4.10 Having regard to the additional information, it is concluded that despite their elevated position and height, Plots 11 and 12 would not be highly prominent additions within the street scene of Pangbourne Hill. From views within the site the scale of these houses would be in keeping with the scale of other houses in the development.
- 6.4.11 Plots 13 to 16 are a row of semi-detached houses that are laid out at a tangent to Pangbourne Hill, with the narrow side elevation of Plot 13 facing out of the site. Given its height (8.6m) and the level of screening, these dwellings would have an acceptable visual impact on Pangbourne Hill.
- 6.4.12 Plots 17 to 22 have a maximum ridge height of 9.1m. These plots have been reduced in height by 0.5m in the amended drawings (Plots 13 to 18 on original layout). Whilst this is not a significant reduction, given the good level of screening along the southern boundary, it is considered on balance that these dwellings would have an acceptable visual impact on Pangbourne Hill. The apartment building (Units 26-31) also measures a maximum ridge height of 9.1m, which in context with a good level of screening along the southern boundary is considered acceptable.
- 6.4.13 Plots 23-25 and 32-35 are located centrally within the site, away from the boundaries of the development. Their scale is in keeping with the development as a whole.
- 6.4.14 The Proposed Levels drawing (SL-02/B) shows proposed levels that are broadly consistent with the existing site levels. As such, no issues have been identified as a result of any change of levels.

6.4.15 For the reasons detailed above, it is concluded that the scale of the development is appropriate in its context and respects the character and appearance of the area. The proposal therefore complies with Core Strategy Policies CS14 and CS19 in this respect.

## **6.5 Layout reserved matter**

6.5.1 “Layout”, in relation to reserved matters, means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

### Character

6.5.2 According to the Quality Design SPD, new development should begin with an understanding of the area’s existing character and context and its design should evolve from West Berkshire’s rich landscape and built heritage. Development should seek to complement and enhance existing areas, using architectural distinctiveness and high quality urban design, to reinforce local identity and to create a sense of place; one that is successful and enjoyed.

6.5.3 The surrounding area of Pangbourne is predominantly semi-rural in character. The west of the village has an organic road layout, likely due in part to the way it has historically developed over the rising topography. Most residential development in the area comprises large detached dwellings in generous plots, although there are some attached properties within the area. The area is particularly verdant due to the prevalence of large gardens with mature trees and landscaping.

6.5.4 The proposed road layout of the application site uses gently sweeping roads to define an organic form of development, which respects the surrounding character. A significant number of the houses are detached, with some semi-detached, a single row of terrace houses, and a single apartment building. Whilst these latter dwellings differ from the prevailing character of the immediate vicinity, they enable a greater density and mix of development which should be encouraged on new developments. Provided their appearance respects the character of the area, there is no objection to the terrace and apartments.

6.5.5 The proposal represents a finer grain of development than the surrounding area, which in turn reduces the opportunities for mature trees within individual plots in the future. However, the public spaces of the development provide good soft landscaping (see soft landscaping assessment below). Moreover, the strategic advanced planting to the north and the retention of vegetation along the bank of Pangbourne Hill enhances the landscaped setting of the development. Taking into account the wider landscaping proposals, the finer grain of development is not considered to significantly detract from the character and appearance of the development.

### Continuity and enclosure

6.5.6 According to the Quality Design SPD, new development needs to ensure that public and private spaces are clearly distinguished. Successful public spaces are usually well defined by buildings, structures and hard or soft landscaping. These tend to be spaces which are edged by active frontages (e.g. front doors, large windows); spaces which are overlooked or benefit from natural surveillance, enabling people to keep an eye on the public realm and therefore make it feel safer and free from crime and vandalism. Successful private spaces tend to be enclosed by buildings and only overlooked by the user’s home or property. In general, it is best that access is only gained from the property itself.

- 6.5.7 Overall, the layout of the development achieves a clear distinction between public and private spaces, and the orientation of buildings around the road layout ensures a generally good level of overlooking and natural surveillance of the public spaces.
- 6.5.8 Concern was raised over the original layout because of the gardens of Plots 17 to 22 (previously Plots 12 to 18) backing onto the footway, and the associated security concerns with the lack of natural surveillance. The amended layout provides an improved level of natural surveillance along this path through the orientation of Plots 13 and 14 and the apartment building. Taking into account similar relationships between gardens and the existing public footpaths along Pangbourne Hill, the improved layout is considered, on balance, acceptable.
- 6.5.9 For the above reasons it is considered that the amended proposed layout can achieve a good quality level of continuity and enclosure.

#### Quality of the public realm

- 6.5.10 According to the Quality Design SPD, opportunities for interaction with public space should be maximised in new development and a high quality public realm can encourage a sense of community ownership and respect. To ensure its attractiveness and success, all public spaces should have an identified use and take full advantage of outward facing buildings, active edges and perimeter blocks which assist with natural surveillance. Hard and soft landscaping should also be incorporated and can provide a key opportunity for a sensitive and innovative design proposal. The structure of pedestrian and vehicle movement will help frame a landscape strategy; functional elements such as footpaths, car parks, cycleways and bin storage are all elements that need to be considered as well as the soft planting scheme itself. Early consideration of landscaping will also allow relationships to be developed between internal and external spaces and can influence the design of the buildings.
- 6.5.11 Overall, the public spaces of the proposal are considered to achieve a high standard of design. The consistent character and appearance of development throughout the site, and the access to the public open space, will encourage a sense of ownership. There are no ambiguous spaces without an identified use. Hard and soft landscaping has been integrated throughout the development. The proposal is considered to achieve a good quality public realm.

#### Ease of movement

- 6.5.12 According to the Quality Design SPD, new development should be readily permeable with connected layouts allowing safe, direct routes for pedestrians and cyclists. This will maximise opportunities for interaction and minimise personal risk and isolation. A movement strategy should be considered for any new development, prioritising the needs of pedestrians and cyclists, ensuring direct and convenient access to the main movement network and providing cycle storage appropriately located in a well used overlooked location. Parking provision should also be well planned and convenient to use for pedestrians as well as drivers. Servicing will also need to be considered, ensuring that movements by large vehicles such as refuse removals and emergency vehicles do not conflict with the normal movement flows.
- 6.5.13 The proposed layout is readily permeable for pedestrians and cyclists. Residential parking is mostly provided within individual plots, and complies with the parking requirement (addressed under the "access" reserved matter). On this basis, it is unlikely that on-street parking would significantly detract from the character and appearance of the area. As addressed under the "access" reserved matter, the layout is considered technically acceptable by the Highways Authority in terms of free flow of traffic.

- 6.5.14 Concern was raised over the originally proposed layout because of the dominance of on-street parking in between the previously proposed two apartment buildings. With the amended layout this concern is very much reduced. Some concern remains with the frontage parking to plots 13 to 16, 26 to 31 (apartments) and 32 to 35. However, these areas now contain fewer spaces together, are visually broken up with the proposed soft landscaping, and are not located in prominent positions within the development. It is recognised that some frontage parking is necessary to achieve the parking levels associated with the proposed housing mix. On balance, these areas are not now considered so car dominated as to justify an objection to the scheme.
- 6.5.15 For the above reasons, it is concluded that the proposed layout demonstrates a high standard of design, in terms of how it functions, and that respects the character and appearance of the area.

## **6.6 Appearance reserved matter**

- 6.6.1 "Appearance", in relation to reserved matters, means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 6.6.2 According to the Quality Design SPD, new development should begin with an understanding of the area's existing character and context and its design should evolve from West Berkshire's rich landscape and built heritage. Development should seek to complement and enhance existing areas, using architectural distinctiveness (through construction materials and techniques).
- 6.6.3 The form of the proposed dwellings is generally in keeping with the character of the wider area. This includes red brickwork with hanging tiles, together with the use of pitched tiled roofs, dormer windows, and hipped/half-hipped roof forms. This is considered acceptable.
- 6.6.4 A significant number of the houses have small areas of flat roofs on their ridge due to the width of the gables on the site elevations. In response to officer concerns regarding the incongruity of wide gables with flat roof ridges, a detail plan (Room in Roof Section) has been submitted showing how the proposed ridge tiles would be installed, so that from ground level it would appear as a pitched apex to the roof. The majority of houses which have flat roof ridges are sited in building lines with a side-to-side relationship to their neighbours. Given the spacing of these houses, it is considered that the flat roof ridges would not be obvious within the street scene and therefore would not materially detract from the character and appearance of the development.
- 6.6.5 The plans indicate a good level of architectural detailing on each building. This includes bargeboards, lintels (materials, keystone details), string/soldier courses, fenestration, quoins, porches, plinths, chimneys (corbelling), eaves detailing, cills, hanging tiles (varying tiles/detailing). The articulation of elevations with such detailing is welcome and necessary to ensure that the buildings respect the character and appearance of the surrounding area. The detailing of the elevations of the affordable housing is consistent with that of the market housing, and thus can be considered tenure blind. Large buildings such as this without such intricate detailing would appear bland and significantly detract from the character and appearance of the area. As such, a planning condition is recommended to ensure that these features are constructed in accordance with the approved plans.
- 6.6.6 The use of high quality materials can have a significant influence on the quality of the character and appearance of a development. A Materials Plan (MAT-01) and associated schedule accompanies the application. However, in this instance given the sensitivity of the site within the AONB, the prior approval of material samples will be necessary. This

can be secured by condition. External lighting is subject to prior approval pursuant to conditions on the outline permission.

- 6.6.7 For the reasons detailed above, it is concluded that subject to conditions the appearance of the development would be acceptable and comply with Core Strategy Policies CS14 and CS19.

## **6.7 Landscaping reserved matter**

- 6.7.1 “Landscaping”, in relation to reserved matters, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes:

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features.

- 6.7.2 Detailed hard and soft landscaping proposals for the residential area and open space have been submitted during the consideration of the application.

