

Note: These Minutes have been amended. Please see Minutes of 26 June 2019 for amendments.

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON WEDNESDAY, 5 JUNE 2019

Councillors Present: Peter Argyle, Tony Linden (Substitute) (In place of Alan Law), Royce Longton (Vice-Chair, in the Chair), Alan Macro, Geoff Mayes, Joanne Stewart, Andrew Williamson and Keith Woodhams (Substitute) (In place of Graham Pask)

Also Present: Stephen Chard (Principal Policy Officer), Gareth Dowding (Senior Engineer), Sarah Melton (Senior Planning Officer) and David Pearson (Development Control Team Leader)

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

(Councillor Royce Longton in the Chair)

PART I

4. Minutes

The Minutes of the meetings held on 10 April 2019 and 21 May 2019 would be considered at the next Eastern Area Planning Committee on 26 June 2019.

5. Declarations of Interest

There were no declarations of interest received.

6. Schedule of Planning Applications

(1) Application No. & Parish: 18/03400/FULD Saffron House, Stanford Dingley, Reading, Berkshire, RG7 6LS

Agenda Item 4(1) concerning Planning Application 18/03400/FULD in respect of the demolition of the existing barn and its replacement with a new 4 bed dwelling with 2 cart sheds and alterations to existing access detail on land adjacent to Saffron House, was deferred for consideration at a later Committee meeting.

(2) Application No. & Parish: 18/03287/FULD Land rear of 42-48 Long Lane, Tilehurst, Reading

The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 18/03287/FULD in respect of the proposed erection of four detached dwellings including garages, new vehicular access and accommodation works.

Sarah Melton, Senior Planning Officer, introduced the report to Members. Following the introduction, Members had questions of clarity for Officers.

Councillor Geoff Mayes queried if the proposal for the road access to be unadopted was a decision of the developer or West Berkshire Council. The Planning Officer explained that the developer had not put forward the adoption of the access, however added that the Council would not seek to adopt this particular access road.

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Councillor Alan Macro noted the amended conditions in the update report and sought confirmation that a landscape plan would be provided which detailed boundary treatment. The Planning Officer confirmed this was the case.

The Planning Officer then responded to points highlighted at the site visit in relation to issues of overbearing/overlooking. She explained that while there was some impact caused by the different ground levels of the housing plots, it was not significant and would not be considered sufficient grounds on which to refuse the planning application as the 45 degree requirement would be adhered to, i.e. the proposed dwellings were not within a 45 degree line of the nearest window (centre) of the neighbouring dwellings.

In response to a question from Councillor Tony Linden, the Planning Officer advised that the design of the proposed dwellings was for brickwork and cladding.

Councillor Mayes sought confirmation of the ridge height, which was a point of concern for objectors. The Planning Officer advised that this had been reduced by 1.2m and had been achieved by design alterations and reduced dwelling heights.

In accordance with the Council's Constitution, Mr Tony Thorpe, agent, addressed the Committee on this application.

Agent Representation

Mr Thorpe in addressing the Committee raised the following points:

- He had worked closely with Officers on this proposal. This had led to improvements being made to the scheme, with height reductions as already explained. The appearance of the dwellings would be predominantly in line with existing properties in the area.
- No objections had been received to the proposal from consultees and it was recommended for approval by Officers.
- At the site visit, Members were able to observe that issues raised by objectors, in particular overlooking, would not be an issue. Mr Thorpe felt that principal concerns had been overcome.
- The retention of the beech hedge to the rear of the site had been carefully considered. Due to factors including the poor quality of some sections of the hedge and the loss of leaves in the winter, it had been agreed that the hedge would be replaced with a 2 metre high wood panel fence. This would be covered within conditions and this solution would be in keeping with nearby fencing.
- Mr Thorpe requested approval of the application in line with the Officer recommendation.

Member Questions

Councillor Mayes queried whether drainage plans had been agreed with the Council, i.e. a Sustainable Drainage System (SuDS). Mr Thorpe advised that a SuDS scheme was not required. This was with the Council's agreement as the land was chalk based and water would therefore drain from the site via a soakaway.

In relation to this point, David Pearson, Development Control Team Leader, referred Members to proposed condition 13 which stated that 'No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority'.

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Member Questions to Officers

Councillor Macro queried whether sight lines were considered sufficient as he felt that visibility to the left was limited when exiting the site. He also asked if the traffic calming measure already in place would be retained. Gareth Dowding, Senior Engineer, was confident that the required visibility was in place when leaving the site from either direction. The traffic calming improved visibility, however it would present no problems if it was removed.

Councillor Mayes noted that a turning space was indicated near plots 2 and 3. He therefore queried if this would enable larger lorries/vehicles to access the site, for example to unload furniture or make deliveries. Mr Dowding explained that the turning space would be able to accommodate larger vehicles, i.e. supermarket delivery vans. However, waste collections would need to be made from the designated point near the entrance to the site.

