

WESTERN AREA PLANNING COMMITTEE
ON 11 DECEMBER 2013

UPDATE REPORT

Item No:	(3)	Application No:	13/02408/FULD	Page No.	35 - 50
-----------------	------------	------------------------	---------------	-----------------	---------

Site: 3 - 7 Sandleford Farm, Sandleford, Newtown

Planning Officer Presenting: Michael Butler.

Member Presenting: N/A

Parish Representative speaking: Mr A J Forward

Objector(s) speaking: N/A

Support(s) speaking: Mr R McLennan (subject to Committee approval since his request to speak was lodged two hours late due to e-mail problems).

Applicant/Agent speaking:

Ward Member(s): Councillor Swift Hook
Councillor Drummond

Update Information:

There is a correction to make in the agenda report. In para 6.4.2, in line 2 etc. this should now read – “at 121.90m aod, the ridge heights of the adjacent proposed plots 1 - 7 are slightly higher than the northern ridge of the farmhouse, by 13cm, which is surveyed as being 121.77m aod. However, the southern ridge of the farmhouse is surveyed as being 122.09m aod which is 19cm higher than the ridge heights of plots 1 - 7. Given the good separation between the ridges, this is not considered to present any visual difficulties in terms of impact on the setting of the listed farmhouse”.

For information the proposed ridge height of plot 3 under the planning permission 11/01548, which was the southernmost plot in the scheme was 121.80m aod i.e. 10cm lower than that proposed in plot 7 above. The distance of plot 3 to the northern perimeter of the farmhouse was 22m, whilst the equivalent distance between plot 7 as now proposed and the farmhouse, is 15m from the car port boundary and 19m from the actual dwelling boundary.

One of the slides indicates the footprint of the approved layout [red] of plot 3 in relation to the proposed layout of plot 7 as now [blue].

In addition, the Archaeological Officer has responded. In examining the 2012 Heritage Report submitted with the past application, it is noted that there is a subterranean structure to the south of the site. She accordingly recommends conditional permission – see no. 18 on the agenda sheet.

For information, Members might be aware that application 13/02409/lbc has also been submitted by the applicants. This is for the demolition of the curtilage listed buildings within the application. This application was not called in specifically by the Ward Member and has received only one objection from the public. Accordingly this application can be determined under delegated powers. It is the case that if the present planning application is rejected, then the LBC will be rejected, and vice versa.

The Highways Officer has recommended the following condition.

No development shall take place until a Section 278 Agreement is signed under the Highways Act 1980 to enable the provision of the following:-

1. The provision of the site access.
2. The provision of a Traffic Regulation Order to prevent right turning in and out of the site.
3. The provision of a 2 metre wide foot way fronting the site,

Reason: To ensure that the access into the site are constructed before the approved buildings in the interest of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026).

DC