

# DRAFT

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## EASTERN AREA PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD ON WEDNESDAY, 15 MARCH 2023

**Councillors Present:** Graham Pask (Chairman), Alan Macro (Vice-Chairman), Jeremy Cottam, Tony Linden, Ross Mackinnon, Geoff Mayes, Richard Somner, Keith Woodhams and Graham Bridgman (Substitute) (In place of Alan Law)

**Also Present:** Sharon Armour (Principal Lawyer – Planning and Governance), Jessica Bailiss (Democratic Services Officer), Paul Goddard (Team Leader - Highways Development Control), Lydia Mather (Development Control Team Leader), Emma Nutchey (Principal Planning Officer) and Lizzie Reeves (Zoom Host)

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

#### PART I

#### 27. Minutes

The Minutes of the meeting held on 16<sup>th</sup> November 2022 were approved as a true and correct record and signed by the Chairman.

#### 28. Declarations of Interest

Councillor Alan Macro declared an interest in Agenda Item 4(1), but reported that, as his interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.

#### 29. Schedule of Planning Applications

##### (1) Application No. and Parish: 21/03256/RESMAJ - Lakeside, The Green, Theale, Reading

*(Councillor Alan Macro declared a personal interest in Agenda Item 4(1) by virtue of the fact that he lived fairly near to the site being discussed. 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.)*

1. The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 21/03256/RESMAJ in respect of an application for approval of reserved matters (appearance, landscaping, layout and scale) following outline planning permission 15/02842/OUTMAJ (allowed on appeal) - Outline application for residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.
2. Ms Emma Nutchey introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was acceptable in planning terms and officers recommended that the Service Director - Development and Regulation be authorised to grant approval of reserved matters subject to the conditions listed in the main report and update reports.

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3. In accordance with the Council's Constitution, Ms Zoe Fenwick and Mr Gary Miles (Theale) Parish Council representatives, Ms Emma Runesson and Mr Jon Regent (Ridgepoint Homes), applicant, and Councillor Alan Macro, Ward Member, addressed the Committee on this application.

### **Parish/Town Council Representation**

4. Ms Fenwick in addressing the Committee raised the following points:
  - Theale Parish Council had a lot of concerns regarding the development. It was appreciated that the number of dwellings proposed for the site had been reduced. There would still however be at least a 20 percent increase in the residential population of Theale if the proposal was approved.
  - It was asked what measures the Local Authority would put in place to make the development acceptable in planning terms in relation to the highways infrastructure. The road that traffic would join when exiting the site was already very busy particularly the roundabout. The proposal could generate an extra 600 vehicles movements on the road during peak times.
  - It was queried how the education needs of new residents would be catered for. Both schools in the area were already very well subscribed.
  - The sewage network was already at capacity. A further 300 homes would place increased pressure on to the network.
  - It was queried what community space was being incorporated into the development to help new residents become part of the wider Theale community. This also included green space and supporting the biodiversity as there were populations of nightingales and water voles that were particularly endangered. It was queried how the site would be brought in line with the Local Authority's own Environmental Strategy.
  - Ms Fenwick on behalf of Theale Parish Council requested that if the proposal was approved then the Local Authority consider removing PD rights to the properties so that attic, loft spaces and garages could not be converted as this would increase on street parking and also make access for emergency and utility vehicles difficult.
  - Finally Ms Fenwick stated that the Parish Council acknowledged the previously approved planning application however, pointed out that there were no other properties in the vicinity of the development that were over three storeys. It was felt that the height of some of the buildings proposed would damage the character of the area and the village itself.

### **Member Questions to the Parish/Town Council**

5. Councillor Graham Bridgman highlighted that the Local Authority's parking policies did not count garages as part of the number of parking spaces. This was deliberate as it was known residents often converted garages. If garages were converted and the application complied with parking policies then the right number of spaces would remain even after any garages had been converted. Councillor Bridgman asked Ms Fenwick if she accepted this as a point of principle in the Committee's consideration of the application. Ms Fenwick confirmed that the Parish Council were aware of this point and explained that as families grew, garages became an obvious point for development which placed more cars on the road. Ms Fenwick understood it was included as part of the policy however, it was about considering people's future action.

