

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(4)	24/00955/FUL Purley On Thames Parish Council	25.09.2024 ¹	Retrospective change of an area of waste land approx. 200sqm in the south of the site to provide car park space for up to 6 cars. Removal of storage shed (7.3m x 4.3m) and a derelict greenhouse. Purley Park Trust Huckleberry Close Purley On Thames Reading RG8 8HU Purley Park Trust
¹ Extension of time agreed with applicant until 08.11.2024			

The application can be viewed on the Council's website at the following link:
<https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SD66VXRD00X00>

Recommendation Summary: That the Development Manager be Authorised to GRANT PLANNING PERMISSION subject to condition
Ward Member(s): Councillor Paul Kander, Councillor Jane Langford and Councillor Janine Lewis
Reason for Committee Determination: 10 objections received
Committee Site Visit: 30.10.2024

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1. Introduction

- 1.1 The purpose of this report is for the Committee to consider the proposed development against the policies of the development plan and the relevant material considerations, and to make a decision as to whether to approve or refuse the application.
- 1.2 This application seeks planning permission for Retrospective change of an area of waste land approx. 200sqm in the south of the site to provide car park space for up to 6 cars. Removal of storage shed (7.3m x 4.3m) and a derelict greenhouse.
- 1.3 The application site is within the settlement boundary of Purley on Thames. The site is accessible from Duncan Gardens. The site is within flood zone one and is not within a critical drainage area. To the south of the site, there is a row of trees. The trees on the site are covered by TPO 201/21/0087 - A1. To the west of the site is a close boarded fence. To the north of the site are houses which are occupied by adults with learning difficulties. Works have begun on site and the construction of the car park is largely complete.
- 1.4 The site is operated by Purley Park Trust. The Trust is a charity that supports adults with learning disabilities. The car park is required for carers to park and to help facilitate the running of the care facility.

2. Planning History

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

Application	Proposal	Decision / Date
09/02711/XFULMAJ	Replacement of three residential units with purpose designed residential units and integral hydro-therapy facility	Approved 17.03.2010
07/01524/FULMAJ	Section 73. Amendment to condition 24 (Any gates erected on the access road between Hazel Road and Purley Park House shall be secured open) of Planning Permission 00/01095/FUL to read "Any gates erected on the access road between Hazel Road and Purley Park House shall be fitted with a control system to allow a proper access to emergency and other service vehicles"	Approved 30.11.2007
06/01645/FULMAJ	Replacement of three residential units with purpose designed residential units and integral hydro therapy facility.	Approved 20.10.2006
00/01095/FUL	Int/Ext renovations; conversions; conversion of main house to create 5 flats. Replace exist service wing; erection of 11 private dwellings; erection of 5 units and Monday Club in grounds for residents of Duncan Trust.	Approved 22.12.2000

84/22973/ADD	Proposed houses for the disabled	Approved 02.01.1985
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3. Legal and Procedural Matters

- 3.1 **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.
- 3.2 **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 were displayed on 17.07.2024 at entrance to the Purley Park Trust site with a deadline for representations of 07.08.2024.
- 3.3 **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.
- 3.4 **Community Infrastructure Levy (CIL):** Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. 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).
- 3.5 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
- 3.6 **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.
- 3.7 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.
- 3.8 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.
- 3.9 There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.
- 3.10 **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.
- 3.11 It is acknowledged that there are certain properties where they may be some impact (this can be mitigated by conditions) However, any interference with the right to a private and family life and home arising from the scheme as a result of impact on residential amenity is considered necessary in a democratic society in the interests of the economic well-being of the district and wider area and is proportionate given the overall benefits of the scheme in terms of provision of car park to help facilitate the running of a care facility for Adults with complex care needs. The development will provide social and care benefits.
- 3.12 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.
- 3.13 **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. Adjacent to the site about approx. 40m away is Purley Park which is a grade II* listed building. It is considered the proposed development is a sufficient distance way from the site as to not to affect the setting of the listed building.
- 3.14 **Retrospective Application:** Regardless of the emotions that can be stirred by someone carrying out development without planning permission, the decision maker must approach a retrospective application seeking to legitimise a development that has already taken place in exactly the same way as a 'normal' application for proposed development. So, for example, the national and development plan policies current at the

time of the application should be applied, rather than those in place when the development was carried out. If a development is in existence this can make it much easier to assess its impact, particularly where visual amenity and design considerations are of importance. However, the fact that a development has been carried out is not in itself a material consideration.

- 3.15 **Biodiversity Net Gain (BNG):** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
- 3.16 (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- 3.17 (b) the planning authority has approved the plan.
- 3.18 The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be West Berkshire District Council.
- 3.19 There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.
- 3.20 The proposed development is retrospective. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun de minimis statutory exemptions considered to apply.

