

Notice of Meeting

Eastern Area Planning Committee

Wednesday, 15th July, 2015 at 6.30 pm
in Home Croft, Clements Mead, Tilehurst,
RG31 5WJ

Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday, 7 July 2015

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Calcot Centre between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148

Email: planapps@westberks.gov.uk

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk

Any queries relating to the Committee should be directed to Robert Alexander on (01635) 519462 / 519695 / 5194 Email: schard@westberks.gov.uk / cmyers@westberks.gov.uk / ralexander@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 15 July 2015
(continued)

To: Councillors Peter Argyle, Pamela Bale, Graham Bridgman, Keith Chopping, Richard Crumly, Marigold Jaques, Alan Law (Vice-Chairman), Alan Macro, Tim Metcalfe, Graham Pask (Chairman), Quentin Webb and Emma Webster

Substitutes: Councillors Rob Denton-Powell, Lee Dillon, Manohar Gopal, Tony Linden, Mollie Lock and Richard Somner

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 14/03036/COMIND Blacks Lake, Paices Hill, Aldermaston, Reading, RG7 4PG** 5 - 8

Proposal:	Part retrospective for continued use of land for race meetings and permanent retention of laid out track, buildings and structures.
Location:	Blacks Lake, Paices Hill, Aldermaston, Reading, RG7 4PG
Applicant:	Mr Malcolm Roberts
Recommendation:	To DELEGATE to the Head of Planning and Countryside to GRANT PLANNING PERMISSION subject to conditions

- (3) **Application No. & Parish: 15/00807/FULC Wickcroft Farm, Pangbourne Road, Theale, RG7 5EA** 9 - 30

Proposal:	Re-use and adaptation of existing redundant agricultural buildings to a shop, associated dry storage and cold storage of produce and ancillary goods and materials, cafe to include WC, the provision of parking and a new footpath linking Wickcroft Farm to Englefield Road.
Location:	Wickcroft Farm, Pangbourne Road, Theale, RG7 5EA
Applicant:	Fielders Farm Shop Ltd
Recommendation:	To DELEGATE to the Head of Planning and Countryside to REFUSE planning permission.

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.



Agenda - Eastern Area Planning Committee to be held on Wednesday, 15 July 2015
(continued)

- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Andy Day
Head of Strategic Support

If you require this information in a different format or translation, please contact
Moira Fraser on telephone (01635) 519045.



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**EASTERN AREA PLANNING COMMITTEE
ON 15TH JULY 2015**

UPDATE REPORT

Item No: (1) **Application No:** 14/03036/COMIND **Page No.** 13-38

Site: Blacks Lake, Paices Hill, Aldermaston, Reading, RG7 4PG

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: Mr D Shirt

Objector(s) speaking: Mr Nicholas Bundy

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Malcolm C Roberts

Ward Member(s): Councillor Dominic Boeck

1. Introduction

This report complements the Application Report published prior to the Committee and provides an update on matters that have changed in the meantime.

2. Correction

The committee site visit was undertaken on Wednesday 8th July 2015, not on Wednesday 3rd June 2015 as erroneously stated on page 13 of the committee report.

3. Additional comments from Aldermaston Parish Council

The following additional comments have been received from Aldermaston Parish Council:

“We do not support the conclusions of the Planning Officer. We believe inadequate attention has been given to the reasons for objection raised by Aldermaston Parish Council in para 4.1 of his report, and to the considered views of the Planning Inspector who dismissed the Appeals in 2014 that are very relevant to this Application.

In their letter to the Applicant dated 2nd October 2014, WBC advised that failure to comply with the Planning Inspector's Appeal decision would constitute a criminal offence. Despite this letter, the Appellant continued to hold race meetings, and still makes unauthorised residential use of the site. We have no confidence that the Appellant would comply with conditions imposed with any Planning Approval, and we do not believe any decision should be made on the current Planning Application until the Appellant has complied with conditions imposed by the Planning Inspector.

We believe the Planning Officer's Report fails to take account of our comments regarding noise. The noise is particularly disturbing at the adjacent Paices Wood Country Park, which is especially popular on Sunday and Bank Holiday afternoons. He acknowledges our comments in para 6.5.5 of his report, but fails to recommend appropriate conditions other than loose reference to an Operational Management Plan. If the Application is approved, we believe a condition should be imposed that stipulates the maximum noise level measured at the trackside using a technique appropriate to motor sport (Aldermaston Parish Council can provide further technical details if required).