### Soft landscaping

- 6.7.3 The latest soft landscaping scheme is shown on drawing MILLG21238-11E, Sheets 1 to 4. The drawings detail where existing trees and vegetation are to be retained and protected during construction. New planting includes tree planting, 0.6m high Japanese Holly hedges, 1.2m high Portuguese Laurel hedges, planting beds, specimen shrubs, climbing plants, as well as areas of grass. Swales are incorporated into the landscaping scheme, and are planted with grass.

- 6.7.4 The soft landscaping scheme is generally considered acceptable. The site already benefits from the existing vegetation along the eastern, southern and western boundaries, and substantial new woodland planting has taken place to the north as a requirement of planning conditions on the outline permission (this structural woodland planting was necessary to make the development acceptable within the AONB countryside). Accordingly, the key purpose of the soft landscaping scheme should be to ensure that the development is in keeping with the verdant character of the surrounding area. The specimen trees proposed within the residential areas are generally considered appropriate selections. However, according to the Council’s Tree Officer, there is a missed opportunity for additional and improved tree planting within the public areas in the western part of the site.

- 6.7.5 It is considered necessary for improvements to be made along the grass verges of the access road into the site. The latest landscaping plans currently propose a selection of trees planted within the grassed area on the eastern/southern side of the access road, north of the cemetery car park as the road curves around the north of the substation. There is plenty of space in this location to provide trees with greater longevity than is currently proposed. There is also space along the southern edge of the Local Equipped Area of Play (LEAP) to provide a line of trees. In both these locations, the Tree Officer recommends the planting of tree species such as Beech, Lime and/or Oak planted as 10-12 standard size to ensure the greatest chance of long-term establishment. The planting of such trees in these locations could, in the longer-term, result in a tree-lined avenue entrance to the development, which would be in keeping with the verdant character of the surrounding area.

- 6.7.6 The eastern boundary of the site currently benefits from a good natural screen provided by the trees and vegetation. The amended plans make it clear that the fence line along this boundary (Plots 7 to 11) is set back from the boundary so that this natural screen remains unaffected.
- 6.7.7 Presently, the area where Plots 10 and 11 are proposed contains a number of trees and undergrowth vegetation that screens the development downhill. The amended plans make it clear that existing trees within Plots 10 and 11 are to be retained. However, the understorey shrubs are proposed to be removed, which is understandable given that these would be private gardens. This stretch of the eastern boundary is to be marked by a green chain link fence. In order to ensure that the removal of undergrowth does not unduly open up views into the site from down Pangbourne Hill, it is considered necessary to require additional low level screening along the eastern boundary of Plots 10 and 11. The Tree Officer recommends that such planting could be in the form of a new hedgerow along inside of the boundary line. Non-native species such as Beech or Hornbeam could be preferable for this specific purpose because they retain their leaves in the winter and are suitable for domestic boundaries (i.e. they don't have thorns).
- 6.7.8 The Lead Local Flood Authority has identified that a number of trees are proposed to be planted in close proximity to proposed soakaways. Concern has been raised that the roots of these trees could adversely affect such infrastructure. The re-location of a number of trees would therefore be required. No objections have been raised regarding the landscaping of the swales which form part of the drainage scheme.
- 6.7.9 The prior approval of amended soft landscaping scheme to include additional and re-located tree planting in the aforementioned public areas and low level screening to the rear of Plots 10 and 11, together with the implementation of the revised scheme can be secured by condition.

#### Hard landscaping

- 6.7.10 According to the Quality Design SPD, boundary treatments play an important role in shaping the character of an area and contributing to the street scene. They should respect and reflect their surroundings, having regard to the existing prevailing forms of boundary treatment. Particular care is needed in choosing any boundary treatments that are required in rural settings and historic environments. Where boundary treatment is required, every effort should be made to use quality materials and designs for walls, fences and railings.
- 6.7.11 The latest hard landscaping scheme is shown on drawing MILLG21238-14E, Sheets 1 to 2. The proposed boundary treatments includes a mix of 1.8m close boarded fencing, 1.8m green chain link fencing, 1.8m hit and miss fencing, and 1.8m brick walls. Hard surfacing includes standard bitmac on adoptable roads, block paved parking bays and shared surfaces, 600x900mm natural sandstone paving slabs (grey in colour) for patios and pathways around dwellings, and Cotswolds gravel chippings to the parking bays of the affordable units.
- 6.7.12 On the original plans, all dwellings except those backing onto the field to the north (Plots 2 to 7) were proposed to be enclosed by 1.8m close boarded fencing. Whilst close boarded fencing is not wholly out of character, there is more variety in the surrounding area, particularly with mature boundary treatments and historic brick walls. As such, a reduction in the amount of close boarded fencing was sought.
- 6.7.13 On the amended plans, the boundary treatments have been changed from close boarded fencing at the following locations:
- Rear of Plots 17 – 22 (formerly 13 – 18) to 1800mm high timber hit- and- miss fencing,
  - Side/Rear boundaries to Plots 7 – 11 to 1800mm high green chain link fencing,

- Side boundaries to plots 23-25 (formerly 19 - 21) to 1800mm high green chain link,
- North side boundary to Plot 1 to 1800mm high green chain link,
- South Side boundary to Plot 1 adjacent to access road to 1800mm high brick wall,
- East side boundary to Plot 32 adjacent to access road to 1800mm high brick wall,
- Rear of plots 1 – 7 1800mm high green chain link fencing.

6.7.14 Close boarded fencing continues to be the prevailing boundary treatment, but the greater mix is considered to be a sufficient improvement. The use of green chain link fencing along the northern boundary (Plots 2 to 7) is considered appropriate in order to avoid “hard” landscaping features along this boundary which transitions to the open countryside to the north.

6.7.15 The Lead Local Flood Authority raises no objections to the proposed surfacing materials, in terms of how hard surfaced areas would interact with the drainage strategy for the development. With respect to their appearance, no objections are raised to the types of surfacing material used across the development, except for the use of gravel chippings solely for the affordable units as this detracts from the integration of the units by giving the surrounding of these buildings a different character and appearance. Given the scale of development and sensitivity of the site, the prior approval of samples is considered necessary. The prior approval of samples and amendments to the parking bays for the affordable units can be secured by condition.

#### Public open space landscaping

6.7.16 The latest open space proposals are shown on drawing MILLG21238-12D and MILG21238-13B. The open space comprises a Local Equipped Area of Play (LEAP). The area is predominantly shown as grass with sporadic trees and planting beds. Within the north east corner an equipped play area is proposed, enclosed by 1m high picket and rail fencing. The play area is mostly grass, but partly also surfaced with woodchip.

6.7.17 The Council’s Ground Maintenance Manager agrees with the latest proposals, which have been amended to address some specific requests in terms of layout and play equipment provision. The commuted sum (secured under the S106) would be £7,500.

6.7.18 As detailed in paragraph 6.7.5, in order to contribute to the verdant character of the development, the Council’s Tree Officer recommends the planting of a row of trees along the southern edge of the LEAP, preferably with species such as Beech, Lime and/or Oak. These amendments can be secured by condition.

6.7.19 Subject to these recommended conditions it is concluded that the development is capable to providing an acceptable landscaping scheme that accords with Core Strategy Policies ADPP5, CS14, CS17, CS18 and CS19, and Policies GS1 and HSA21 of the HSA DPD.

### **6.8 Conservation of the North Wessex Downs AONB**

6.8.1 The application site is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). According to paragraph 115 of the NPPF, great weight should be given to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. Recognising the area as a national landscape designation, Core Strategy Policy ADPP5 states that development will conserve and enhance the local distinctiveness, sense of place and setting of the AONB whilst preserving the strong sense of remoteness, tranquillity and dark night skies, particularly on the open downland. Development will respond positively to the local context, and respect identified landscape features and components of natural beauty.

6.8.2 The broad parameters of the proposed development have been assessed as part of the plan-making process and the outline application. The extent of the residential area has



therefore been judged as acceptable. This report addresses the detailed design, including the extent to which the proposal respects the scale, layout and appearance of development in this part of the AONB. It has been concluded that the proposed development is acceptable in these respects. Although they objected to the outline application, no comments have been received from the North Wessex Downs AONB in response to consultation on this reserved matters application. Accordingly, it is also concluded that the proposed development would satisfactorily conserve the special qualities of the AONB, and as such comply with the NPPF and Core Strategy Policies ADPP5 and CS19 in this respect.

## 6.9 Housing mix

6.9.1 According to Core Strategy Policy CS4, residential development will be expected to contribute to the delivery of an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community, including those with specialist requirements. The mix on an individual site should have regard to:

- The character of the surrounding area.
- The accessibility of the location and availability of existing and proposed local services, facilities and infrastructure.
- The evidence of housing need and demand from Housing Market Assessments and other relevant evidence sources.

6.9.2 The proposed housing mix has been amended under the revised scheme. The following mix is now proposed:

Schedule of Accommodation.(GIA @ 1500mm)			
Private			
Type	Bedrooms	Sq. Footage	No.
LT	3 Bed House	1712 ft <sup>2</sup>	6
G	3 Bed House	1889 ft <sup>2</sup>	3
X	5 Bed House	3090 ft <sup>2</sup>	5
Y	5 Bed House	2871 ft <sup>2</sup>	7
			21
Affordable			
Type	Bedrooms	Sq. Footage	No.
2BF	2 Bed 4P Apartment	753 ft <sup>2</sup>	6
A2	2 Bed 4P House	850 ft <sup>2</sup>	4
A3	3 Bed 5P House	1001 ft <sup>2</sup>	4
			14
<b>TOTAL</b>			<b>35</b>

6.9.3 According to the latest evidence of housing need in the 2016 Berkshire SHMA, there is a need for all types of housing within the district, but the greatest need is for two and three bedroom dwellings. The provision of such dwellings responds to the latest evidence on housing need. The surrounding area is characterised by large detached dwellings. In this context, the provision of 12 five bedroom market houses is also considered appropriate. Overall, the proposed housing mix is considered to comply with Policy CS4.