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6. Councillor Bridgman stated that he had been looking at the decision the Local Authority had taken back in December 2016 and highlighted that he had been on the Committee at the time. One of the major points that had been raised by the Parish Council and residents was the height of the buildings proposed. He asked how effectively the Parish Council felt the outline permission dealt with the height of buildings on the site and if the current application was in compliance with it. Ms Fenwick reported that the Parish Council were aware that it was likely not much could be done however, wished to raise the point that there were no other buildings in the area of that height. The Parish Council had always been strongly opposed to the development since it had started to go through the planning process in 2004. The Parish Council wanted to preserve the character of the village as a whole. Councillor Bridgman stated he recalled activity around the site starting in 1994 when he had been a Governor at Theale Green School and even then it had been an area of contention.

### **Applicant Representation**

7. Mr Regent in addressing the Committee raised the following points:
  - As detailed in the Committee report it was a brownfield site and had a long and varied planning history.
  - The application before Members had been negotiated with Officers over the last 16 months. The parameter plans had been identified and set out very clearly what could and could not be developed on the site. The Council's adopted policies had also been followed.
  - Mr Regent thanked Members, the Parish Council and residents for attending the site visit and stated that he wished to respond to each of the points raised.
  - Regarding scale, the site was capable of developing 325 dwellings and it was being proposed that only 299 be developed, which was a reduction of 26. Through the parameter plans it had been identified that three, four and even five storey units could be developed on the site, with ridge heights up to 14 metres. Nothing at five storeys was being proposed.
  - During the course of the negotiations several dwellings were removed from the reserved matters application and the storey heights were reduced in a number of locations. In particular at plot one, which was adjacent to 41 The Green. Changes had also been made to the southern lake edge in terms of the articulation of the proposed flats.
  - The dwellings on the green were generally fronting and reflecting a two storey development with rooms in the roof and were of a red brick character.
  - In terms of the relationship to houses on the north lakeshore, these had been designed in line with the parameter plans and the offset distances exceeded what was required.
  - The removal of PD rights on dwellings had recently been agreed, which had been one of the concerns raised by the Parish Council.
  - The extant permission had been agreed for 350 dwellings and Mr Regent reiterated that most of this was four and five storey. This was not something that would be pursued and the scheme before the Committee was preferred by Ridgepoint Homes, if Members were minded to approve it.

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- The Northshore area had been excluded from the area allocated for 350 dwellings and if the 350 was developed it was likely the scheme would increase to 400 dwellings. This was not what Ridgepoint Homes wished to do.
- It was hoped that Members could recognise the level of quality being sought from the development through the CGI plans. The design of the extant scheme was contemporary and not in keeping with the village of Theale.
- Regarding traffic the outline permission had been tested and subject to a traffic assessment and was below the necessary levels.
- Proposed parking exceeded the Local Authority's standards. There were no garages proposed as part of the scheme. Garages were proposed for the nine consented units but there were no garages proposed for the main site.
- There were extensive landscaped areas included within the proposal, including native planting agreed with the Tree Officer and Ecologist. This would mitigate the impact from the loss of any trees and contributed to the biodiversity net gain. The woodland in the south east corner would be retained and enhanced with a play area. There would be a footpath link to the station from the site. A Lakeland walk would be provided as part of the site, which was over one kilometre going all the way around the lake and would be accessible to those living in and outside of the development.
- Regarding local facilities, Ridgepoint Homes fully appreciated the impact developments placed on local services. If the scheme was approved then there would be a CIL contribution of £2m towards the Local Authority. Mr Regent believed that part of the contribution would go to the parish, which might not fully mitigate all problems experienced but would help.
- In conclusion Mr Regent thanked Planning Officers for their report and for working with Ridgepoint Homes over the past 16 months. Mr Regent asked for Members' support on the application to enable delivery on the brownfield site that had been outstanding for many years.

