

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	23/01699/FULMAJ Thatcham	1 st December 2023	Demolition of existing pub and reconstruction of 18 new flats with reception facilities for young people with autism and learning disabilities (falling within class c3 residential use) and alterations of existing B and B facilities into 2 no. of flats for young people with autism and learning disabilities (falling within class c3 residential (b) use) and alterations to existing shop and café to include alterations to windows and doors. Travellers Friend Crookham Common. Transforming Developments Limited
¹ Extension of time agreed with applicant until 31.07.2024			

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=23/01699/FULMAJ>

Recommendation Summary: The Development Manager be authorised to GRANT conditional planning permission subject to the completion of a s106 obligation.

Ward Member(s): Councillor Owen Jeffery

Reason for Committee Determination: The Council has received in excess of 10 objections to the application. In addition the Chair of the Committee has called in the application in any event on the grounds that the C3 use could be prejudicial and the proposed use aligns with draft policy DM13 in the LPR .

Committee Site Visit: 3rd July 2024.

Contact Officer Details	
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1. Introduction

- 1.1 This application seeks planning permission for the partial demolition of the former public house, The Travellers Friend at Crookham Common, now vacant and disused for some time. It then proposes to construct buildings on site in order to accommodate a Class C3 [b] use for 18 flats over 2 floors for those living with autistic difficulties, ie. in need of some care. In addition an existing building to the rear will be converted to 2 flats for those living with autism plus the retention of a small community shop on site. All the flats will be self contained hence the identified Class C3 use - there are no communal internal facilities in the proposed building, albeit the external amenity space will be communal much the same as any flatted development without care being provided.
- 1.2 The form of the buildings is 2 number 2 storey blocks to the site frontage with the existing single storey block to the rear being retained and converted. On the site frontage will be parking for 26 vehicles [for staff and visitors] plus 4 disabled spaces and 4 ev charging spaces. The access will be in and out on the main road to the south with cycle and bin storage also being provided on site.
- 1.3 The application description makes specific reference to class C3 [b] use which allows for up to 6 people living together with learning difficulties to receive care. This will be looked at in more detail below.
- 1.4 The application site lies in the countryside in policy terms and a range of houses lie to the north east of the site via a separate vehicle access, with a large mobile home park [Crookham Park] lying to the west . Open countryside lies to the north and south.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
00/01148/FUL	Proposed alteration and extension to existing restaurant, toilets/beer store.	Approved 18.12.2000
01/02143/FUL	Demolish sub-standard existing storage building and replace with single storey building to form accommodation units for B and B clients.	Approved 14.05.2002
10/00463/FUL	Proposed extension to create a village shop.	Approved 26.04.2010
15/02713/FUL	New building containing 7 Bed and Breakfast rooms.	Approved 23.05.2016.
17/00472/FULMAJ	Development of five live/work units. Refused	Refused 28.07.2017
21/00207/FUL	Change of use of existing buildings and new detached outbuilding to provide accommodation for people with autism and learning disabilities (falling within a Class C2	Approved 07.05.2021 Not implemented .

	residential institutional use), and retention and relocation of the existing shop.	
22/00779/FUL	S73 application -variation of condition 2 of approved plans of 21/00207/ful.	Approved 23 rd May 2022

2.2 It is important for the Committee to note that there was an extant permission remaining under 21/00207/FUL as amended by the permitted s73 application. Both expired on the 7th May 2024. Accordingly if this application is refused there is no fall back position for the applicant .

3. Procedural Matters

4. Legal and Procedural Matters

4.1 **Environmental Impact Assessments (EIA):** Given the nature, scale and location of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.

4.2 **Publicity:** Publicity has been undertaken in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's Statement of Community Involvement. Site notice was displayed on the 7th September 2023 and expired on the 28th September 2023. A public notice was displayed in the Newbury Weekly News on the 14th September 2023.

4.3 **Local Financial Considerations:** Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Whether or not a 'local finance consideration' is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision based on the potential for the development to raise money for a local authority or other government body. The table below identified the relevant local financial considerations for this proposal.