## 6.10 Affordable housing

6.10.1 The approved development includes a requirement for 40% affordable housing in accordance with Core Strategy Policy CS6. The S106 legal agreement of the outline

permission requires that the distribution of affordable housing units be agreed as part of the reserved matters application, at which point layout is determined, and so this is a relevant consideration at this stage.

- 6.10.2 Planning and housing officers objected to the distribution and design of affordable housing as shown on the original submission. This was because the affordable housing was not sufficiently integrated into the development. All affordable units were located within the western corner of the site physically apart from the market housing, accessed from a separate road, and with landscaping that physically and visually distinguished it from market housing. The build quality was also discernibly lower. This conflicted with Core Strategy Policy CS5 and the Planning Obligations SPD which requires units to be pepper potted throughout the development and well integrated.
- 6.10.3 The integration of affordable housing within the amended layout is a significant improvement. Four semi-detached houses (Units 13-16) are now proposed near the top of the pedestrian access ramp, surrounded by market housing. The remainder of the affordable housing remains in the western corner, but the road layout has been amended so that these units appear less as a separate enclave. Now a single block of flats (Units 26-31) is proposed in the south-western corner, and the previously proposed second block of flats has been replaced by a row of four terrace houses (Units 32-35) fronting onto the main access road and open space.
- 6.10.4 The landscaping of the land around the affordable units has also been improved so that the character and appearance of the western corner of the site is more in keeping with the development as a whole. The elevations of the affordable units are now “tenure blind”, in that their design and materials are in keeping with the market houses. Subject to a small revision to the hard landscaping scheme, the affordable units should be adequately integrated into the development as a whole.
- 6.10.5 The majority of the affordable units remain in the western corner of the site, and the mix of units is different from the market housing. However, on balance, it is considered that the affordable housing has been sufficiently integrated within the amended scheme so as to comply with the aforementioned policies. It is recommended that the amended proposed distribution of affordable units is approved.

## **6.11 Outdoor amenity space**

- 6.11.1 Core Strategy Policy CS14 requires new developments to demonstrate high quality design. Good design relates not only to the appearance of a development, but the way in which it functions. According to Part 2 of the Quality Design SPD, the Council considers that it is essential for the living conditions of future residents that suitable outdoor amenity space is provided in most new residential developments. The provision of good quality outdoor amenity space is determined primarily by the layout and landscaping of the development, and so is a relevant consideration at this stage.
- 6.11.2 All market houses have been provided with gardens of a good size and shape that comply with the policy requirements of the Quality Design SPD. The block of flats is provided with sufficient communal outdoor space to comply with the SPD. The gardens of the affordable houses at Plots 13 to 16 and 32 to 35 are markedly smaller than the majority of other gardens within the development. However, they are all of a regular size and large enough to accommodate such features as a garden shed, washing lines and other domestic features. They would allow for opportunities for sitting outside in comfort and reasonable privacy, and for children’s play. As such, they are considered, on balance, acceptable.

## 6.12 Residential amenity

6.12.1 One of the core planning principles of the NPPF is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. According to Core Strategy Policy CS14, new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. The impact of the development on the amenity of existing occupants of land and buildings surrounding the site is determined primarily by the layout and scale of development, as so is a relevant consideration at this stage.

### Springfield, Pangbourne Hill

6.12.2 The first floor windows of Springfield currently overlook the site above the existing boundary vegetation, which will be reduced in this area to accommodate pedestrian access ramp. According to the site plan, the separation distance between the closest points of Springfield and Plots 11 and 12 is approximately 35m. This distance is in excess of the minimum policy guidance of 21m separation distance. As such, whilst these two new dwellings would be visible from the neighbouring property, they would not result in material harm to the neighbouring occupants' living conditions in terms of overlooking, overshadowing or any overbearing impact.

### Buckeridge, Pangbourne Hill

6.12.3 Buckeridge is set partly behind Springfield, and will similarly have views into the site. For the same reasons detailed above, the visual presence of houses in the development would not amount to material harm to the living conditions of the neighbouring occupants.

### Formosa Place, Pangbourne Hill

6.12.4 The boundary at the south-eastern corner of the application site, adjacent to Formosa Place, is marked by a 1.8m close boarded fence. This fence is set atop of a high and steep bank rising from the rear of the neighbouring house at Formosa Place. According to the survey drawings, grounds levels on site are approximately 1m lower than ridge height of the adjacent building at Formosa Place. As such, there is a significant variance in height, which is illustrated in the Street Scene drawing of Pangbourne Hill (drawing number SS-02).

6.12.5 There is a separation distance of approximately 35m between Formosa Place and the closest Plot 11. A Site Section drawing (number SS-03) has been submitted to show this relationship. It shows that, from ground level, the proposed houses would be outside the line of sight due to the rise in ground levels and the set back of the houses from the bank. There is also existing screening atop the bank along this boundary that would be enhanced as part of the soft and hard landscaping schemes. As such, it is concluded that the proposed development would not have a materially adverse impact on the living conditions of Formosa Place in terms of any loss of privacy or light, or any overbearing impact.

### Orchard Lodge, Riverview Road

6.12.6 Orchard Lodge benefits from a long garden and/or associated land. There is in excess of 40m off-site separation distance from the development to the neighbouring house. As such, no significant impact is expected on this neighbour. The development may result in a potential minor impact on outlook through any thinning of trees, and urbanising impacts from CBF along boundary, although the neighbouring living conditions would be largely protected by an existing wall which is to be retained.

Nutshell Cottage, Riverview Road

- 6.12.7 There is in excess of 40m off-site separation distance from the development to the neighbouring house at Nutshell Cottage. The existing boundary vegetation is relatively open on the very corner with Plot 7. The development may result in a potential minor impact on outlook through any thinning of trees, and urbanising impacts from CBF along boundary, although the neighbouring living conditions would be largely protected by an existing wall which is to be retained.

Hazlehurst, Riverview Road

- 6.12.8 There is in excess of 60m off-site separation distance from the development to the neighbouring house at Hazlehurst, and there is a good level of existing natural screening along the site boundary. As such, no material impacts on the living conditions of this neighbour are expected.

Chalkhill Farm, Pangbourne Hill

- 6.12.9 Chalkhill Farm abuts the site to the west, adjacent to the route of the vehicular access road and open space. The residential development is set back from the western boundary, and so no material impacts on this property are expected.

Pangbourne Cemetery

- 6.12.10 Pangbourne Cemetery abuts the site to the west, adjacent to the vehicular access to the site from Pangbourne Hill. The residential development is set back from the western boundary, and so no material impacts on this property are expected.

Future occupants of the development

- 6.12.11 The layout and orientation of the dwellings within the development is such that it raises no concern in terms of any material overshadowing, overlooking or overbearing impacts. Concern was raised in response to the original submission due to the inclusion of terraces to the rear of many of the market houses due to the opportunities for overlooking neighbours from elevated positions. In response, the amended plans have included privacy screens. These screens are, on balance, considered sufficient to minimise opportunities for overlooking to a reasonable level.

**6.13 Sustainable construction and renewable/low carbon energy**

- 6.13.1 Sustainable construction measures and renewable/low carbon energy policy requirements are primarily determined by the detailed design of the development, and thus are relevant considerations as part of this reserved matters application.
- 6.13.2 According to Core Strategy Policy CS15, new residential development will meet a minimum standard of Code for Sustainable Homes Level 6. However, the Written Ministerial Statement of 25th March 2015 withdraws the Code for Sustainable Homes. According to the Planning Practice Guidance, local planning authorities have the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of access and water, and an optional nationally described space standard. Local planning authorities will need to gather evidence to determine whether there is a need for additional standards in their area, and justify setting appropriate policies in their Local Plans. There is no current policy with the statutory development plan that is consistent with this guidance.
- 6.13.3 Core Strategy Policy CS15 also requires a 20% reduction in carbon dioxide emissions from the use of renewable energy or low/zero carbon energy generation on site or in the locality.

Following the withdrawal of the Code for Sustainable Homes, the baseline for this assessment no longer exists, and as such compliance is not possible for practical reasons.

## **6.14 Cycle storage**

- 6.14.1 The provision of cycle storage is primarily determined by the access, layout and appearance of the development, and so is a relevant consideration to this application. The Council's Transport Policy Officer has assessed the amendments and additional information in relation to the proposed cycle parking provision, and how this relates to the Council's guidance note ("Cycle and Motorcycle Advice and Standards for New Development, November 2014).
- 6.14.2 Whilst they are content that in terms of the houses, provision can be made within garages or garden sheds for houses without garages, they have been unable to determine the suitability of the cycle parking provision for the apartment block (Plots 26-31). The Design and Access Statement outlines that there will be a secure purpose built cycle store. Whilst this is welcomed, further information is required regarding the locations and specifications to see if the store is able to comply with the design guide. These details can be secured through a planning condition.

## **6.15 Permitted development rights**

- 6.15.1 According to the Planning Practice Guidance, conditions restricting the future use of permitted development (PD) rights will rarely pass the test of necessity and should only be used in exceptional circumstances. The scope of such conditions needs to be precisely defined, by reference to the relevant provisions in the Town and Country Planning (General Permitted Development) (England) Order 2015, so that it is clear exactly which rights have been limited or withdrawn. Area wide or blanket removal of freedoms to carry out small scale domestic and non-domestic alterations that would otherwise not require an application for planning permission are unlikely to meet the tests of reasonableness and necessity.
- 6.15.2 After first occupation, all houses would benefit from PD rights for their enlargement/extension, alterations to the roof, porches, outbuildings, hard surfaces, and minor additions such as chimneys and antennas.
- 6.15.3 The application site is located in a sensitive location within the AONB. The proposed density of development on the application site is markedly greater than the surrounding area. Whilst this is acceptable because it makes an efficient use of land, the area is sensitive to further extensions. Furthermore, the proposed buildings are all substantial in scale, and it is considered that further extensions and outbuildings under PD would cumulatively detract from the character and appearance of the area. It is therefore considered that exceptional circumstances exist to justify restricting PD rights for extensions and outbuildings.
- 6.15.4 Class B PD rights for additions to the roof (e.g. dormer windows) do not apply within the AONB. There is no identified justification for restriction PD rights for other alternations to the roofs (Class C, e.g. roof lights), porches, outbuildings, hard surfaces, and minor additions such as chimneys and antennas.