### **Member Questions to the Applicant/Agent**

8. Councillor Bridgman noted that when presenting the report, Planning Officers rightly stated that consideration needed to be given to the current application and not the other two extant applications however, he wished to explore the process of the application with Mr Regent. Councillor Bridgman noted that Mr Regent had referred to 290 dwellings including 70 extra care units. The intention, as he understood it, was to replace the 70 units, if an application was submitted and successful, with 54 units in order to do two things. Firstly, change the profile but also achieve a 30 percent brownfield percentage of affordable housing as opposed to the 40 percent referred to in the Parish Council's objection to the application for 54. Councillor Bridgman asked Mr Regent if he was right in understanding that this was the intention if all applications with the Local Authority were approved. Councillor Bridgman understood that the figure of 70 extra care units was a historic figure and stated that he was intrigued by the thought process behind it. He queried whether any modelling had been carried out on demand.
9. In response to Councillor Bridgman, Mr Regent confirmed that his figures were correct and they would be seeking to reduce the numbers further. The outline permission was subject to a viability assessment and under this assessment it was agreed that there would be 12.5 percent affordable housing put forward which equated to 41 dwellings. The market had been tested to see if there was demand for

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a care home. Numerous operators had been approached and there had been very little interest although it was acknowledged that the property market was currently very challenging. There was a risk that a position would be reached where all the infrastructure was delivered whilst having an area of the site that was unlikely to be put forward due to there not being an operator in place. In discussions with Officers, including the Affordable Housing Team, the alternative of getting rid of the late stage review mechanism in the unilateral had been explored as had the submission of 30 percent affordable housing. It was hoped that when this was submitted it would be considered as something positive by Members.

10. Councillor Geoff Mayes had noted from the drawings that there was a bridge and causeway proposed for the lake and he queried if this was going to be included if permission was granted. Mr Regent stated that as part of the outline masterplan there were indicative masterplans put forward to explain what the constraints of the site were. The bridge or causeway referred to had formed part of the original indicative plans and would not form part of the current proposal if approved. Instead there would be an extended walkway around the lake.

### **Ward Member Representation**

11. Councillor Macro in addressing the Committee raised the following points:
  - The site had been described as scrub land, which was accurate at the current time however, he had lived in the area many years and had often walked around the lake, which was very pleasant and amongst trees. There had been various land management and owners over the years and many trees had been felled leading to the site not being as attractive as it once was.
  - Councillor Macro agreed with the Parish Council's concerns regarding the height of buildings and density of the site, which he did not feel was appropriate for the age of the village. The area was stuck with the development following the Appeal Inspector's decision.
  - It had been mentioned as part of the appeal that high density was required for viability purposes. Councillor Macro thought viability would have been considered when the land was purchased rather than when it was built out.
  - Councillor Macro's major concern was regarding noise from the bypass, which had increased dramatically since many of the trees had been felled. He had found a document on the website called the 'Noise Control Scheme' which was a report on noise modelling and included monitoring information for validation purposes. Councillor Macro stated that he had issues with this monitoring in that it was done on the 21<sup>st</sup> – 22<sup>nd</sup> October 2021 and the 22<sup>nd</sup> had fallen during half term. This was also at a time when the country was recovering from Covid and therefore the traffic levels were much lower. There were particular spots along the bypass that were only monitored between 11.40am and 2.40pm, missing the peak times and also school traffic. Councillor Macro felt that the monitoring had therefore not been completed when the traffic was at its maximum.
  - Councillor Macro requested, if the Committee was minded to approve the application, that the area be subjected to further traffic monitoring being completed at times that were more appropriate and typical. The modelling could then be revalidated and if required noise prevention measures could be looked at again.
  - Councillor Macro noted that the Planning Officer had mentioned the 1.8m border fence. This was only along the bypass and did not continue on along the roundabout where there would only be post and rail fencing. The extra care homes

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would therefore be exposed to full traffic noise from vehicles using the roundabout and also headlights.

- Councillor Macro noted in the Drainage Officer's report that piling would be used where the flats were proposed. He therefore requested that the standard piling condition be added if permission was granted.

### **Member Questions to the Ward Member**

12. Councillor Bridgman sought clarification of the position of the Local Authority on the original application. He noted that Councillor Macro had referred to the appeal and Councillor Bridgman had assumed this had been an appeal against the refusal of planning permission, but it had actually been an appeal on other grounds. Councillor Bridgman asked Councillor Macro if he agreed that the decision of the Eastern Area Planning Committee in January 2017 was to grant planning permission on the basis of the outline proposal. Councillor Macro was unable to provide clarification on this point. Councillor Bridgman confirmed he had the minutes of the meetings and that this was the case.
13. Councillor Ross Mackinnon queried if it would be fair to assume that traffic on the roundabout would be travelling at a much lower speed than along the bypass and therefore a higher level of noise abatement might not be required. Councillor Mackinnon however, agreed regarding the impact from headlights. Councillor Macro agreed the traffic would be going slower however, would be changing gear. There would be more traffic than on the bypass because there would be traffic coming from the Pangbourne direction and from Theale heading towards Newbury or towards Pangbourne. Also, on the opposite side of the bypass to the site, there was a large number of depots supplying aggregate, cement, asphalt and oil and therefore many trucks emanated from there during the day. At night there were also increased numbers of HGVs originating from Thatcham travelling towards the M4 that would need to negotiate the roundabout. This could cause a lot of disruption at night.

