

WESTERN AREA PLANNING COMMITTEE

16 JULY 2024

UPDATE REPORT

Item No: (3) **Application No:** 24/00767/HOUSE **Page No.** 39-47

Site: The Old Rickyard , Inkpen

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	
	None received

The applicant has submitted an amended block plan which deletes the existing pool plant room as none is on site. In addition, the red line location plan has been slightly revised.

Sections have been submitted showing the relative levels of the pool in relation to the boundary with the church to the east and graveyard.

The applicant has submitted additional information regarding the manner in which the pool water and drainage will be managed. This is in the hope of obviating the need for the proposed suds condition as on the agenda. The drainage engineer states that further information is still required and that this should be finalised before permission is granted. Accordingly see the revised recommendation below.

In addition, the officers have received an additional consultation response from the Council archaeology officer who notes the site is of some sensitivity in archaeological terms. Accordingly, a pre-condition is recommended to ensure that during excavation of the pool any archaeological finds are duly recorded. See below.

3. Updated Recommendation

The drainage engineer has reviewed the additional drainage information, but is still concerned regarding the viability of the soakaway solution proposed for drainage.

It is recommended that Members delegate back to officers to work with the applicant to secure appropriate site drainage before permission is granted, and to add any necessary conditions or amendments to conditions in order to ensure that adequate drainage is provided.

4 Proposed additional condition

No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To ensure that any significant archaeological remains that are found are adequately recorded. In accord with the advice in policy CS17 in the WBCS of 2006 to 2026 .