## **6.16 Other matters**

- 6.16.1 This application relates solely to the reserved matters (access, appearance, landscaping, layout and scale) of the approved residential area and open space, and so only issues that are related to these matters can be considered. The principle of development and many technical considerations formed part of the assessment of the outline application, and are subject to planning conditions on the outline permission. A number of issues have been

raised in response to consultation which are therefore not relevant to this application. These include:

- Local infrastructure (education, medical, community, building services);
- Sewerage infrastructure;
- Traffic, highway safety, and highway works;
- Flood risk and drainage;
- Biodiversity, tree protection and green infrastructure;
- Historic environment – archaeology and setting of listed buildings;
- Noise and environmental pollution;
- Public open space (amount and provision decided – landscaping addressed in this report).

## 7. CONCLUSION

- 7.1 This application relates solely to the reserved matters (access, appearance, landscaping, layout and scale) of the residential areas and open space, following the granting of outline planning permission for 35 dwellings on land to the north of Pangbourne Hill. The principle of development, and various technical matters, falls outside the scope of this application.
- 7.2 For the reasons detailed in this report, it is concluded that the proposed detailed design of the residential development and open space accords with the statutory development plan policies.
- 7.3 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. As a material consideration, paragraph 14 of the NPPF provides a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with the development plan without delay. No material considerations have been identified to indicate that the detailed design hereby proposed should otherwise be refused.
- 7.4 As such, it is concluded that approval of the reserved matters, in accordance with the amended submitted details, is justified. Accordingly, the application is recommended for conditional approval.

## 8. FULL RECOMMENDATION

- 8.1 To delegate to the Head of Planning & Countryside to **APPROVE THE RESERVED MATTERS APPLICATION** subject to the following conditions.

### 1. Reserved matters pursuant to outline permission

This permission relates solely to the reserved matters referred to in Condition 2 of the Outline Planning Permission granted on 22 February 2016 under application reference 15/03320/OUTMAJ. Nothing contained in this proposal or this notice shall be deemed to affect or vary the conditions applied on that outline planning permission.

Reason: The reserved matters cannot be considered separately from the permission to which they relate and the conditions applied on that outline permission are still applicable.

### 2. Approved plans

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

- Location Plan (P1389.04)

- Site Layout (SL-01/B)
- Site Levels (SL-02/B)
- Street Scenes 2 of 2 (SS-02)
- Site Sections (SS-03)
- Plans and Elevations for all units contained within the House Type Pack (43 pages, received 03/10/2017)
- Junction Visibility Sheet 1 of 2 (5023/004/A)
- Junction Visibility Sheet 2 of 2 (5023/005/A)
- Forward Visibility (5023/006)
- Room in Roof Section

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

### 3. **Building and hard surfacing materials (prior approval of samples)**

Notwithstanding the details submitted with this application, the construction of the dwelling shall not take place until samples, and an accompanying schedule and/or plan, of the materials to be used in the construction of the external surfaces of the dwellings and hard surfaced areas of the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials are visually attractive and respond to local character. Given the scale of the development and the sensitivity of the location within the AONB, samples of materials are required. This information is required before construction because samples of the proposed materials have not been submitted with the application. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD (2006-2026), Supplementary Planning Document Quality Design (June 2006), and the Village Design Statement for Pangbourne.

### 4. **Architectural detailing (provision)**

No dwelling shall be first occupied until the detailing of its elevations has been completed in accordance with the approved plans. This includes (but is not necessarily limited to) the provision of bargeboards, lintels (materials, keystone details), string/soldier courses, fenestration, quoins, porches, plinths, chimneys (corbelling), eaves detailing, cills, hanging tiles (varying tiles/detailing).

Reason: The articulation of elevations with such detailing makes an important contribution to the design quality of the development. The completion of these features prior to first occupation is therefore necessary to ensure that the buildings respect the character and appearance of the surrounding area. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD (2006-2026), Supplementary Planning Document Quality Design (June 2006), and the Village Design Statement for Pangbourne.

### 5. **Privacy screens**

Notwithstanding the details submitted with this application, no dwelling with a roof terrace (Plots 1-12 and 17-22) shall be first occupied until the privacy screens for that dwelling has been installed on the roof terraces in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The submission(s) shall include details of the location and specifications of the privacy screens. Thereafter the privacy screens shall be retained in their approved condition at all times.

Reason: Without privacy screens to minimise overlooking between dwellings, the roof terraces on these plots would result in an unacceptable loss of privacy to neighbouring dwellings. The prior approval of this information is required because insufficient information accompanies the application. This condition is applied 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).

**6. Cycle storage units 26-31 (prior approval)**

Notwithstanding the details submitted with this application, no apartment within the apartment block (units 26-31) shall be first occupied until a secure purpose-built cycle store has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The submission shall include details of the location and specifications of the store. Thereafter the cycle store shall be retained and kept available for cycle storage at all times.

Reason: To encourage the use of cycles in order to reduce reliance on private motor vehicles. The prior approval of this information is required because insufficient information has been submitted as part of the application. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), Policy P1 of the Housing Site Allocations DPD, and the West Berkshire Council Cycle and Motorcycle Advice and Standards for New Development (November 2014).

**7. Refuse/recycling storage units 26-31 (prior approval)**

Notwithstanding the details submitted with this application, no apartment within the apartment block (units 26-31) shall be first occupied until a storage area for refuse and recycling receptacles (and collection areas if necessary) has been provided for that dwelling in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The submission shall include details of the location and specifications of the store. Thereafter the store shall be retained and kept available for receptacles storage at all times.

Reason: To ensure that there is adequate refuse and recycling storage facilities within the site, to ensure safe and adequate collection in the interests of highway safety and local amenity. The prior approval of this information is required because insufficient information has been submitted as part of the application. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and the West Berkshire Quality Design SPD (Part 1, Section 2.13).

**8. Parking and turning (provision)**

No dwelling shall be occupied until the vehicle access, parking, and turning spaces associated to that dwelling have been surfaced, marked out and provided in accordance with the approved plans. The access, 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 that would adversely affect road safety and the flow of traffic. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocations DPD (2006-2026), and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).



**9. Emergency water supplies (prior approval)**

No dwelling shall be first occupied until private fire hydrant(s), or other suitable emergency water supplies, have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority (in consultation with Royal Berkshire Fire & Rescue Service).

Reason: At present there are no available public mains in this area to provide suitable water supply in order to effectively fight a fire. Suitable private fire hydrant(s), or other suitable emergency water supplies, are therefore required to meeting Royal Berkshire Fire & Rescue Service requirements, in the interests of public safety. This condition is applied in accordance with the National Planning Policy Framework.

**10. Hard landscaping (prior approval)**

Notwithstanding the details submitted with this application, , no dwelling shall be first occupied until a detailed hard landscaping scheme has first been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include details of any boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) to be provided as part of the development. The scheme shall include consistent landscaping of market and affordable housing.

Reason: A comprehensive hard landscaping scheme is an essential element in the detailed design of the development, and is therefore necessary to ensure the development achieves a high standard of design. These details must be approved before the dwellings are occupied because the hard landscaping scheme submitted with the application includes different surfacing materials for the market and affordable housing, which undermines the integration of the affordable housing into the development; minor amendments are therefore required. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS6, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the Pangbourne Village Design Statement, the Planning Obligations SPD, and Quality Design SPD.

**11. Soft landscaping (prior approval)**

Notwithstanding the details submitted with this application, no dwelling shall be first occupied until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information. All soft landscaping works shall be completed in accordance with the approved scheme within the first planting season following completion of building operations or first occupation of the final market dwelling to be occupied (whichever occurs first). 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 this completion of the approved soft 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.

Reason: A comprehensive soft landscaping scheme is an essential element in the detailed design of the development, and is therefore necessary to ensure the development achieves a high standard of design. These details must be approved before the dwellings are occupied because minor amendments are required to the soft landscaping scheme that has been submitted with the application. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026), the Pangbourne Village Design Statement, and Quality Design SPD.

**12. Internal visibility splays before development (provision)**

Visibility splays shall be provided as follows. All visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.

- (a) The Cemetery Car Park shall not be first used until the visibility splays at the access to the car park has been provided in accordance with drawing 5023/004/A;
- (b) No dwelling shall be first occupied until the visibility splays on the corner opposite Plot 1 have been provided in accordance with drawing 5023/006;
- (c) No dwelling on Plots 32-35 shall be first occupied until the visibility splays at the shared access to these plots have been provided in accordance with drawing 5023/004/A;
- (d) No dwelling on Plots 1-16 and/or Plots 23-24 shall be first occupied until the visibility splays at the road junction between Plots 1 and 25 have been provided in accordance with drawing 5023/005/A;
- (e) No dwelling on Plots 9-16 and/or Plots 23-24 shall be first occupied until the visibility splays at the road junction opposite Plots 3 and 4 have been provided in accordance with drawing 5023/005/A.

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

**13. Permitted development restriction (extensions/outbuildings)**

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A and/or 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 applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the North Wessex Downs AONB Management Plan 2014-2019, Quality Design SPD (June 2006) and the Village Design Statement for Pangbourne.