### **Member Questions to Officers**

14. Councillor Macro noted that Mr Regent had described the land as a brownfield site, which was not technically correct as it was a restored mineral working area. Ms Nutchey reported that this matter had been looked at in detail including the definition in the National Planning Policy Framework (NPPF) and a conclusion had not been reached regarding whether the land was brownfield or greenfield. The land had been restored, however what was material to the current application included looking at the extant permissions, which could have been implemented.
15. Councillor Richard Somner noted that 600 vehicle movements had been mentioned. The highways report within the paperwork focused on parking and Councillor Somner therefore asked Mr Goddard if he had any data regarding vehicle movements. The Chairman provided Mr Goddard with time to locate any information that he had available and moved on to the next question.
16. Councillor Somner highlighted that the other area that had been raised was the land at the roundabout end of the site. He asked if Ms Nutchey had any plans that showed landscaping in this area. He was conscious of development currently taking place at Dorking Way, which backed on to the motorway. For the Dorking Way development there was a fence that went along the motorway section however, it did not continue up to the roundabout, which felt like a similar situation to the current application. Councillor Somner asked if Ms Nutchey had any information to inform the Committee about that end of the site.

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17. Ms Nutchey reported that a noise assessment had been undertaken, which had assessed noise across different areas of the site. A conclusion had been reached that an acoustic fence was not required. The scheme had been designed with its proximity to the road in mind. Buildings would be set back and double glazed with gardens set behind the buildings so the building would effectively become a noise barrier. The extra care units looked on to the roundabout but wrapped around the amenity space, meaning it would be quieter. Landscaping was proposed to supplement screening and be a barrier to noise.
18. Councillor Bridgman stated that he had a point of clarification for Councillor Macro's benefit whilst waiting for the information from Mr Goddard. He stated that he had been looking at the previous decision and stated that 40 percent affordable housing was what had been recommended by Officers. There was no percentage included in the minutes but it was likely included in the Part II debate. The number the Committee had agreed on was 27. Councillor Bridgman stated that the decision that had been taken was indicative because the appeal had already commenced for non-determination.
19. In response to Councillor Somner's question regarding traffic figures, Mr Goddard explained that the site had a very long history of planning consent. The second outline application in 2015 had projected 1158 traffic movements (half travelling in and half travelling out of the site) per day. During peak hours 142 traffic movements had been projected. The scheme included in the current planning application was a little bit smaller and included a care home rather than houses. Taking this in to account the projection could be amended to 1056 movements per day. During peak hours of the day about 130 traffic movements would be expected.
20. The Chairman raised the point that the Ward Member had asked about further noise monitoring. He asked if this was a legitimate request for the Committee to make if it was minded to grant permission. Ms Nutchey reported that the application was accompanied by a noise survey. The survey had been reviewed by Environmental Health and they were satisfied that the survey had been carried out in accordance with the required standards. There was also a condition on the outline permission which required noise levels not to exceed certain volumes and the scheme adhered to this. Ms Nutchey did not believe it would be reasonable to add a further condition regarding noise monitoring as it was an area that had already been explored.

### **Debate**

21. Councillor Tony Linden stated the site had a very long history and recalled it receiving planning permission in the mid 1980s when he joined the Local Authority. His personal view was that the site had planning permission for a much larger number of dwellings, if the care home area was excluded. Councillor Linden felt that the proposal was a vast improvement on this and therefore he was minded to support the Officer's recommendation.
22. Councillor Jeremy Cottam stated that he was very concerned about the noise impact on residents. He encouraged the Committee to look again at whether acoustic fencing should be provided. There was a risk of a precedent being set. Fencing near the M4 was much further back whereas for the current application the fencing was adjacent to the A4. Councillor Cottam felt that future noise proofing needed to be provided to cope with the rising levels of traffic including HGVs. If there was a break in a barrier it reduced the effect of preventing the noise. The site was extremely close to a major road that saw around 22000 vehicle movements per day and therefore Councillor Cottam felt this justified further noise protection measures being put in place.

