

**WESTERN AREA PLANNING COMMITTEE  
23<sup>RD</sup> OCTOBER 2024**

**UPDATE REPORT**

**Item No:** (4) 1      **Application No:** 23/00815/FUL      **Page No.** 11-35

**Site:** Land south of Sandhills, Hermitage

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**1. Additional Consultation Responses**

Public representations: One additional objection from a previous objector. Remains concerned that the LPA officers are recommending the application for approval given the fact that the applicants occupied the site without planning permission.

**2. Additional drainage information**

It is noted that the nearest foul sewer connection from the site is 50m to the south across third party land. According to the Building Regulations if the distance is in excess of 30m there is no statutory requirement for an applicant of small schemes [of which this is one] to connect to the mains sewer. Accordingly, the septic tank option remains on the application site. The Council's drainage engineer will be able to speak to this detail at Committee.

**3. Additional Conditions recommended**

<b>19</b>	<p><b>Removal of PD rights for fences/walls etc</b></p> <p>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 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.</p> <p>Reason: To prevent the erection of such development which may have an adverse impact on the rural character and appearance of the area, or fail to conserve the open landscape of the NWDNDL. 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), Quality Design SPD (June 2006).</p>
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<b>20</b>	<p><b>Distance of structures/hardstanding from eastern boundary</b></p> <p>No hardstanding or structure associated with this permission shall be laid out/sited within 5m of the eastern boundary of the application site.</p> <p>Reason. To ensure that the proposed landscape buffer noted on the submitted landscaping plan is respected, in the interests of visual impact, having regard to the advice in policy ADPP5 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (June 2006).</p>
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#### **4. Additional plan received**

Since the application report was published the LPA has received an additional detailed plan of the proposed footway link to the south. This has been on the public website since last week. It is also shown on the Committee presentation.

#### **5. Updated Recommendation**

The recommendation remains as set out in the agenda committee report, BUT SUBJECT TO THE FOLLOWING CAVEAT.

**The Development Control Manager be authorised to GRANT conditional planning permission on the receipt of satisfactory drainage details on the site which will include both surface water and foul drainage details.**