4. Consultation

Statutory and non-statutory consultation

- 4.1 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.

Purley On Thames Parish Council:	<p>Purley on Thames Parish Council recommends that approval of this application is conditional on the following:</p> <ul style="list-style-type: none"> - Limitation on the hours of use to between 8am and 8pm in order to minimise noise disturbance to local residents and prohibit use on weekends and bankholidays. - Any lighting provision must be on a timer and switched-off outside of the hours of use. <p>Purley on Thames Parish Council also requests that the applicant considers actions, for example a change of surface, to mitigate noise levels.</p>
WBC Highways:	No Objection.
Tree Officer	Due to the number of trees near the parking area and the fact it intersects their Root Protection Areas, Arboricultural input is

	required. I would suggest an AMS would help in the understanding of remedial work and appropriate surfacing. So I have no objections subject conditions.
Ecology Team	No comment received.
Network Rail	No Objections
Local Flood Authority	No Objection with conditions
Conservation Officer	No comments received
Archaeology	No Objections

Public representations

4.2 Representations have been received from 11 contributors, 1 of which neutral, and 10 of which object to the proposal.

4.3 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:

- Objections
 - proposed is harmful to ecology.
 - The loose surface of the car park and user of the car causes unacceptable noise levels.
 - The proposal will lead to an unacceptable impact of neighbouring amenity.
 - The car park looks ugly and has harmed the character and appearance of the area.

- Neutral
 - Welcome the provision of more parking spaces in Purley Park I would request that if planning is to be approved, the following changes are made to the current layout:
 - The fencing is re-arranged so that no vehicle can come within 10 metres of any fence in Duncan Gardens.
 - The recently planted young trees, close to the boundary fence, are moved at least 5 metres from the fence to allow for future growth.
 - The permanent light above the site is put on a timer to avoid unnecessary inconvenience to nearby residents.
 - The loose surface is paved or finished with tarmac to reduce noise.

5. Planning Policy

5.1 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, ADPP4, CS13, CS14, CS16, CS17 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies OVS 6 and TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)..

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- WBC Quality Design SPD (2006)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Character and Appearance of the area
- Neighbouring amenity
- Highways considerations
- Drainage considerations
- Heritage Considerations

Principle of development

6.2 Under policy ADPP1 it is found that most development will be within or adjacent to the settlements included in the settlement hierarchy. According to the policy ADPP1, the development site is considered to be located in Purley on Thames which is classed as an urban area which means the area benefits from a wide range of services. It is considered that the focus for the majority of development will be in urban areas.

6.3 The car park is located within the settlement boundary for Purley on Thames. There is a presumption in favour of development and redevelopment within the settlement boundaries. The proposed development is situated in the settlement boundary of Purley on Thames. There is a presumption in favour of the proposed development providing there are no adverse impacts that would outweigh the benefits, when assessed against the policies in this Local Development Plan taken as a whole.

Character and appearance

6.4 Policy CS14 finds that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area and makes a positive contribution to the quality of life in West Berkshire.

6.5 Policy CS19 finds that development should ensure diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural, and functional components of its character will be considered as a whole. Having regard

to the sensitivity of the area to change and ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.

- 6.6 It is understood from the application plans and from satellite imagery the site was mostly originally hardstanding, and the retrospective works are extending this area of hard standing for the purposes of parking. The retrospective car park is within the urban area of Purley on Thames and within a care complex. While it is understood that the works have led to some trees being removed. It is considered the car park would not appear to be out of keeping with the character and appearance of the immediate site. It is considered the retrospective car extension would be appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- 6.7 As trees have been removed as part of the retrospective development is felt that a landscaping plan with details of soft and hard surfacing details would help to further soften the development's appearance.
- 6.8 With a soft and hard landscaping condition in place, it is felt that the retrospective works would comply with policy CS14 and CS19 of West Berkshire Core Strategy 2006-2026 (WBCS).

Neighbouring amenity

- 6.9 Policy CS14 seeks high quality design to ensure development respects the character and appearance of the area and makes a positive contribution to the quality of life in West Berkshire. This can be interpreted as requiring development to not have an adverse impact on neighbouring amenity or future occupiers of the proposed development.
- 6.10 Saved policy OVS.6 also outlines that the Council will require appropriate measures to be taken in the location, design, layout and operation of development proposals in order to minimise any adverse impact as a result of noise generated.
- 6.11 There have been a number of objections in relation to the proposed works increasing noise levels and this having a negative impact on neighbouring amenity. It is considered that noise levels can be mitigated by a noise management secured via a condition. It is considered a noise management plan is the best way to ensure that the proposed car park is used in a way which respects the residential amenity neighbouring properties but also balances the operational need of the care facility.
- 6.12 The site is in an urban area and there is external lighting on the wider site. No lighting is proposed as part of this application, but there has been an objection with regards to lighting. The Local Planning Authority can address this issue by conditioning the no external lighting will be erected before details have been reviewed by the local planning authority. This would protect the neighbours from light spill.
- 6.13 The car park at sufficient distance away from neighbouring properties so as not to give rise to amenity issues, such as overlooking, overshadowing or loss of natural light. Therefore, it is considered with conditions in place, the proposal will not have a materially harmful impact on neighbouring amenity.