Consideration	Applicable to proposal	Material to decision	Refer to paragraph(s)
Community Infrastructure Levy (CIL)	Yes	No	
New Homes Bonus	No	No	
Affordable Housing	Yes	Yes	
Public Open Space or Play Areas	No	No	
Developer Contributions (S106)	No	No	
Job Creation	Yes	Yes	

- 4.4 **Community Infrastructure Levy (CIL):** CIL is a levy charged on most new development within an authority area. The money is used to pay for new infrastructure supporting the development of an area by funding the provision, replacement, operation or maintenance of infrastructure. This can include roads and transport facilities, schools and education facilities, flood defences, medical facilities, open spaces, and sports and recreational areas. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres).
- 4.5 CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil.
- 4.6 **New Homes Bonus (NHB):** New Homes Bonus payments recognise the efforts made by authorities to bring residential development forward. NHB money will be material to the planning application when it is reinvested in the local areas in which the developments generating the money are to be located, or when it is used for specific projects or infrastructure items which are likely to affect the operation or impacts of those developments. NHB is not considered to be a relevant material consideration in this instance, but can be noted for information. This is because the nature of the units whilst C3 will not be available on the open market for sale to the general public.
- 4.7 **Public Sector Equality Duty (PSED):** In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The Council must have due regard to the need to achieve the following objectives:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 4.8 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- 4.9 The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have regard to and remove or minimise disadvantage. In considering the merits of this planning application, due regard has been given to these objectives. In this case the proposed occupants will have a form of “disability” in terms of autism so this is a matter which the Committee will need to take into account.

- 4.10 **Human Rights Act:** The development has been assessed against the provisions of the Human Rights Act, including Article 1 of the First Protocol (Protection of property), Article 6 (Right to a fair trial) and Article 8 (Right to respect for private and family life and home) of the Act itself. The consideration of the application in accordance with the Council procedures will ensure that views of all those interested are taken into account. All comments from interested parties have been considered and reported in summary in this report, with full text available via the Council's website.
- 4.11 Any interference with property rights is in the public interest and in accordance with the Town and Country Planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party. In this case it is not considered that if the application were to be approved it would impinge at all upon the Human Rights of any public occupiers in the vicinity of the application site.
- 4.12 **Listed building setting:** Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Section 16(2) has the same requirement for proposals for listed building consent. This is not relevant in this case.
- 4.13 **Conservation areas:** Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. This is not relevant in this case.

5. Consultation

Statutory and non-statutory consultation

- 5.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Thatcham Town Council:	Support . On the basis that the shop remains and the use remains for those with a need for care.
Adjacent Brimpton Parish Council .	Brimpton Parish Council. Objection . This is not a C2 use as before but C3 -why ? Also not clear that there will be public access to the shop and impact of new buildings on the street scene.
Highways	Some detailed points raised but overall content with the traffic generation [which will be less than that for the public house if it had remained in use] the access configuration and the parking provided on site along with the cycle spaces and refuse store. Conditional permission recommended.
Trees	Conditional permission is recommended. No objections.
Newt officer	Conditional permission
Social Services	Support the need for the application which will provide a valuable facility for those in need of care in the District.

Environmental Health	No objections.
Energy	Unclear as to how the development will meet the standard of zero carbon as noted under policy CS15 so objections raised at present.
SUDS.	SUDS. The applicant has not satisfied the LLFA as to how drainage will be disposed of on site . Hence an objection is raised under the remit of policy CS16 in the WBCS. Further response awaited.
Active Travel England	No objections raised.
Archaeology	Unfortunate that the building is to be lost but of no special historic /architectural merit so no objections per se or indeed no building recording required.
Housing	No objections based on the fact that rent from public source will cover the viability of the scheme. Accordingly nil affordable units required , irrespective of whether affordable housing provided or not.
Ecology .	Conditional permission is recommended. The applicant has submitted a preliminary ecological assessment.
Thames Water	No objections . Conditional permission re foul drainage .
Conservation officer	No objections . The building was originally of some historic merit but this has now been largely lost . The demolition of the building should be assessed against the planning /public benefits of permitting the application in accord with advice in the NPPF.

Public representations

- 5.2 Representations have been received from 23 contributors, all of which object to the proposal.
- 5.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- 5.4 Development out of character with the local area, non sustainable location, very few facilities for the proposed residents. In addition object to the C3 classification as opposed to C2 care home. What is to stop the applicant from making this scheme unrestricted in the future with pressure for housing to the north? Visual impact of new buildings and the required security fencing as well. The shop appears to be very modest as well. Impact on local infrastructure and local traffic impact. Increase in local noise and pollution. Inaccuracies in the design and access statement as well.