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23. Councillor Somner referred back to acoustic fencing. He stated that there were two areas with acoustic fencing within his ward including the Dorking Way development and the other was along the A4. The acoustic fencing in these areas was very efficient. Regarding the Dorking Way development, there was no acoustic fencing by the roundabout and this had been mentioned several times at site visits, including since development of the site at Dorking Way has started.
24. Councillor Somner was aware of the long history of the site and he felt that the proposal could be good for the area in some ways as it would tidy up the area. The design of the development looked sympathetic and was not completely out of context for the area. Councillor Somner stated he was leaning towards supporting the application.
25. The Chairman asked for the Planning Officer's guidance regarding the acoustic fencing. He understood the points that had been made about acoustic fencing and that the relevant experts, including Environmental Health Officers, had not put in a condition recommending it. Given the situation he sought guidance on what flexibility there was or if it would be unreasonable to add a condition. Ms Nutchey explained that the Committee needed to bear in mind that conditions needed to be reasonable and necessary to make the development acceptable. The application was supported by the noise survey, which concluded an acoustic fencing was not necessary and therefore Ms Nutchey stated she would be concerned about the inclusion of a condition. If it was however a strong concern for Members then it was probably something the applicant could address through a condition. The Chairman queried if an advisory could be included rather than a condition, which stated that acoustic fencing could be provided in the future if needed on completion of the development. The Chairman had listened to Ms Nutchey explain that the buildings had been arranged in such a way as to form a noise barrier and he was concerned about adding a condition that was not legitimate.
26. Ms Mather stated that she had looked at the detail of the noise assessment and it relied on treatment to the facade of the buildings and windows to reduce the sound levels and was why an acoustic fence was not proposed. The development could meet the maximum noise levels in the condition the Inspector had applied as shown in the noise assessment. The Chairman stated that the reason why he was probing the matter was because he was aware that there were similar and even taller buildings that had an extant permission that a Planning Inspector would have been aware of when taking the noise in to the account. The Chairman was concerned about adding conditions when the scheme under consideration was broadly similar to a scheme that did not have acoustic fencing. It was important that any condition added was reasonable.
27. Councillor Macro stated that he had not necessarily been asking for an acoustic barrier but rather that the monitoring be repeated in a more typical environment. If this then indicated that an acoustic barrier was required then this would have to be dealt with. Councillor Macro also noted the other application to replace the extra care provision with flats and this was relying on the same monitoring period. Any further monitoring would cover two planning applications. The Chairman accepted the point however, reminded the Committee that they had to consider the application in front of them.
28. Councillor Bridgman agreed that the focus was on the current application. He agreed entirely with the point about the extra care housing. There was an application based on an extant permission for the 70 extra care units. He understood that the applicant's intention had been to provide a care home.



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29. Regarding noise, Councillor Bridgman stated that there was an extant permission for more dwellings than what was being proposed. He was always keen to ameliorate the impact of development and when an applicant came forward with a smaller scheme than they had permission for, he was minded to view this favourably. Regarding the issue of noise, this would also depend on the market and whether people would buy properties that faced directly on to the road if acoustic fencing was not in place. Councillor Bridgman stated he was minded to support the application.
30. Councillor Linden referred to the matter of the acoustic fencing and the Dorking Way development where he had noticed the noise. There was also the Theale Community Fire Station in the area, which suffered noise as well as the Police operating from the station. Councillor Linden referred to the points made by Ms Mather and stated that people did enjoy spending time outside of their properties and noise was not just a factor inside of buildings.
31. Councillor Somner raised a concern about the increased population for Theale and available health care facilities if the development went ahead, which he was aware was a key concern of his local Parish Council. He understood it was not about providing doctors, which was a separate conversation.
32. Councillor Somner proposed to accept Officer's recommendation and grant planning permission subject to the conditions listed in the main report and update report. This was seconded by Councillor Bridgman.
33. Councillor Macro stated he was disappointed about the noise issue and asked that the standard piling condition be included. Ms Nutchey explained that a piling condition had been included in the outline application. It was a matter that was normally dealt with at the outline stage and the inspector had dealt with it appropriately. It was therefore not felt it would be necessary to include the condition again at the current stage.
34. Councillor Cottam referred to Councillor Linden's comments regarding people enjoying the area where they lived. Unless the units were air conditioned residents would need to open their windows in the summer. He understood why other Councillors would vote in favour of permission being granted however, it was an important point for him. Noise could ruin people's lives and the small addition of some acoustic fencing would be beneficial.
35. The Chairman invited Members of the Committee to vote on the proposal by Councillor Somner, seconded by Councillor Bridgman to grant planning permission. At the vote the motion was carried.