**INFORMATIVES**

**1. Proactive actions of the LPA**

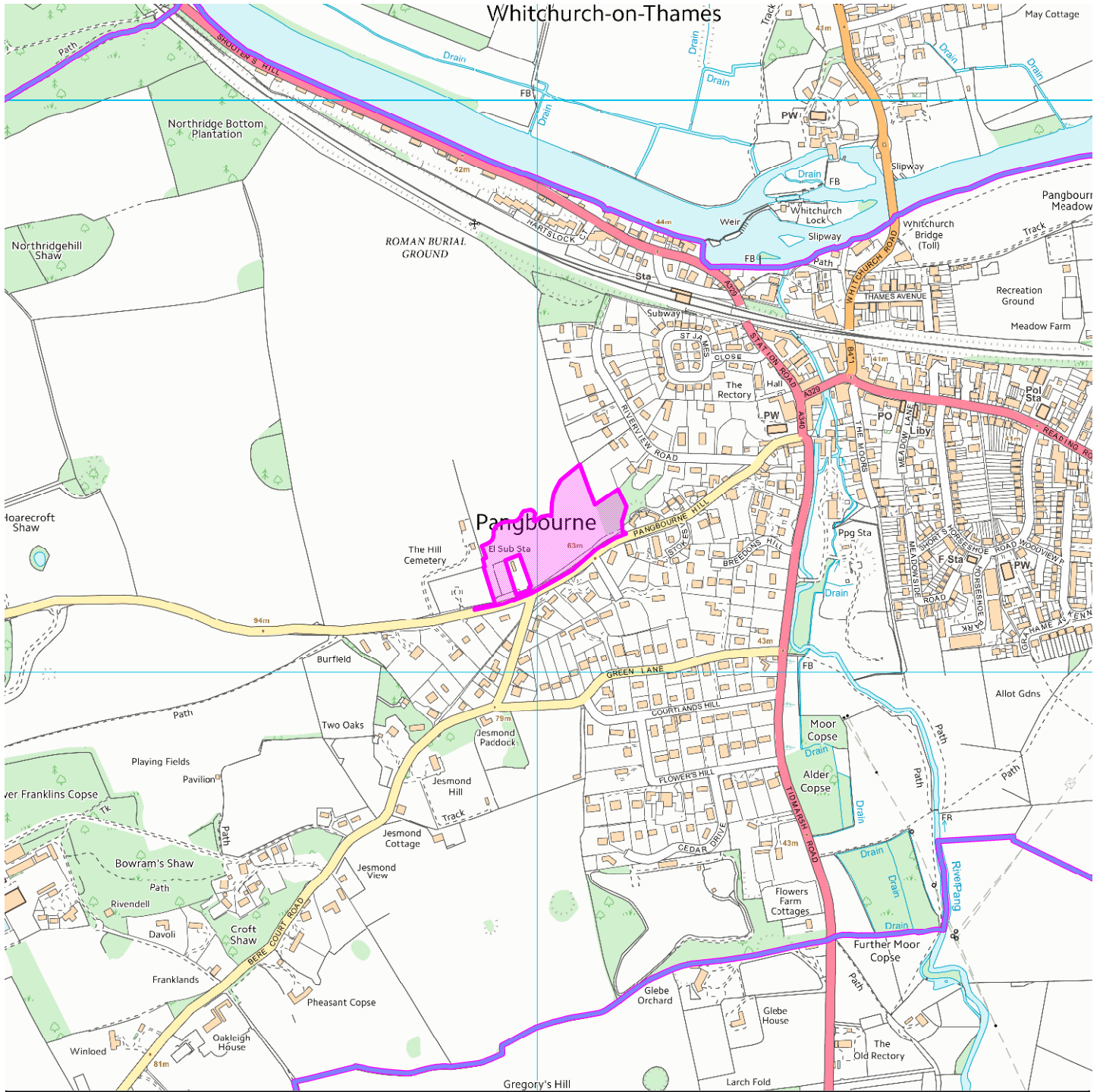
The Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application. In particular, the LPA:

- a) Provided the applicant with a case officer as a single point of contact.
- b) Alerted the applicant to issues that were raised during the consideration of the application.
- c) Accepted amended plans to address issues arising during the consideration of the application.
- d) Agreed an extension of time before determining the application to enable negotiations with the applicant.
- e) Entered into protracted considerations/negotiations in order to find a solution to problems with the proposed development, rather than refusing planning permission without negotiation.

2. **Outline plans**

A number of plans and supporting documentation accompanies the application which duplicates the plans and documentation submitted with the outline application. A number of documents also relate to planning conditions on the outline permission. These documents are not relevant to the reserved matters application and do not form part of the approved application. Their submission should not in any way be construed as implying that they are acceptable.

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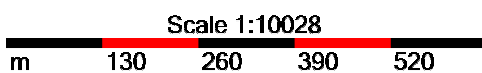
Map Centre Coordinates :

Scale : 1:10027

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<b>Organisation</b>	West Berkshire Council
<b>Department</b>	
<b>Comments</b>	
<b>Date</b>	26 October 2017
<b>SLA Number</b>	0100024151



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# Agenda Item 4.(2)

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(2)	17/02446/FULD Upper Basildon	25 October 2017	Demolition of existing dwelling and erection of 2 new dwellings  Pamber Green, Blandys Lane, Upper Basildon, Reading, Berkshire RG8 8PG  Bellmore Homes

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/02446/FULD>

**Recommendation Summary:** To **DELEGATE** to the Head of Planning and Countryside to **GRANT PLANNING PERMISSION**

**Ward Member(s):** Councillor Alan Law

**Reason for Committee determination:** More than 10 letters of objection

**Committee Site Visit:** 1<sup>st</sup> November 2017

## Contact Officer Details

**Name:** Simon Till  
**Job Title:** Senior Planning Officer  
**Tel No:** (01635) 519111  
**Email:** Simon.till@westberks.gov.uk

## 1. PLANNING HISTORY

**17/01390/FULD** Demolition of existing dwelling and erection of 3 new dwellings. Withdrawn, 07 September 2017.

## 2. PUBLICITY

Site Notice Expired: 12 October 2017  
Neighbour Notification Expired: 20 September 2017

## 3. CONSULTATIONS AND REPRESENTATIONS

### 3.1 Consultations

**Parish Council:** The Parish Council reviewed the application and voted to object on the following grounds:  
The proposal is unsympathetic to the historic neighbouring building Moorings and a number of older houses in the vicinity and lacks both character and visual appeal.  
It represents an over development of a rural site surrounded by fields. The building heights are significant and will dominate the plot on which they are set to reside. They would potentially offer a wall of bricks to passers-by, something that has been noted on nearby Bethesda Street following similar applications.  
The landscape in which the houses will be set is on an incline and the proposed dwellings will have a significant impact on views from the higher ground.  
The council commented that there would be an effect on traffic with additional vehicles needing to use the narrowest lane in the village.  
No street scene is provided which makes it hard for the Council to fully picture the application.

Additional Note: The Parish Council is also concerned with the position of the container on the site and its effect on a neighbouring tree.

**Highways:** This proposal will result in the net increase of one dwelling. The associated additional vehicle movements would be too low to substantiate an objection on.

Visibility splays of 2.4 metres x 43 metres are proposed from the access. These splays must be kept clear of obstructions above a height of 0.6 metres. The access must be surfaced with a bonded material for a minimum of 3 metres from the edge of the carriageway.

Adequate car parking and turning are proposed. A shed must be provided within both of the rear gardens for cycle storage.



Highway recommendation is for conditional approval.

**Conservation  
Officer:**

No objections:

I would wish to qualify my previously made comments by reference to recent decisions made on the Claregate site to the south of the Moorings site, where a similar redevelopment proposal was refused planning permission but allowed on appeal (application 14/01069/FULD refers). The comparison is made because of the similarities of approach on both the Claregate and Pamber Green sites, i.e. more contemporary house designs, set back into the site and served from a single access.

The inspector's appeal decision letter refers to a main issue of impact on the character and appearance of the street scene, the variety of house types, designs and roof styles in the immediate area, together with an overall sense of spaciousness, which was considered to be maintained by redeveloping the original very large single house plots, despite the size of the new dwellings, since sufficient side and frontage space was retained for appropriate landscaping to "soften" the appearance of the new developments on the street scene, and reduce a perceived suburbanising impact of the new dwellings. On the Pamber Green site as was on the Claregate site, therefore the balance "tips" in favour of the proposals.

From a building conservation perspective, the main issue is the impact on the setting of the grade II listed Moorings, bearing in mind its orientation, with its main view/aspect from the south (as the property faces directly south and at right angles to the road). The current backcloth is of mature trees and vegetation at a higher level, the removal of which would be detrimental to the setting of the Moorings, but this is to be maintained and enhanced, and can be secured by condition. In addition, amended plans have been received to reduce the height of the nearest dwelling to the Moorings, which together with sufficient separation distances and adequate screening, also reduces the impact on the setting of the Moorings, such that, by itself, this (impact on the setting of the listed building), becomes a less defensible reason for refusal of the proposed development of the Pamber Green site.

Recommend reiteration of Inspector's conditions on Claregate decision (14/01069/FULD/appeal ref. APP/W0340/A/14/2228088).

**Tree Officer:**

I have no objection to the application, but further details on tree protection and landscaping will be required. Conditions recommended regarding tree protection and detailed scheme of landscaping.

**Environmental  
Health:**

No objections.

**Waste Management:** The application raises no concerns with regard to the storage and collection of refuse and recycling.

### 3.2 Community Infrastructure Levy

The CIL for this development has been provisionally calculated at £86,422.50, based on the CIL PAAIR form submitted with the application which states a net increase in floor area following demolition of the existing dwelling of 614.56 square metres.

### 3.3 Representations

Total: 23 letters (from 31 correspondents)                      Object: 23                      Support: 0

#### Summary of material planning considerations raised in representation letters:

##### Against

- Detrimental impact on character and appearance of North Wessex Downs AONB
- Impact on setting of adjacent Grade II Listed dwelling "Moorings" to south of site;
- Visual prominence of proposed dwellings in views from adjacent road, surrounding dwellings and open field to the north and west due to their size and height and the elevation of the plot from Blandys Lane;
- Uniformity of design and materials;
- Design of proposed dwellings is too suburban for semi-rural location on edge of settlement;
- Overdevelopment of the site;
- Not in keeping with pattern of surrounding development;
- Lack of sufficient landscaping;
- Impact on trees alongside boundary with "Moorings";
- Increase in vehicle movements along Blandys Lane;
- Poor quality of visibility at access;
- Contrary to recommendations of the Village Design Statement;
- "Urban" style of parking;
- Lack of any current vegetative screening on the eastern edge of the site adjoining Blandys Lane;
- Increase in size of development beyond that of the existing bungalow;
- Loss of privacy for neighbouring occupants on opposite site of Blandys Lane;
- Light pollution.