6. Planning Policy

6.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies: ADPP1, ADPP3, CS6, CS13, CS15, CS16, CS17, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C1 and P1 of the Housing Site Allocations Development Plan Document 2017.
- Policy OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

6.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

7. Appraisal

7.1 The main issues for consideration in this application are:

- The Principle of Development.
- Design and Character
- Impact on amenity
- Highways
- Drainage
- BREEAM/energy
- Housing / Viability Assessment.
- Heritage
- Ecology.

7.2 Policy and Principle

7.2.1 Policy ADPP1 in the WBCS notes that applications for development in the countryside can be permitted if they meet identified needs and support the local rural economy. Whilst no response has been received from the Council Economic Development team it is noted that should the development be permitted and implemented as identified in the application description no doubt a number of carers would be employed, which would assist the rural economy. The other factor of meeting identified needs is acknowledged, but whilst it is accepted that there may be an overall need for this type of accommodation District wide, it does not need to be specifically in this rural location - it is only selected by dint of the applicant having chosen to purchase the site. However having noted that, the officers recognise that a quiet rural location may provide a beneficial, more tranquil and less disruptive environment for those living with autism so in this case an exception may be made given the significant support for the scheme from the Council Social Services team. In this regard the application, on balance does meet the test in policy ADPP1, since an identified social need is noted.

7.2.2 The second principal point to make is that under policy C1 in the HSADPD there is an automatic presumption against new housing in the countryside unless a development meets the necessary exceptions. These are as follows—for clarity -rural exceptions [100% affordable allocated sites, housing to accommodate rural workers, conversion

of redundant buildings, and limited infill on built up areas outside settlements. The application forms none of these. However again the issue for the Committee to consider here is that via the proposed s106 obligation [which the applicant is happy to enter into] the C3 use will be limited only to those with autism needs and will not be available on the open market. So in this case given the site is clearly brown field the new development is on balance acceptable as an exception to policy C1.

- 7.2.3 For clarity the past C2 use was accepted by the LPA, since it was not a C3 use and in addition it involved the conversion of the former public house, not the demolition. However, in this case the matter is to be secured by condition and Section 106 agreement limiting occupancy to use class C3(b) rather than a general market housing C3 use, and this, coupled with the demonstrated need, is considered by officers to take sufficient account of the principle against new residential development in this location.

7.3 Design and Character

6.3.1 As noted the application site lies in the open countryside. Accordingly it is important to consider the future visual impact of the proposed two new buildings along with the retained single storey block to the rear in terms of the overall street scene and the surrounding context/landscape. Policy CS19 in the WBCS notes that new development [inter alia] should be appropriate in terms of scale form and design in terms of its location. In this particular area a number of things do need to be taken into account.

1—There was an extant permission whereby the converted building with extensions could be built on site. ie the Council did accept the principle and detail of this previously.

2—There is a level of built form already extending to the west of the application site albeit at single storey level ie the mobile home park.

3—The proposed buildings are well designed and set fairly well back from the highway edge to the south, are 2 storey only and traditional in style, form and external facing materials .

4—The existing dilapidated building has become an eyesore in the street scene, although of course this is not a reason on its own to justify a new permission per se.

5—The local landscape whilst attractive is not a special designated landscape eg a National Landscape such as the North Wessex Downs .

Accordingly it is the view of your officers that the scheme will, on balance, comply with the advice in policy CS14 [Design] and CS19 in the Core Strategy in terms of its overall impact as its scale , form and function are appropriate in the local context, notwithstanding the overall increase in footprint in relation to the existing public house.

7.4 Impact on amenity

6.4.1 There are a number of dwellings lying close to the application site both to the north east of the site and to the west, the mobile home park. Given the physical separation of the proposal to these dwellings and the fact that the site was in use as a public house in the past, which would have engendered a degree of noise and disruption, given the nature of the supported use on site in this scheme it is not considered that there will be any harmful impact on local amenity by reason of increased noise or indeed traffic movements as noted in some of the objections. In addition it is noted that the Environmental Health officer has raised no objections to the application.