Highway considerations

- 6.14 Policies CS13 of the Core Strategy, and TRANS.1 of the Local Plan relate to highways and parking provision. The NPPF indicates development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The

Highways Authority were consulted on the application documents. The Highways Authority has no objection to the proposal.

- 6.15 It has been noted that local residents have raised concerns with regards to the surfacing being noisy. This is considered to be a neighbouring amenity issue rather than a Highways issue. The Local Highway Authority has no issues with the surfacing material. It is considered e
- 6.16 It is considered the proposal is compliant with Policies CS13 of the Core Strategy, and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)

Drainage considerations

- 6.17 Policy CS16 states that on all development sites, surface water will be managed in a sustainable manner through the implementation of sustainable drainage methods in accordance with best practice and the proposed national standards. On all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS) in accordance with best practice and the proposed national standards and to provide attenuation to greenfield run-off rates and volumes, for all new development and re-development and provide other benefits where possible such as water quality, biodiversity and amenity.
- 6.18 The proposed development site is located within flood zone 1 and is considered not to be in a Critical Drainage Area.
- 6.19 The Local Flood Authority has no objection to the proposal but have requested conditions. Officers have reworded the condition trigger to suit a retrospective application. With the condition in place, the proposal would comply with CS16 of West Berkshire Core Strategy (2006-2026).

Ecology and Trees

- 6.20 Policy CS17 finds that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced. Habitats designated or proposed for designation as important for biodiversity or geodiversity at an international or national level or which support protected, rare or endangered species, will be protected and enhanced. The degree of protection given will be appropriate to the status of the site or species in terms of its international or national importance.
- 6.21 Policy CS17 finds that development which may harm, either directly or indirectly, locally designated sites, habitats or species of principal importance, or the integrity or continuity of landscape features of major importance for wild flora and fauna will only be permitted if there are no reasonable alternatives and there are clear demonstrable social or economic benefits of regional or national importance that outweigh the need to safeguard the site or species and that adequate compensation and mitigation measures are provided when damage to biodiversity/geodiversity interests are unavoidable. In order to conserve and enhance the environmental capacity of the District, all new development should maximise opportunities to achieve net gains in biodiversity and geodiversity.
- 6.22 The site is not a designated habitat but the TPO tree does have ecological value and should be protected.
- 6.23 The Tree Officer has raised no objection to the scheme providing condition to require the submission of an Arboricultural Method Statement in attached to the permission. This report will help understand potential of remedial work and determined the appropriate surfacing.

- 6.24 No comments have been received from the ecology officer. It is important the proposal provides biodiversity enhancements. These enhancements can be secured via condition.
- 6.25 It is felt that with conditions the proposal will comply with policy CS17 of West Berkshire Core Strategy (2006-2026).

Heritage considerations

- 6.26 Policy CS19 finds that development should ensure diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural, and functional components of its character will be considered as a whole. Having regard to the conservation and, where appropriate, enhancement of heritage assets and their settings. Proposals for development should be informed by and respond to the nature of and the potential for heritage assets identified through the Historic Environment Record for West Berkshire and the extent of their significance.
- 6.27 Adjacent to the site about approx. 40m away is Purley Park which is a grade II* listed building. It is considered the proposed development is a sufficient distance away from the site as to not to affect the listed building or its setting of the listed building.

Parish Council representations

- 6.28 The Parish Council representation are as follows:
- 6.29 Purley on Thames Parish Council recommends that approval of this application is conditional on the following:
- 6.30 Limitation on the hours of use to between 8am and 8pm in order to minimise noise disturbance to local residents and prohibit use on weekends and bank holidays.
- 6.31 Any lighting provision must be on a timer and switched-off outside of the hours of use.
- 6.32 Purley on Thames Parish Council also requests that the applicant considers actions, for example a change of surface, to mitigate noise levels.
- 6.33 The Local Planning Authority have suggested operation hours condition to restrict hours of use 7:00 to 19:00. The Local Planning Authority have not suggested limiting the hours of use to zero on weekday and bank holidays because this would impact the running of the primary C2 use. It is considered the vehicle movement would be limited and with a Noise Management Plan condition. It is felt that this would address the parish's concerns with regards to neighbouring amenity issues.
- 6.34 The Local Planning Authority have suggested a lighting condition to address concerns with regards to light spill, and this should protect neighbouring amenity.
- 6.35 The Local Highways Authority have raised no objection to the car parking surface. The surface of the car park needs to not be detrimental to the TPO trees on site. Hence, securing an Arboricultural Method Statement by condition. The operation hours condition to restrict hours of use 7:00 to 19:00 will mean that the car park will not be used at unsociable hours.