##### In favour

- Reduction in number of dwellings by comparison to previous scheme (application ref. 17/01390/FULD);
- Reduction in ridge height compared to previous scheme;
- Reduction in number of driveways compared to previous scheme.

##### Other matters

- Removal of mature hedges and vegetation prior to submission of first planning application;
- Historic requirement for windows of Hampstead House (opposite the site on western side of Blandys Lane) to be obscure glazed;

-Storage container placed on site adjacent to trees on boundary with “Moorings” to south of site.

#### **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.

**4.2** The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and who 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) 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
- ADPP5: North Wessex Downs Area of Outstanding Natural Beauty (AONB)
- Policy CS1: Delivering New Homes and Retaining the Housing Stock
- Policy CS4: Housing Type and Mix
- Policy CS5: Infrastructure Requirements and Delivery
- Policy CS13: Transport
- Policy CS14: Design Principles
- Policy CS15: Sustainable Construction and Energy Efficiency
- Policy CS16: Flooding
- Policy CS 17 Biodiversity and Geodiversity
- Policy CS18: Green Infrastructure
- Policy CS19: Historic Environment and Landscape Character

**4.5** The Housing Site Allocations Development Plan Document (HSA DPD) is the second DPD of the new West Berkshire Local Plan. It allocates non-strategic housing sites and sites for gypsies, travelers and travelling show people, provides updated residential parking standards and a set of policies to guide housing in the countryside. The following policies from the HSA DPD are relevant to this development:

- C1: Location of new housing in the countryside
- P1: Residential parking for new development

- 4.6** A number of policies from the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) remain part of the development plan following the publication of the Core Strategy. The following saved policies from the Local Plan are relevant to this development:
- TRANS.1: Meeting the Transport Needs of New Development
  - OVS.6: Noise Pollution
- 4.7** The following local policy documents adopted by the Council are material considerations relevant to the development:
- West Berkshire Supplementary Planning Guidance: House Extensions (adopted July 2004)
  - West Berkshire Supplementary Planning Document Series: Quality Design (SPDQD), (adopted June 2006)
    - Part 1 Achieving Quality Design
    - Part 2 Residential Development
  - Planning Obligations SPD
  - The North Wessex Downs AONB Management Plan (2014-2019);
  - The Basildon Village Design Statement (VDS) 2001
- 4.8** The requirements of the following other pieces of legislation are also a material consideration in respect of this planning application:
- The Wildlife and Countryside Act 1981 (as amended).
  - The Conservation of Habitats and Species Regulations 2010.

## **5. DESCRIPTION OF DEVELOPMENT**

- 5.1** The application site sits on the edge, but within, the defined settlement boundary of Upper Basildon. The site is currently occupied by an extended bungalow of mid 20<sup>th</sup> Century character and a number of associated outbuildings. To the north and west of the site the land consists of open country and fields, while to the south and east are existing lines of residential development alongside Blandys Lane. Residential development in the area is of mixed age and type, with a number of large, modern dwellings interspersed amongst significantly older dwellings, including Thatchers, a traditional thatched cottage to the south east of the site, and Moorings, a Grade II Listed dwelling that has recently benefitted from a large modern extension immediately to the south of the site. High Banks, opposite the site to the east, is a substantial modern dwelling constructed in a traditional style, while Hampstead House, also to the east of the site, is a more contemporary style of design with a low roof form and long single storey wing containing both living and garage accommodation. Blandys Lane, a narrow country lane, traverses from north to south alongside the eastern boundary of the site, and is bordered by high hedges and mature trees for much of its length. The application site has recently been cleared of vegetation for its length, so currently forms a gap in the hedges alongside Blandys Lane. A bank alongside Blandys Lane rises approximately 2 metres from the road
- 5.2** The proposed works are for the demolition of the existing bungalow which is located to the north of the site and the erection of two 5 bedroom dwellings spaced at roughly even intervals across the site facing east. Access for the proposed dwellings would be from a single driveway, with parking and turning provided to the front and side between the two dwellings.

## **6. APPRAISAL**

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

- Principle of the development
- The impact on the character and appearance of the North Wessex Downs Area of Outstanding Natural Beauty;
- Impact on the setting of the Grade II Listed building, “Moorings”;
- The impact on neighbouring amenity;
- Highway safety;
- The impact on trees;
- The presumption in favour of sustainable development

### **6.1 Principle of the development**

6.1.1 The application site is located within the defined settlement boundary of Upper Basildon, on the edge of the village envelope and is occupied by an existing bungalow. The site is within the North Wessex Downs Area of Outstanding Natural Beauty. Policy C1 of the HSA DPD sets out a presumption in favour of development within the settlement boundaries of towns and villages in the District, including Upper Basildon, which is defined as a smaller village with a settlement boundary under Policy ADPP1 of the Core Strategy. Policy ADPP1 goes on to state that smaller villages with settlement boundaries, such as Upper Basildon, are suitable only for limited infill development subject to the character and form of the settlement. Policy ADPP5 of the Core Strategy requires, inter alia, that development will conserve and enhance the local distinctiveness, sense of place and setting of the AONB whilst preserving the strong sense of remoteness, tranquillity and dark night skies, and that development should respond positively to the local context.

6.1.2 Therefore, while the principle of development is accepted in this case, the acceptability of the development proposed should be informed by considerations of the character and form of the settlement and the necessity to conserve and enhance the setting of the AONB.

### **6.2 Impact on the character and setting of the North Wessex Downs AONB:**

6.2.1 The application site currently consists of a bungalow and several single storey outbuildings. Prior to the recent clearance of vegetation from the site these were substantially screened from surrounding views from the east by dense hedges alongside Blandys Lane and mature vegetation on the site boundaries. The character and scale of surrounding development is mixed. To the south and south east of the site are Moorings and Thatchers, two thatched cottages that significantly pre-date other surrounding dwellings. Moorings is a Grade II Listed building. To the east of the site, High Banks has a traditional design but is of late 20<sup>th</sup> Century suburban character, and stands taller than most surrounding development in the street scene. Further north on Blandys Lane, opposite the site, works undertaken to extend the former bungalow at Brickfields (now known as Hampstead House), making it a two storey dwelling with a large single storey element to the south have given it a very modern, Cubist character, set much lower than the application site in the street scene. Dwellings in this area are predominantly large, 2 storey properties set in reasonably spacious plots.

- 6.2.2 Your officer notes that due to its single storey character the existing dwelling has a reasonably low profile and prior to the removal of surrounding vegetation would have appeared inconspicuous within the street scene. The works to remove vegetation from the site have given it an incongruous visual prominence in the street scene by comparison to other nearby dwellings which benefit considerably from the screening and softening effects of the high hedges that run for the majority of the length of Blandys Lane, albeit that in some locations, such as at Hampstead House, opposite the site, they have been heavily pruned, giving them a more suburban and regimented appearance than the more informal rural hedgerow that predominates elsewhere. Due to being set on top of the bank alongside Blandys Lane, the application site itself is set at a higher level than both Hampstead House to the east and Moorings to the south, and at a similar level to High Banks to the East.
- 6.2.3 The proposed two dwellings would be large, two storey, five bedroom detached properties in roughly equal sized plots. It is noted that objections refer to overdevelopment of the site and disproportionality of the proposed dwellings by comparison to surrounding properties. It is accepted that each of the proposed dwellings would be considerably larger in floor area and volume than the existing bungalow. However, the site is located within settlement, and there is no proscriptive standard in terms of the amount of development that would be acceptable in such a location. As commented above, development in the area is mixed in both character and scale and the proposed dwellings would have a similar footprint to Hampstead House, while being set further back from the road and presenting a similar width of elevation to High Banks. They would allow for a generous private amenity space in excess of 320 square metres on each plot. Your officer further notes that due to the layout of the site, which allows for approximately 15 metres between the two dwellings, and approximately 25 metres between the south plot (plot 1) and Moorings, the proposed layout would retain a sense of space between built form and allow views through to open land beyond, retaining the character of Blandys Lane on the fringe of the settlement.
- 6.2.4 In terms of height, while the existing single storey dwelling has a ridge height of approximately 6 metres, the proposed dwellings would be two storey, with a ridge height of 8.5 metres. Objectors have raised concerns with the height of the proposed dwellings from the road. Taking into account the levels on site by comparison to Blandys Lane, the ridge of plot 1 would be approximately 9.7 metres above the road level, and the ridge of plot 2 would be approximately 10.3 metres above the road level. While this is tall by comparison to Hampstead House, where levels alongside the road are lower, it would be a similar height to High Banks. Additionally your officer notes the softening quality of hedges alongside Blandys Lane, which the site does not currently benefit from. The application is accompanied by a proposal to reinstate landscaping on the site, including hedges on the eastern elevation outside of the visibility spay for the access, on top of the bank where they would provide considerable softening of views of the dwellings from the roadside, while further planting along the boundaries would allow for a similar softening of the visual impact of two storey development in this location from the open land west of the site.
- 6.2.5 In terms of design, as noted, the surrounding character of development is very mixed. The two proposed dwellings borrow from dwelling styles within Upper

Basildon, incorporating long roof slopes with gables and half hips, and hipped dormers at first floor level. These would be of red brown brick construction with brick detailing, giving a palette of materials in keeping with those used in nearby dwellings. The incorporation of the long roof slopes and gables proposed would serve to break up the front elevations of the proposed dwellings within the street scene, while the traditional style of the proposed dwellings would blend with other similarly traditionally designed properties surrounding the site, and also form a pleasant contrast to the more modern and unconventional design of Hampstead House opposite the site.