6.5 Highways

6.5.1 The highways officer has examined the access, parking and proposed traffic generation of the scheme [vis a vis the potential movements which could have been generated by the

existing public house] and has raised no objections on these matters apart from some minor technical issues relating to hgv vehicle tracking. Accordingly in this respect the scheme complies with the advice [in part] with policy CS13 and policy P1 in relation to residential parking standards in the HSADPD of 2017. However policy CS13 [and indeed the NPPF] notes the requirement to consider the location of major new developments and whether that location is sustainable. It is considered that if this scheme were to proceed, without the level of on site care proposed in the C2 use as permitted, would mean considerably more staff traffic movements to and from the site. This would not normally be encouraged in this location where bus services are poor and the site is not close to any major built up area such as Thatcham , some 2 miles to the west. The bullet point 1 in the policy [reducing the need to travel] is arguably not satisfied by this application .

6.5.2 It is important for the Committee in this respect to note the advice contained in paragraphs 104 to 106 in the NPPF which corresponds to the need for planning policies and the determination of planning applications to take full account of sustainable transport options and the overall need to reduce travel. In this case the fact that the application site was formerly a public house weighs in favour of permitting the scheme, given that if this had still been operating there would have been considerable traffic flows to and from the site including servicing , clientele and employees.

6.5.3 . The highways officer has requested detailed plans for the turning of refuse vehicles on the site. These have been provided by the applicant and are acceptable . The overall recommendation is accordingly conditional approval from the local highways authority viewpoint.

6.6 Drainage

6.6.1 Policy CS16 in the WBCS notes that for all new developments the risk of flooding should not be increased and SUDS measures should be put in place to mitigate that risk in the future. [Summary]. The Council suds officer is currently objecting to the scheme since the applicant has not satisfied the Council that the increased runoff can be accommodated on site without causing flood risk elsewhere eg on the adjacent highway. At the time of writing this report the officers are awaiting a response from the drainage officer. This will be placed on the update sheet if necessary. A pre-commencement condition could be applied in any event to ensure suds issues are made secure before any building commences on the site.

6.7 Ecology

6.7.1 Ecological matters, including in particular newts and the possible presence of bats within the building to be demolished have all been considered via the previous application. That is a preliminary ecological appraisal [PEA] was submitted with 21/00207 and no concerns were raised at that stage resulting in the approval noted. Officers have consulted the Ecologist on this application he is content with the submitted PEA. Accordingly conditional permission is recommended.

6.8 BREEAM and Energy

6.8.1 Policy CS15 in the WBCS notes that from 2016 all new major residential development should seek to be zero carbon. In this case the Energy officer has been consulted and has formally queried the scheme since the applicant has not produced any energy report which could substantiate this position. Having considered this matter in more detail, having regard to the proposed building costs in the submitted viability report, officers consider that if the scheme is to be viable it would not be possible to achieve zero carbon in the application scheme. The balance must therefore be made as to whether the overall public benefit of the application, in terms of delivering much needed rental accommodation for this specific user group in the District, would weigh in favour sufficiently to overcome this zero carbon requirement. In the view of your officers, this is the case in this instance.

6.9 Affordable housing/ Viability appraisal.

6.9.1 The development proposed is a class C3 [b] use. The definition of this use is as follows - covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems. Firstly, it is noted that in this case up to 18 persons, [plus the other 2 flats] will be in care so the number exceeds the definition. However, it is clear that the definition in the 2020 use classes order does equate to the definition of the use in the application. That weighs in favour of the scheme. There are a number of cases in appeal decisions which support this view and indeed a number of favourable planning decisions by other planning authorities have permitted schemes on this basis which exceed 6 flats. Given that the officers are accepting the overall principle of the scheme as justified above, it is considered that the class C3 [b] use is the most appropriate in these constrained circumstances -the situation being constrained by the funding mechanism of the applicant .

6.9.2 Notwithstanding the above since the use still remains C3 the applicants were required to submit a viability appraisal of the scheme to conclude that if the scheme were to be viable nil affordable housing could be proposed on the site, as in accord with policy CS6 in the Core Strategy. In normal circumstances the policy would require that 30% of the units would be affordable ie 6 units. The applicants have submitted a viability report which concludes this and it has been available on the public website for some time now. This was then formally assessed by independent valuers in order to see if the applicants submitted report was accurate. In fact it does confirm the overall conclusion that if the scheme were to provide any affordable units it would not be viable. The base land value is identified as being very low, and indeed it is noted that the applicants have underrated the build costs and overrated the theoretical sales values , both of which serve to make the scheme even less viable. Officers have accordingly concluded that the scheme can progress without the need for any affordable units.