**RESOLVED that** the Service Director for Development and Regulation be authorised to grant planning permission subject to the following conditions:

### Conditions

<b>1.</b>	<b>Commencement of development</b> This approval relates solely to the reserved matters referred to in condition 2 of the outline planning permission granted at appeal on 15 <sup>th</sup> March 2017 under appeal reference APP/W0340/W/16/3159722. Nothing contained in this proposal or this notice shall be deemed to affect or vary the conditions applied to that outline planning permission.  Reason: For the clarity and the avoidance of doubt. The reserved matters cannot be considered separately from the permission to which they relate
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	and the conditions applied on that outline permission are still applicable.
<b>2.</b>	<b>Approved plans</b> The development hereby permitted shall be carried out in accordance with the approved plans and documents listed on the Document List titled '21/03256/RESMAJ – Application for the approval of reserved matters pursuant to outline planning consent ref: 15/02842/OUTMAJ.'  Reason: For the avoidance of doubt and in the interest of proper planning.
<b>3.</b>	<b>Sample of materials</b> No works in any phase shall take place above slab level until samples and an accompanying schedule of the materials to be used in the construction of the external surfaces of the development for that phase hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development of that phase shall be carried out in accordance with the approved materials.  Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006). A pre-commencement condition is required because the approved materials will be used throughout construction.
<b>4.</b>	<b>Ground levels and finished floor levels</b> No development shall take place until details of existing and proposed ground levels, and finished floor levels of the dwellings for that phase 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 details.  Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. These details are required before development commenced because insufficient information accompanies the application, and the agreed details will affect early construction activities. 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), and the Quality Design SPD (June 2006).
<b>5.</b>	<b>Boundary Treatments</b> No dwelling shall be occupied until the boundary treatment for that property has been constructed in accordance with the approved details as shown on the drawing titled Hard Landscape drawing number RID22928-12H. Notwithstanding this no dwelling in phase 2 shall be occupied until the 1.8m high close board fence adjacent to the A4 has been erected in accordance with the approved plans. Thereafter the approved boundary treatment shall be retained.  Reason: The design and appearance of the boundary treatments are an integral element of achieving good design. The fencing also has important acoustic qualities. This condition is applied in accordance with the National

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	<p>Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.</p>
<b>6.</b>	<p><b>Condition 27 of the outline</b></p> <p>No dwelling shall be occupied until the measures necessary to limit externally generated noise as detailed in the report titled Noise Control Scheme by Bickerdike Allen Partners dated 20 June 2022 have been implemented in full in accordance with the approved details and thereafter retained.</p> <p>Reason: This information has been submitted in accordance with condition 27 of the outline and the works are deemed necessary to mitigate any noise impacts on future residents in accordance with Policy CS14 of the Core Strategy and the guidance within the National Planning Policy Framework.</p>
<b>7.</b>	<p><b>Landscaping</b></p> <p>All landscape works shall be completed in accordance with the submitted ten ACD Environmental plans plus schedule, reference drawing numbers RID22928-11L dated Nov 2021 updated 22.02.23.</p> <p>The approved landscaping plan shall be implemented within the first planting season following completion of development.</p> <p>Any trees, shrubs or hedges planted in accordance with the approved scheme which are removed, die, or become diseased within five years from completion of this development shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. This is to ensure the implementation of a satisfactory scheme of landscaping in accordance with the National Planning Policy Framework and Policies ADPP1, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
<b>8.</b>	<p><b>Arboricultural Method Statement</b></p> <p>The Arboricultural Method Statement and tree protection measures within Keen Consultants report ref: 1745-KC-MS-YTREE-MethodStatement-RevC dated August 2022 shall be implemented in full and tree protection measures and works carried out in accordance with the Assessment. No changes shall be made to the works unless amendments have been submitted to and approved in writing by the Local Planning Authority and shall include details of any changes to the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.</p> <p>Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of the National Planning Policy Framework and Policies ADPP5, CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>