7. Planning Balance and Conclusion

- 7.1 In conclusion, the car park is located within the settlement boundary for Purley on Thames. There is a presumption in favour of development and redevelopment within

the settlement boundaries. With conditions in place there will be no adverse impacts that would outweigh the benefits, when assessed against the policies in this Local Development Plan taken as a whole. Thus, officers recommend members approve this application.

8. Full Recommendation

- 8.1 To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1.	<p>Commencement of development</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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).</p>
2.	<p>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <ul style="list-style-type: none"> • Application Form received 24.05.2024 • Location Plan received 24.05.2024 • Post Alterations Site Plan received 20.06.2024 • Site Map showing area for additional parking received 20.06.2024 <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Materials</p> <p>The materials to be used in the development hereby permitted shall be as specified on the application form.</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), and Supplementary Planning Document Quality Design (June 2006).</p>
4	<p>Drainage</p> <p>Within three months of this decision notice details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.</p> <p>These details shall:</p> <ol style="list-style-type: none"> a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and the WBC SuDS Supplementary Planning Document December 2018 with particular emphasis on Green SuDS and water re-use. b) Include run-off calculations based on current rainfall data models, discharge rates (based on 1 in 1 year greenfield run-off rates), and infiltration and storage capacity

	<p>calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change.</p> <p>The above sustainable drainage measures shall be implemented in accordance with the approved details. The sustainable drainage measures shall be maintained in the approved condition thereafter.</p> <p>Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (June 2006) and SuDS Supplementary Planning Document (Dec 2018).</p>
5	<p>Arboricultural Method Statement</p> <p>Within three months of this decision notice an Arboricultural Method Statement must be submitted to and approved in writing by the Local Planning Authority and shall include details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area which were undertaken in the construction period.</p> <p>The Arboricultural method statement with also need to include mitigation measures and if necessary, compensation measures for any damaged Trees.</p> <p>The measures carried out in accordance with the approved details and shall be retained in that manner thereafter, unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: To ensure the retention and protection of trees identified at the site in accordance with the NPPF and Policies ADPP1, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
6	<p>Noise Management Plan</p> <p>Within three months of this decision notice a Noise Management Plan relating to the car park will be submitted in writing to the Local Planning Authority for review. The Noise Management Plan shall include the following:-</p> <ul style="list-style-type: none"> • Overview of the site • Show where noise sensitive receptors area in relation of the development. • Overview of the operation • Operational hours • Potential noise sources on site • Outline how activities will be managed to keep noise level to an amenable level. • Details of noise management and control measures. • Details of how these measures will be maintained <p>The operations in the car park shall be carried out in accordance with the approved details and shall be retained in that manner thereafter, unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: To protect the occupants of nearby residential properties from noise in accordance with policy OVS6 of the West Berkshire District Local Plan Saved Policies</p>

	2007, policy CS14 of the West Berkshire District Core Strategy 2006-2026 and the National Planning Policy Framework.
7	<p>Biodiversity measures</p> <p>Within three months of this decision notice a details of biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The biodiversity enhancement shall be carried out in accordance with the approved details and shall be retained in that manner thereafter.</p> <p>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.</p>
8	<p>Soft Landscaping Scheme</p> <p>Within three months of this decision notice a soft landscaping scheme must be submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information. All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme within the first planting season following the discharge of this condition. Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme 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: Landscaping is an integral element of achieving high quality design. 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 the Quality Design SPD.</p>
9	<p>Lighting</p> <p>No external lighting shall be installed on the car park until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The Lighting will then be maintained in accordance with the approved details.</p> <p>To protect the occupants of nearby residential properties from light spill in policy CS14 of the West Berkshire District Core Strategy 2006-2026 and the National Planning Policy Framework.</p>
10	<p>Use restriction</p> <p>The car park shall be used for parking of vehicles required to facilitate the primary C2 use and for no other purpose (including any purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (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 protect the occupants of nearby residential properties and to make sure the car park serves the primary C2. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP1, CS13, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.</p>
11	<p>Operating hours (use/activity)</p> <p>The car park shall not take place outside of the following hours: Mondays to Fridays: 7:00 to 19:00</p>

	<p>Saturdays: 7:00 to 19:00 Sundays and public holidays: 7:00 to 19:00</p> <p>Reason: To safeguard the living conditions of surrounding occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
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Informatives

1.	Proactive consideration of application
2.	CIL