6.9.3 Having noted that whilst on the agenda a condition is recommended to ensure the use remains as C3 [b] [and this is identified in the application description anyway] , in order to achieve a “belt and braces” approach a s 106 obligation is recommended , the heads of terms of which will ensure the scheme does comply with the care use in perpetuity . This will ensure the scheme is not built out and then sold on the open market without affordable dwellings.

7.10 Heritage

7.10.1 The applicants have submitted a Heritage Impact Assessment [HIA] in order to ascertain whether the non-listed building/public house built in 1874 has any historic/architectural merit which would mean that its demolition as a non designated heritage asset would become unacceptable. The report has concluded that this demolition will not be harmful in heritage terms and the case officer concurs with this point having visited the site internally. In addition, the Council Archaeologist has not recommended any building recording condition in accord with the advice in policy CS17 in the WBCS should the application have been approved. The HIA also notes that there are no listed buildings within the setting of the application site, and the site is not located in a conservation area. In addition the Council conservation officer has assessed the HIA and has raised no objections to the demolition of the building as it is of little historic merit given the internal and external changes already made to the building. She recommends that if the case officer considers that the planning advantages of the application outweigh the loss of the building in accord with advice in the NPPF the application can be approved. The case officer considers that this is indeed the case.

PLANNING BALANCE AND CONCLUSION

8.1 The application has much to commend it for the following reasons:

1—It will provide a valuable re use of what is becoming a derelict site in a prominent position in the local street scene in Crookham Common. In addition the scheme is well designed and laid out.

2—The specific use is supported by the Council Social Services officer. Normally financial matters are not material to a planning application but in this case it is considered some weight at least can be given to a scheme which will potentially reduce social care costs in the future for the Authority, since clearly public money is involved .

3—The applicant has satisfactorily justified to the Council via the submitted appraisal that the scheme will not progress if affordable units were to be required. The Housing Services and Social Services officer both support this conclusion, as does the Council appointed independent valuer.

4—Whilst the site location is not sustainable in terms of its location and links to sustainable transport modes or local services it is noted that a quiet location for the prospective users can be viewed as beneficial in terms of their overall health and well being, accommodation and care provision for whom is the principal supporting the application.

5—The scheme will still provide a small shop on the site which will assist the occupiers of the residents of the adjacent mobile home park, and indeed the site residents. It is noted in the application supporting information that the shop will be available for all locals irrespective of whether they are resident or not on the site.

6—There are no overriding technical objections to the scheme, in terms of highways , energy, suds or ecology/trees .

7—Despite the fears of local objectors that the application could be a trojan horse for further housing in the locality , this concern is not shared by officers given the very specific use of the scheme which will be controlled by both condition and the s106 to be completed.

To conclude the application is recommended favourably by officers. It will have benefits in physical (character and appearance), social and economic terms for the immediate location and the wider District .

7 RECOMMENDATION

That the Development Manager be authorised to GRANT planning permission , subject to the first completion of a s106 obligation the heads of terms of which are as follows :

To ensure that in perpetuity the use of the site shall be Class C3 [b] ie for those in need of care in terms of mental health capabilities.

The agreement to be completed by the 30th September 2024 or such longer date as agreed in writing with the Development Manager in consultation with the Chairman of the Committee.

CONDITIONS

1.	3 years The development hereby permitted shall begin not later than three years from the date of this decision.
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	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.	<p>Plans</p> <p>The development must proceed in strict accord with the following approved plans all job number 05559L . Landscape PA207-A Roof-PA204-A First floor-203-A Ground floor-202-A Site Plan-201-A Location plan-001-A Elevations and sections-205-B and 206-A.</p> <p>Reason . To clarify the permission to accord with the advice in the DMPO of 2015.</p>
3	<p>CMS</p> <p>No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall include measures for:</p> <ul style="list-style-type: none"> (a) A site set-up plan during the works; (b) Parking of vehicles of site operatives and visitors; (c) Loading and unloading of plant and materials; (d) Storage of plant and materials used in constructing the development; (e) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing; (f) Temporary access arrangements to the site, and any temporary hard-standing; (g) Wheel washing facilities; (h) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction; (i) A scheme for recycling/disposing of waste resulting from demolition and construction works; (j) Hours of construction and demolition work; (k) Hours of deliveries and preferred haulage routes; <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. 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 Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required because the CMS must be adhered to during all demolition and construction operations.</p>
4	<p>Hours of working</p> <p>No demolition or construction works shall take place outside the following hours, unless otherwise agreed in writing by the Local Planning Authority: 7:30am to 6:00pm Mondays to Fridays;</p>

