

WESTERN AREA PLANNING COMMITTEE

23 JULY 2025

UPDATE REPORT

Item No:	4(3)	Application No:	24/01651/FUL	Page No.	73-94
Site:	2 Burfords, East Garston				

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Updates

It is recommended that the following condition be added:

Construction method statement

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:

- A site set-up plan during the works;
- Parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing;
- Temporary access arrangements to the site, and any temporary hard-standing;
- Wheel washing facilities;
- Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction;
- A scheme for recycling/disposing of waste resulting from demolition and construction works;
- Hours of construction and demolition work;
- Hours of deliveries and preferred haulage routes;

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, and Policies SP19, DM5 and DM30 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is required because the CMS must be adhered to during all demolition and construction operations.