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<b>9.</b>	<b>Electric vehicle charging point</b> No dwelling shall be occupied until details of an electric vehicle charging point for that property have been submitted to and approved in writing by the Local Planning Authority. The dwelling thereafter shall not be occupied until the charging point has been installed in accordance with the approved plans and shall thereafter be retained and kept available for the potential use of an electric car  Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework, 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).
<b>10.</b>	<b>Visibility splays within the site</b> No dwelling shall be occupied until the visibility splays within the site have been provided in accordance with drawing number 6782.010 D dated November 2021. 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 and Policy CS13 of the West Berkshire Core Strategy (2006-2026).
<b>11.</b>	<b>Parking/turning in accordance with plans</b> No dwelling shall be occupied until the associated vehicle parking and turning space have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.  Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, 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).
<b>12.</b>	<b>Cycle parking</b> No dwelling shall be occupied until the associated cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.  Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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<b>13.</b>	<b>Bat and Bird Boxes</b> No dwelling hereby approved shall be occupied until the bat and/or bird boxes for that particular unit have been installed in accordance with the approved details shown on Soft Landscape plan RID22928-11L. The bat and/or bird boxes shall thereafter be retained in accordance with the approved details.  Reason: To ensure biodiversity enhancements are incorporated into the development. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.
<b>14.</b>	<b>Floating Ecosystem modules</b> Prior to the sale of the final property on the site the 3 floating ecosystem modules as detailed on Soft Landscape plan RID22928-11L shall be positioned within the lake in accordance with the approved plans and thereafter retained.  Reason: To ensure biodiversity enhancements are incorporated into the development. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.
<b>15.</b>	<b>Removal of PD rights for fencing around the lake</b> 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 gates, fences, walls or other means of enclosure around the lake which would otherwise be permitted by Schedule 2, Part 2, Class A of that Order shall be erected, constructed, or materially altered without planning permission being granted by the Local Planning Authority on an application made for that purpose. This restriction excludes any development expressly permitted by this permission, and does not prevent repairs or replacements (in full or in part) that do not materially affect the external appearance of any gate, fence, wall or other means of enclosure.  Reason: To prevent the erection of such development which may have an adverse impact on the open character and appearance of the lake which is a feature within the site. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (June 2006).
<b>16.</b>	<b>Permitted development restriction (windows/dormers) plots 11-25</b> 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 windows/dormer windows (other than those expressly authorised by this permission) which would otherwise be permitted by Schedule 2, Part 1, Classes A, B and/or C of that Order shall be constructed at a first floor level or above in the north facing elevation of plots 11 to 25 inclusive as hereby permitted, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

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	<p>Reason: To prevent overlooking of adjacent properties/land, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (2006) and House Extensions SPG (July 2004).</p>
<p><b>17.</b></p>	<p><b>Road and footpath design</b></p> <p>For roads serving more than five dwellings, the detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design to an adoptable standard (unless exclusions apply). No works shall commence in respect of the construction of the sub-base of the associated roads and footpaths until details of highway construction have been submitted to and approved in writing by the Local Planning Authority. All road and footpath design shall then be constructed as per the approved plans. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.</p> <p>Reason: In the interest of road safety and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and West Berkshire Standard Detail Drawings January 2016.</p>
	<p><b>Informatives:</b></p>
<p><b>1.</b></p>	<p>This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. The local planning authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area.</p>
<p><b>2.</b></p>	<p>The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at <a href="http://www.westberks.gov.uk/cil">www.westberks.gov.uk/cil</a></p>
<p><b>3.</b></p>	<p>The Council has emerging highway design standards requiring all roads serving more than five dwellings to designed, constructed and adopted as public highway via a Section 38 Agreement. This Council does apply the Advanced Payment Code Under section 220 of the Highways Act 1980, and it will be applied to all roads serving more than five houses within the site. The expected monies being paid to the Council, will be the equivalent of the cost of constructing the above roads within the site using the Councils rates. The monies obtained would cover the cost for the Council in needing to reconstruct adoptable assets, if required to do so, including by residents. Of</p>

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	course any section 38 Agreement, does enable said monies to be returned upon adoption.
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*(The meeting commenced at 6.30 pm and closed at 7.35 pm)*

**CHAIRMAN** .....

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