6.2.6 Your officer notes that concerns have been raised in respect of the level of landscaping proposed under this application, and that due to the removal of internal and eastern boundary vegetation, the site currently appears stark and overly prominent in the street scene, detracting significantly from surrounding views. The proposed scheme of landscaping, while carrying forward some aspects that would make an important contribution to the street scene, and most importantly reinstatement of the eastern hedge, does not deal with plant sizes and densities, which would be important in bringing forward landscaping that sufficiently softens the impact of the proposed dwellings and mitigates the impact of the former clearance of the site. It is additionally noted that the tree officer has expressed that he is satisfied in principle with the details that have come forward, subject to these additional matters and protection of trees surrounding the site being covered by conditions, and to this end conditions are recommended in respect of both landscaping and tree protection.

6.2.7 In light of the above considerations, your officer considers that on balance the proposed works, despite being on an elevated site and substantial in terms of scale by comparison to the existing bungalow on the site, will have an acceptable level of impact on views from the street scene and character of the surrounding AONB, and would not result in sufficient detriment to visual amenity so as to merit a reason for refusal of this application, subject to conditions requiring submission of further details of the palette of materials, securing protection of existing trees surrounding the site and re-instating a high quality of landscaping to soften the appearance of the site in the street scene.

### **6.3 Impact on the setting of the adjacent Grade II Listed building:**

6.3.1 Plot 1 is approximately 25 metres from the rear elevation of Moorings, a Grade II Listed building. However, your officer notes that, due to its south/north orientation, Moorings addresses a different part of the street scene with its front elevation, along with Thatchers on the opposite side of Blandys Lane. This pair of dwellings break up the street scene, creating a visual separation between development to the south of Moorings and to the north, and an attractive setting for Blandys Lane to transition between these two parts of the street scene. The bank between the application site and Moorings and the well established vegetated boundary consisting of mature trees gives a clear delineation between the application site and the immediate setting of the listed building, further lending to the sense of a difference in context between the two sites. In terms of the wider setting of the listed building, the immediately surrounding area gives rise to a variety of different types and sizes of dwelling, including the sensitively designed New Barn to the south west of Moorings, and the more late 20<sup>th</sup> Century appearance of High Banks to the north

east, as well as the row of three recently approved dwellings on the Claregate site to the south west of the Moorings/New Barn site.

- 6.3.2 In light of the fact that the site would be read in a different context from Moorings, and is therefore considered only to form a backdrop to its setting, and particularly in consideration of the fact that in your officer's view the proposed works would do nothing to detract from the significance of Moorings within the street scene and its contribution to enhancing the character of the AONB, the proposed works are not considered to result in a detrimental impact on the setting of this Grade II Listed building such as might merit a reason for the refusal of this application.

#### **6.4 Impact on neighbouring amenity**

- 6.4.1 To the north and west of the site there are no neighbouring dwellings alongside the plot. However, the proposed dwellings would be situated directly opposite High Banks and Hampstead House on the eastern side of Blandys Lane, and the side wall of plot 1 would be approximately 7 metres from the boundary of Moorings to the south. Objections have been received in terms of the impact on privacy and amenity of these neighbouring properties, due to the elevation of the site and the size and orientation of the proposed dwellings, and particularly in terms of overlooking impacts on Hampstead House.

- 6.4.2 Both plots would be set at an equal depth into the site, 15 metres from the opposite side of Blandys Lane at its closest point. The residential curtilage of Hampstead House is therefore over 15 metres from front elevation of plot 2 and consists substantially of a drive to the front of Hampstead House. The closest part of Hampstead House containing two first floor windows is approximately 25 metres from the front elevation of Plot 2, which your officer notes is in excess of the 21 metres of physical separation recommended between rear facing opposing windows within the Council's SPD. It is also worthy of note that these first floor windows of Hampstead House would be afforded additional privacy due to the obscure glazing that has been installed to them, although your officer notes that this obscure glazing is not secured by way of any condition of permission 10/00556/HOUSE which granted permission for the extension of Hampstead House. At ground floor level east facing windows of this neighbouring dwelling would be approximately 30 metres away (as there are no ground floor windows on the east elevation of the two storey element of Hampstead House), and while a small ornamental garden occupies the north west of the curtilage of Hampstead House, this is not considered to constitute private amenity space such as would stand to be significantly impacted detrimentally by overlooking, as partial views over this space and much of the front elevation are already available over the gates from the highway, which is a public vantage point. It is noted that letters of objection request that windows in the front elevation of plot 2 are obscure glazed. However, such measures are considered to be excessive in terms of what would be required to preserve the privacy and amenity of occupants of Hampstead House. It is nevertheless noted that the proposal to reinstate hedges to the eastern boundary at the top of the bank will, once established, provide additional screening along this elevation.

- 6.4.3 First floor windows of the two front bedrooms in High Banks would be more exposed to facing windows on the first floor of plot 1, but these would also be separated by approximately 30 metres, and as such would be afforded well in



excess of the 21 metres of separation recommended in the SPD. Consequently the impact on privacy and amenity of this neighbouring dwelling is considered to be sufficiently low as to be acceptable.

- 6.4.4 In terms of Moorings, it is noted that the side and rear amenity space of plot 1 would be partially alongside the rear boundary of this dwelling, and concerns have been raised with your officer regarding the nature of boundary vegetation, which is understood not to be evergreen. Additionally the site is elevated by a steep bank that rises approximately 2 metres to the north from the rear elevation of Moorings. However, your officer also notes that the extent of the garden serving the existing dwelling, Pamber Green, also abuts this boundary. While this area may have been less used by occupants in the past, and more substantially vegetated, it retained the potential to be cleared and used more intensively by the occupant. The increase in intensity of use of this amenity space that would be entailed in the proposed works is not considered to result in material harm to the amenity of the occupants of Moorings. Nevertheless, your officer also notes that the potential for high windows to be installed in the southern elevation of plot 1 might raise some additional concerns in terms of an increase in overlooking. Therefore a condition is recommended to prohibit the installation of additional windows in this elevation unless they are obscure glazed and fixed shut (except where over 1.7 metres above floor height of the room served). A south facing window in the breakfast room does not raise concerns as it is ground floor level and set some 18 metres from the boundary.
- 6.4.5 In light of the above considerations your officer does not consider that the proposed works would entail any significant or detrimental impact on neighbouring privacy and amenity.

## **6.5 Highway safety**

- 6.5.1 A number of objections have been received in terms of safety at the access to the site. Your officer notes that the road is narrow at this stretch of Blandys Lane and that prior to clearance of the site the eastern boundary hedge would have interfered considerable in visibility for vehicles exiting the site. The proposed works would move the access slightly south of its current location, closer to a band in the road. The highways officer has scrutinised the submitted details and has concluded that in light of the fact that development on the site will increase by only one dwelling, and that the submitted plans demonstrate unobstructed visibility splays of 2.4 by 43 metres, partially via a proposal to reinstate the hedge further back from the road side, no objection is merited in terms of the impact on highway safety.
- 6.5.2 In terms of parking and turning the submitted plans demonstrated provision of 4 parking spaces per dwelling with sufficient turning space for cars to enter and exit the site in forward gear. These details would meet with the requirements of Policy Policy P1 of the DPD which sets out the required parking standard. No objection is raised in terms of waste collection from the site, which would be by the Council's existing arrangement

## **6.6 Assessment of sustainable development**

- 6.6.1 The NPPF states that there is a presumption in favour of sustainable development. It goes on to define three roles of sustainable development: An economic, social

and environmental role. The proposed works are assessed against these roles as follows:

-In terms of the economic dimension, the proposed works would provide temporary employment during construction, and so there is a small public economic benefit.

-In terms of the social dimension by increasing the housing stock in an area suitable for limited infill development. This is balanced against a lack of significant detrimental impact on neighbouring occupants.

-In terms of environmental sustainability the proposed works would result in no significant detriment to visual amenity, while re-instating landscaping that would contribute positively to the quality of the surrounding environment by comparison to the existing impact of the site in surrounding views. However, in consideration of the lack of detrimental visual impact of the site prior to its clearance the proposed works are considered neutral in terms of their impact on the character of the surrounding environment.

## **6.7 Other matters**

- 6.7.1 Your officer notes that objections refer to a requirement for first floor windows in the extension to Brickfields, now known as Hampstead House, to be obscure glazed in the interests of preservation of privacy for the occupant of Pamber Green. However, having reviewed the details of the planning permission for extension of Brickfields (reference 10/00556/HOUSE), including the conditions and the officer's report to the Committee, your officer has not been able to identify any requirement for these windows to be obscure glazed, and the officer considering application 10/00556/HOUSE appears to have been satisfied that the windows would not have a detrimental impact on the privacy and amenity of the occupants of Pamber Green at that time. However, while not required, in consideration of the fact that the floor plans accompanying permission 10/00556/HOUSE show these first floor windows as serving an en-suite bathroom it is considered unlikely that the occupant of Hampstead House would wish to remove the obscure glazing.
- 6.7.2 Objections refer to the clearance of the site. While it is unfortunate that these works have resulted in harm to visual amenity in the area, and particularly in views from Blandys Lane, as none of the trees or vegetation on the site were subject to protection under a Tree Preservation Order and the site is not within a conservation area, the applicant has an ordinary right to carry out clearance of trees and vegetation, and such works are not considered to be in breach of any planning legislation.
- 6.7.3 Objections raise concerns with regard to a storage container located to the south of the site. While the placement of such a container on the site would be unlikely to constitute a breach of planning control if positioned on site for purposes of the future development of the site, your officer notes that concerns particularly relate to the health of mature trees on the southern boundary within the curtilage of Moorings. The applicant has therefore been asked to move the container to a different location. It is, however, at the discretion of the applicant, subject to other legislation covering any resulting damage to trees in ownership of another party, whether to move the container concerned.

6.7.4 An ecology assessment submitted with the application establishes that there is a low probability of bats roosting on the site, and as such no conditions are recommended in respect of mitigation measures.

