

Supplementary Planning Agenda Planning Committee – January 11 2023

Planning Applications

Agenda item 69. Site Address: Land to the rear of 6 Johnson Drive, Finchampstead, RG40 3NW Application No: 223592, Pages 39-81

The committee report refers to the Finchampstead Neighbourhood Plan at various points in the report. The Plan has been applied moderate weight to the policies therein on the basis that it is at examination stage.

Paragraphs 94 and 95 of the committee report refer to over-delivery as the primary reason for the current housing shortfall. Whilst this tempers the overall balancing exercise, the application is still acceptable when applying the titled balance irrespective of the said tempering.

Submissions have been received from the following properties after the end of the consultation period (a total of 13 resident submissions have now been received):

1. 283 Nine Mile Ride, Finchampstead RG40 3NS
2. 285 Nine Mile Ride, Finchampstead RG40 3NS
3. 1 Johnson Drive, Finchampstead RG40 3NW (second submission)
4. 21 Tomlinson Drive, Finchampstead RG40 3NZ (duplicate)
5. 22 Tomlinson Drive, Finchampstead RG40 3NZ (second submission)

The issues raised include:

- Lack of consultation
- No site notice

- Process has not been followed in the proper manner
- More time is required to consider the application
- Application was approved prior to consultation

Officer comment: The application was consulted in accordance with the statutory requirement and the Council's Statement of Community Involvement, as already discussed at pages 47 and 50 of the committee report. The report outlines a recommendation for approval only.

- Lack of drainage
- Drainage report was prepared in dry conditions and is not valid
- Land has been raised at the rear which poses drainage issues in Tomlinson Drive

Officer comment: Refer to comments at paragraphs 81-84. In principle, there is no objection to use of the exiting drainage ditch but further details are required in Condition 13 and this will allow more detailed consideration of design measures.

- Sewerage upgrade will be required

Officer comment: SE Water have not objected to the application and previous schemes for larger developments have not been opposed on these grounds. Any future development is subject to negotiation with the service provider.

- Impact upon existing infrastructure

Officer comment: The development is CIL liable as discussed at paragraph 88.

- Increased traffic
- Impact on on-street parking
- Blind corners may cause accidents

Officer comment: Paragraphs 48, 50 and 53 of the committee report raise no objections on these grounds.

- Nothing has changed to warrant a different outcome to previous refusals
- Reasons for refusal in previous applications remain valid

Officer comment: Paragraph 5 of the summary and paragraph 90 of the conclusion summarise the changed circumstances that have led to a recommendation for approval contrary to previous decisions for the site.

- Not an allocated site
- Development should be limited to the area that is the subject of the 1999 certificate

Officer comment: The fact that the site is not allocated for residential development and falls outside of the settlement limits is acknowledged from paragraph 5 of the committee report and the application has been assessed on this basis. By extension, it is not necessary to consider the existing lawfulness of uses within the site, particularly where there is a High Court challenge on this matter and that it is still greenfield land.

- Lack of detail for the Landscape Wildlife Area (ownership, access, management liability, contact details)
- Landscaping must be maintained in excellent condition

Officer comment: Such details would not normally be confirmed at this stage of the development process and instead, will form part of Condition 9 and as part of the s106 process.

- Lack of clarity relating to retention of trees

Officer comment: Paragraph 58 of the committee report discusses the extent of tree removal and that it is acceptable to the Council's Trees Officer.

- Environmental Survey does not account for more recent activities

Officer comment: Refer to paragraph 86 of the committee report and Condition 3 of the recommendation which takes account of the need for a more detailed remediation strategy for the site.

- Working and delivery hours must be adhered to
- Construction timetables should be submitted to residents
- Contractor parking should be maintained on site

Officer comment: Given past and current resident interest, Condition 4 has been updated to ensure that parking occurs on site and that residents are kept abreast of the construction details. Working hours are already required to be specified in Condition 4 but there are no specific circumstances that would warrant departure from standard working hours of 8am-6pm Monday to Friday and 8am-1pm on Saturday.

- Must be built in accordance with the approved details
- No existing uses should be maintained alongside the housing

Officer comment: Condition 2 requires compliance with the approved details. Given the development, inclusive of the landscape wildlife area, covers the whole site, and Condition 18 requires removal of building materials from the site prior to commencement and the s106 will require delivery of the landscape wildlife area prior to occupation, there is no expectation that the scheme would be part delivered. It is, however, necessary to amend Condition 18 to require the removal of areas of external storage.

- Sale of strip of land alongside 283 Nine Mile Ride should be considered

Officer comment: This is unrelated to the subject application.

A late submission was also received from Berkshire Archaeology. It raised no objection, subject to a condition securing a limited scheme of evaluation works. This is on account of the relatively unknown archaeological potential of this area, which has seen very little archaeological investigation. Hints at archaeological potential come from the wider area, including the Bronze Age barrow c. 1.5 km south west of the site near Warren Lodge and undated cropmarks at Woodcray Manor Farm c. 700 m north east of the site. The proposed groundworks would include the digging of foundations, insertion of utilities, and levelling and landscaping, all of which may disturb previously unknown archaeological deposits. Condition 27 is added.

Condition 4 is amended as follows:

4. Construction Management Plan and Method Statement

No development including demolition shall commence until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the local planning authority. The plan should detail items such as:

- a. the parking of vehicles of site operatives and visitors,
- b. loading and unloading of plant and materials,
- c. construction working times and equipment/material delivery times
- d. storage of plant and materials used in constructing the development,
- e. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- f. wheel washing facilities,
- g. measures to control the emission of dust and dirt during construction,
- h. noise abatement measures
- i. phasing of construction, lorry routing and potential numbers
- j. lorry movements through Johnson Drive and onto the site
- k. Clearances to tree canopies along the western boundary of the site and any required crown lifting (in consultation with Condition 6 of this permission)
- l. types of piling rig and earth moving machinery to be utilized
- m. any temporary lighting
- n. a scheme for recycling/disposing of waste resulting from demolition and construction works
- o. contact details for the developer
- p. any other measures proposed to mitigate the impact of construction operations
- q. details of pre commencement liaising with local residents in Johnson Drive and the eastern side of Tomlinson Drive
- r. Measures to ensure that all contractor parking is contained within the site

The plan shall be implemented in full and retained until the development has been constructed. Any deviation from this Statement shall be first agreed in writing with the local planning authority.

Reason: In the interests of highway safety and convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 and CP6.

Condition 18 is amended as follows:

18. Building demolition and removal of other items

No development shall take place on the site until the existing structure(s) shown to be demolished on the approved plan have been so demolished, with all materials arising from the demolition permanently removed from the site. All other materials historically stored on the site shall be removed prior to the first occupation of any of the dwellings.

Reason: In the interests of the amenity of the area. Relevant policy: Core Strategy policies CP1 and CP3 and CP11 and Managing Development Delivery Local Plan policy TB21.

Condition 27 is added as follows:

27. Programme of archaeological work

No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough. Relevant policy: Paragraph 194 and 205 of the NPPF and Policy TB25 of the Managing Development Delivery Local Plan.

This page is intentionally left blank