	<p>8:30am to 1:00pm Saturdays; No work shall be carried out at any time on Sundays or Bank Holidays.</p> <p>Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p>
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5	<p>External Lighting Control</p> <p>No external lighting shall be installed until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:</p> <ul style="list-style-type: none"> (a) Identify those areas on the site that are particularly sensitive for bats and that are likely to cause disturbance. (b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species. (c) Include an isolux diagram of the proposed lighting. (d) Ensure all lighting levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers. <p>No external lighting shall be installed to the building and its curtilage except in accordance with the above strategy.</p> <p>Reason: To ensure the conservation and enhancement of the biodiversity assets of the site. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS17 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
6	<p>Foul drainage</p> <p>No development shall be occupied until confirmation has been provided that either</p> <ol style="list-style-type: none"> 1. Foul water Capacity exists off site to serve the development, or: 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. <p>Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or:</p> <ol style="list-style-type: none"> 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed. <p>Reason – To ensure the scheme complies with the advice in policy CS16 in the WBCS of 2006 to 2026, and to ensure foul drainage is acceptable.</p>
7	<p>Tree protection scheme (Minor)</p>

	<p>No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include:</p> <ul style="list-style-type: none"> • a plan showing the location and type of the protective fencing. • All such fencing shall be erected prior to any development works. • 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. <p>Note 1: The protective fencing should be as specified in the BS5837:2012 at Chapter 6 and detailed in figure 2. Note 2: Ground Protection shall be as paragraph 6.2.3.3. of the same British Standard.</p> <p>A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation measures may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.</p> <p>Reason: Required to safeguard and to enhance its setting within the immediate locality to ensure the protection and retention of existing trees and natural features during the construction phase in accordance with the NPPF and Policies ADPP1, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
8	<p>Landscaping</p> <p>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:</p> <ul style="list-style-type: none"> • schedules of plants noting species, plant sizes and proposed numbers/densities • an implementation programme providing sufficient specifications to ensure successful cultivation of trees, shrub and grass establishment. <p>The scheme shall ensure;</p> <ol style="list-style-type: none"> 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. <p>A pre-commencement condition is necessary because insufficient detailed information accompanies the application; landscaping measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.</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</p>

	NPPF and Policies ADPP1, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.
9	<p>Floor levels</p> <p>No development shall take place until full details of the finished levels, above ordnance datum, of the ground floors of the proposed buildings, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.</p> <p>Reason: To ensure the scheme is not raised which would increase its visual impact in the local street scene, in accord with the advice in policy CS19 in the WBCS.</p>
10	<p>External facing materials</p> <p>The construction of the development above ground level shall not take place until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Samples of materials shall be made available upon request. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>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), A pre-commencement condition is required because the approved materials will be used throughout construction.</p>
11	<p>Use restriction</p> <p>The development hereby approved shall be used for those in need of social care for persons with autism and for no other purpose (including any purpose in Class C3 [b] of the Schedule to the Town and Country Planning (Use Classes) Order 2020 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.</p> <p>Reason: To ensure the use does not become open market housing on the site which would be contrary to policy C1 in the HSADPD of 2006 to 2026, and to ensure that the need for the development for care of persons with autism continues to be fulfilled in accordance with Policy ADPP1 of the WBCCS 2006-2026.</p>
12	<p>Ecology</p> <p>No development shall take place (including demolition, ground works, vegetation clearance) until surveys for protected species have been submitted to and approved in writing by the LPA. From reviewing the Preliminary ecological appraisal, it is stated that the site is within the amber risk zone for Great Crested Newts and a pond is located on the site which has not been surveys for GCN. The site also provides suitable habitat for reptiles and given the close proximity to Greenham and Crookham Commons SSSI which is known to host 4 reptile species, surveys are required to be completed to identify if this species is using the site. We require surveys:</p>