Mr Dowding added that the access road was not offered or required for adoption as the proposed development was for less than 5 dwellings.

Debate

Councillor Peter Argyle viewed this proposal as similar to many developments on Long Lane. The land was available for development and he had no issues with the application. He was supportive of the Officer recommendation.

Councillor Linden proposed acceptance of the Officer recommendation to grant planning permission. This was seconded by Councillor Keith Woodhams.

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

Conditions

1. The development shall be started within three years from the date of this permission.

Reason: To enable the Local Planning Authority to review the desirability of the development to comply with Section 91 of the Town and Country Planning Act (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) should it not be started within a reasonable time.

2. The development hereby permitted, shall be carried out in accordance with the below documents and plans:

Location Plan, reference DRN 1970, received 25/05/2019

Block Plan, reference; DRN 1972 B, received on 24/04/2019

Swept Path Analysis for Service Vehicles, reference; DRN 1974 received on 05/03/2019

Site Sections A/B, reference DRN 1980 B, received on 23/04/2019

Visibility Splays, reference DRN 1971, received on 05/03/2019

Floor Plans – Plot 1, reference DRN 1962 B, received on 23/04/2019

Elevations – Plot 1, reference DRN 1961 B, received on 23/04/2019

Plot 1 – Cross Section, reference DRN 1976 B, received on 23/04/2019

Elevations – Plot 2 & 3, reference DRN 1963 B, received on 23/04/2019

Floor Plans – Plot 2 & 3, reference DRN 1964 B, received on 23/04/2019

Plot 3 – Cross Section, reference DRN1978 B, received on 23/04/2019

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Elevations – Plot 4, reference DRN 1967 B, received on 23/04/2019

Floor Plans – Plot 4, reference 1968 B, received on 23/04/2019

Plot 4 – Cross Section, reference DRN 1979 B, received on 23/04/2019

Cycle Shed Elevations, reference DRN 1973 received on 05/03/2019

Garages – Plot 1 & 4, reference DRN 1969, received on 05/03/2019

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

3. The development shall not commence until the visibility splays at the site accesses have been provided in accordance with drawing number 3544/211 received on February 18th 2019. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

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

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

8:30am to 1:00pm Saturdays;

or at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), and Policy CS14 of the West Berkshire Core Strategy (2006-2026), and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5. 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, south, west, and east elevations of the dwelling, without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

Reason: In the interests of respecting the character and appearance of the surrounding AONB area. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

6. 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, alterations, outbuildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C, D, E and F of that Order shall be constructed, without planning permission being granted by the Local Planning Authority in respect of 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 AONB area. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS14

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and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

7. The dwellings shall not be occupied until the vehicle parking and 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 (February 2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

8. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for:
 - (a) The parking of vehicles of site operatives and visitors;
 - (b) Loading and unloading of plant and materials;
 - (c) Storage of plant and materials used in constructing the development;
 - (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing;
 - (e) Wheel washing facilities;
 - (f) Measures to control the emission of dust and dirt during construction;
 - (g) A scheme for recycling/disposing of waste resulting from demolition and construction works;

Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved statement.

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 (February 2019), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

9. The dwellings shall not be occupied until an electric vehicle charging point has been provided in accordance with the approved drawings, the area of the site designated for the parking and charging of electric vehicles on the approved plan shall thereafter be kept available for this use all times.

Reason: To promote the use of electric vehicle. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

10. The dwellings shall not 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 promote cycling by providing convenient and safe bicycle storage. This condition is imposed in accordance with the National Planning Policy Framework

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(February 2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and Supplementary Planning Document Quality Design (June 2006).

11. No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority. These details shall:
 - a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards;
 - b) Include and be informed by a ground investigation survey over winter which confirms the groundwater levels;
 - c) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
 - d) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm + 40% for climate change;
 - e) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
 - f) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises; and

The above sustainable drainage measures shall be implemented in accordance with the approved details before the dwellings are first occupied or in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006). A pre-condition is necessary because insufficient detailed information accompanies the application and so it is necessary to approve these details before any development takes place.

12. No development shall take place until details, and an accompanying schedule, of the materials to be used in the construction of the external surfaces of the dwelling and hard surfaced areas hereby permitted, 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. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

13. No development shall take place until details, to include a plan, indicating the positions, design, materials and type of boundary treatment to be erected and a

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full landscape plan have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved scheme before the buildings hereby permitted are occupied. The approved boundary treatments shall thereafter be retained.

Reason: The boundary treatment is an essential element in the detailed design of this development and the application is not accompanied by sufficient details to enable the Local Planning Authority to give proper consideration to these matters. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

7. Site Visits

A date of 19 June 2019 at 9.30am was agreed for site visits if necessary. This was in advance of the next Eastern Area Planning Committee scheduled for 26 June 2019.

Councillor Andrew Williamson gave his apologies for the site visits.

(The meeting commenced at 6.30pm and closed at 6.55pm)

CHAIRMAN

Date of Signature