## **7. CONCLUSION**

7.1 The proposed works are considered to be of an acceptable quality of design that would borrow from features of the surrounding built form in order to blend with the character of the surrounding area. While more visually prominent in the street scene than the existing dwelling, in light of the proposed layout which would respect the spacing of development in this edge of settlement location and incorporation of features such as long roof slopes and gables to break up the impact of built form, the proposed dwellings are not considered to be harmful to the character of the street scene or surrounding visual amenity. With materials common to the local vernacular they would blend with the appearance of built form surrounding the site rather than being alienated from it. Due to their physical separation from surrounding dwellings and their curtilages the erection of the proposed dwellings would not result in harm to privacy and amenity beyond that entailed by the relationships between the existing dwelling and its neighbours, and the works would not result in harm to highway safety. Therefore your officer's recommendation is one of conditional approval.

## **8. FULL RECOMMENDATION**

**DELEGATE** to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1).

### **8.1 Schedule of conditions**

#### **1. Full planning permission 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); to enable the Local Planning Authority to review the desirability of the development should it not be started within a reasonable time.

#### **2. Standard approved plans**

The development hereby permitted shall be carried out in accordance with drawing numbers 1066.12, 1066.15, 1066.11, 1066.13 and 1066.14 received on 30 August 2017.

Any material change to the approved plans will require a formal planning application to vary this condition under Section 73 of the Act. Any non-material change to the approved plans will require a non-material amendment application prior to such a change being made.

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

#### **3. Samples of materials**

Development of the approved dwellings shall not commence until a schedule and samples of the external materials to be used in construction of the dwellings has been submitted and approved in writing under a formal discharge of conditions application. Development of the dwellings shall take place in accordance with the approved schedule and samples of materials.

Reason: Additional information on materials is required due to the visual sensitivity of surrounding views from the AONB. This condition is imposed in accordance with the National Planning Policy Framework (2012) and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

#### 4. **Construction method statement**

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

- (a) The parking of vehicles of site operatives and visitors
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) The erection and maintenance of any security hoarding
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works

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

#### 5. **Parking in accordance**

No dwelling shall be occupied until the vehicle parking and turning spaces have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning spaces shall thereafter be kept available for parking of private motor cars 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).

#### 6. **Drive gradient**

The gradient of the private drives on the site shall not exceed 1 in 8.

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. Access surfacing**

No development shall take place until details of the surfacing arrangements for the vehicular access(es) to the highway have been submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access(es) for a distance of 3 metres measured back from the carriageway edge. Thereafter the surfacing arrangements shall be constructed in accordance with the approved details.

Reason: To avoid migration of loose material onto the highway in the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

**8. Visibility splays**

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

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

**9. Cycle storage**

No development shall take place until details of the cycle parking and storage space have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the cycle parking and storage space has been provided in accordance with the approved details and retained for this purpose at all times.

Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

**10. Landscaping plan**

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. **Tree protection**

No development (including site clearance and any other preparatory works) shall take place 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. This 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.

## 12. **Removal of Permitted Development Rights for extensions and outbuildings**

Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 (as amended), or any subsequent revision thereof no extensions or outbuildings shall be erected in the curtilage of the dwellings hereby approved without planning permission having first been granted on a planning application made for this purpose.

Reason: The site is in a visually sensitive location in the AONB and adjacent to the curtilage of a Grade II Listed building. This condition is imposed in order to prevent the overdevelopment of the site, detrimental visual impacts in a sensitive location in the AONB on the edge of the settlement or adverse visual impacts on the setting of the adjacent Grade II Listed building in accordance with the National Planning Policy Framework (2012), and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

## 13. **Removal of Permitted Development Rights for alterations to roof**

Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 (as amended), or any subsequent revision thereof no alterations or extensions to the roofs of the dwellings hereby approved without planning permission having first been granted on a planning application made for this purpose.

Reason: The site is in a visually sensitive location in the AONB and adjacent to the curtilage of a Grade II Listed building. This condition is imposed in order to prevent detrimental visual impacts in a sensitive location in the AONB on the edge of the settlement or adverse visual impacts on the setting of the adjacent Grade II Listed building in accordance with the National Planning Policy Framework (2012), and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

14. **Removal of Permitted Development Rights for side windows in south facing elevation of plot 1**

Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 (as amended), or any subsequent revision thereof no additional windows shall be installed in the south facing elevation of the approved dwelling on plot 1 unless they are obscure glazed and fixed shut except for parts that are more than 1.7 metres above the floor level of the room served.

Reason: In order to prevent any adverse impact on the privacy and amenity of the neighbouring dwelling, Moorings in accordance with the National Planning Policy Framework (2012) and Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

15. **Levels**

The dwellings hereby approved shall not be occupied until the ground and floor levels have been developed in accordance with the approved drawings. The levels in on the site shall thereafter be retained in accordance with the approved drawings.

Reason: In the interests of visual amenity on a sensitive site within the North Wessex Downs AONB and adjacent to the curtilage of a Grade II Listed building in accordance with the National Planning Policy Framework (2012) and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

16. **Set back of gates**

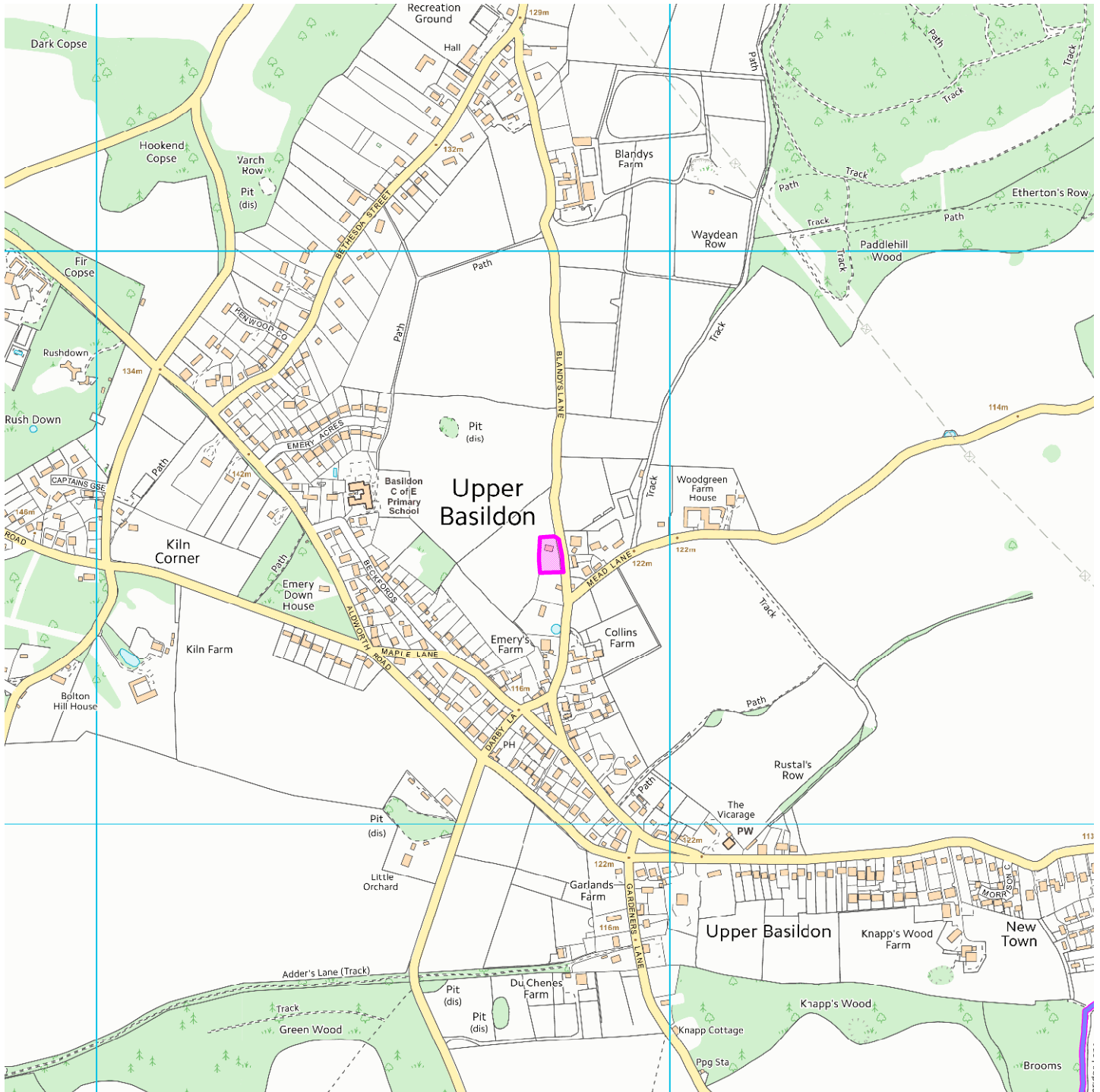
No gates shall be installed across the access drive to the site shall unless they are erected at a distance of at least 5 metres from the highway edge. Any such gates shall open inwards.

Reason: To prevent the obstruction of the highway, in the interests of highway safety in accordance with the National Planning Policy Framework (2012) and Policy CS13 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

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Pamber Green, Blandys Lane, Upper Basildon, RG8 8PG



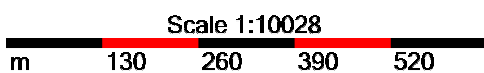
Map Centre Coordinates :

Scale : 1:10027

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<b>Organisation</b>	West Berkshire Council
<b>Department</b>	
<b>Comments</b>	
<b>Date</b>	26 October 2017
<b>SLA Number</b>	0100024151



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# Agenda Item 5.

## APPEAL DECISIONS EASTERN AREA-COMMITTEE

Parish and Application No Inspectorate's Ref	Location and Appellant	Proposal	Officer Recommendation	Decision
FRILSHAM 17/00132/HOUSE  PINS Ref 3177368	4 Beechfield Frilsham Hermitage Mr and Mrs Adam Pusey	Side and rear two storey extension and internal alterations.	Delegated Refusal	Dismissed 19.10.17

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