	<ul style="list-style-type: none"> • Great crested newt; • Reptile. <p>The aforementioned surveys must be completed within 12 months of this planning application being approved and the survey results must be submitted to the LPA for discharge of condition in writing by the LPAs ecologist.</p> <p>Reason. To comply with policy CS17 in the WBCS of 2006 to 2026.</p>
13	<p>Ecology</p> <p>All ecological measures and/or works shall be carried out in accordance with the details contained in Preliminary ecological appraisal (February 2024, GS Ecology), already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.</p> <p>Reason: To ensure the adequate safeguarding of protected species in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
14	<p>Ecology 2</p> <p>The following works <i>‘Demolition of existing pub and reconstruction of 18 new flats with reception facilities for young people with autism and learning disabilities (falling within class c3 residential use) and alterations of existing B and B facilities into 2 no. of flats for young people with autism and learning disabilities (falling within class c3 residential (b) use) and alterations to existing shop and café to include alterations to windows and doors.’</i> shall not in any circumstances commence unless the Local Planning Authority has been provided with either:</p> <ul style="list-style-type: none"> (a) A licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; or (b) A statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence. <p>Reason: To ensure the adequate safeguarding of protected species in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026. This “strict protection” condition helps to ensure that a developer will apply for an EPS licence and, if they do not, can be prevented in advance from undertaking the activities that might jeopardize the protected species, before the species is harmed.</p>
15	<p>Ecology 3</p> <p>No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:</p> <ul style="list-style-type: none"> (a) Risk assessment of potentially damaging construction activities. (b) Identification of “biodiversity protection zones”. (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). (d) The location and timing of sensitive works to avoid harm to biodiversity features.

	<ul style="list-style-type: none"> (e) The times during construction when specialist ecologists need to be present on site to oversee works. (f) Responsible persons and lines of communication. (g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. (h) Use of protective fences, exclusion barriers and warning signs. <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: A pre-commencement condition is required because the CEMP will need to be adhered to throughout construction to ensure the adequate safeguarding of protected species in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
16	<p>Ecology 4</p> <p>The construction of '20 new flats' shall not commence until a Landscape and Ecological Management Plan (LEMP) (also referred to as a Habitat or Biodiversity Management Plan) has been submitted to and be approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:</p> <ul style="list-style-type: none"> (a) Description and evaluation of features to be managed. (b) Ecological trends and constraints on site that might influence management. (c) Aims and objectives of management. (d) Appropriate management options for achieving aims and objectives. (e) Prescriptions for management actions. (f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). (g) Details of the body or organization responsible for implementation of the plan. (h) Ongoing monitoring and remedial measures. <p>The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.</p> <p>The approved plan will be implemented in accordance with the approved details.</p> <p>Reason: A pre-commencement condition is required because the LEMP may need to be implemented during construction to ensure the adequate safeguarding of protected species in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>

17	<p>Ecology 5</p> <p>If the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 1 year from the date of the planning permission, the approved ecological measures secured through Condition ‘<i>Compliance with existing detailed biodiversity method statements, strategies, plans and schemes</i>’ shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to (i) establish if there have been any changes in the presence and/or abundance of bats, reptiles, badgers and GCN and (ii) identify any likely new ecological impacts that might arise from any changes.</p> <p>Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.</p> <p>Reason. To ensure protected species on the site are conserved. In accord with the advice in policy CS17 in the WBCS of 2006 to 2026.</p>
18	<p>Ecology 6</p> <p>Prior to the completion of the development hereby approved, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. These shall include the installation of bat and bird nesting boxes along with provision of native species planting. The approved details will be implemented and thereafter retained.</p> <p>Reason: To enhance biodiversity in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
19	<p>Highways</p> <p>The use shall not commence until electric vehicle charging points have been provided in accordance with the approved drawings. The charging points shall thereafter be retained and kept available for the use of electric vehicles.</p> <p>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).</p>

19	<p>Parking</p> <p>The use shall not commence 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 and turning (of private motor cars and/or light goods vehicles) at all times.</p> <p>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 191-2006 (Saved Policies 2007).</p>
20	<p>Cycle parking</p> <p>The use shall not commence until the cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.</p> <p>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).</p>