The Planning Officer identifies 37 Representations, 31 in Support and 6 Objecting. He fails to point out that all 31 in Support come from outside West Berkshire (apart from Appellants family) and of the 6 Objecting, all reside in Aldermaston or adjacent parishes. It is clearly not a local amenity enjoyed by residents of West Berkshire. If attendees of Banger Racing want such a facility, let them have it in their own locality.

Para 6.2.3 of the Planning Officer's Report states that "permission granted for a similar racing circuit in 1993 is an important material consideration". This is Planning Application 141881. This statement appears to contradict the Planning Inspector who states in para 63 of his Appeal Decision "none of the work he has undertaken could be said to have been authorised by planning permission 141881".

With regard cumulative traffic, para 6.7.3 refers to Application 00/00644/FUL for Woolhampton Quarry. The report fails to identify approved Planning Application 12/01220/MINMAJ for Mineral Extraction at Lower Farm, Wasing, Aldermaston which is an order of magnitude larger.

This site has had a long and chequered history of Planning Applications, almost all of which have been refused. The Appeal decision in 2014 reinforced these refusals. Aldermaston Parish Council does not believe there is any reason for the current Application to over-rule the findings of the 2014 Appeal decision. The Planning Report mentions the NPPF presumption in favour of sustainable development unless adverse impacts outweigh the benefits. In this instance the adverse impacts are suffered by our parishioners, whilst the benefits are only enjoyed by people from outside the District.

We therefore strongly recommend the Committee refuse this Planning Application."

4. Cumulative traffic impacts with mineral extraction at Lower Farm, Wasing

Application 12/01220/MINMAJ granted planning permission in 2013 for the extraction of sand and gravel at Lower Farm, and for the restoration of the site back to agriculture using inert fill. The approved access to the site is directly onto the A340 just north of the nursery and cottages located on the northern edge of Aldermaston. In coming to a decision on this matter the highways officers made the following comments:

It is projected that two thirds of all vehicle movements from the proposal will travel to and from the north to the Marley Tile Factory. This will mean that based on a ten hour working day that there will be eight HGV's each way per hour to the north and 4 four each way per hour to the south. Adding the development traffic onto the network in 2017 results in:

- an overall increase in traffic of up to 0.5% at the A4 / A340 Roundabout. Highways officers consider that this level of increase is not enough to warrant junction capacity analysis.*
- an overall increase in traffic north of the site on the A340 of up to 1.0% including a 6.4% increase in HGV's between 08.00 and 09.00 and 11.7% between 17.00 and 18.00*
- an overall increase in traffic south of the site on the A340 of up 0.5% including a 3.2% increase in HGV's between 08.00 and 09.00 and 5.8% between 17.00 and 18.00.*

The increase in traffic generated by this approved development was considered, at that time, to be a very small increase on the total volume of traffic using the A340 and a noticeable, but not significant increase in HGV traffic during peak hours.

The mineral site is only permitted to import / export material on Monday to Friday (0700 – 1800) and Saturday (0700 – 1300) and no such work shall be carried out on Sundays, Public Holidays or Bank Holidays. As such the only time that any cumulative traffic impacts could be generated would be on a Saturday morning.

Having regard to the small proportion of traffic on the A340 attributed to this minerals development, and to the timings of HGV movements during throughout the week, it is not considered that any cumulative traffic impacts would be negligible.

5. Distances to neighbouring properties

For ease of reference, the table below gives the approximate distances between the closest neighbouring residential properties and the application site.

	Approximate distance from site boundary	Approximate distance from track
Old Stocks Farm	180m to the south	250m to the south
48 and 49 Paices Hill	370m to the north	400m to the north
Barn End House	520m to the north	560m to the north
Aldermaston Village	1.3km to the north to A340 / Church Road junction	
Tadley	1km to the south to houses on off Aldermaston Road	

6. Updated recommendation

The recommendation remains unchanged from the Application Report.

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**EASTERN AREA PLANNING COMMITTEE
ON 15 JULY 2015**

UPDATE REPORT

Item No: (3) **Application No:** 15/00807/FULC **Page No.** 57-72
Site: Wickcroft Farm, Pangbourne Road, Theale, RG7 5EA

Planning Officer Presenting: David Pearson

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Support(s) speaking: Mrs Jo Fielder
Mr Edward Crookes on behalf of Englefield Estate

Applicant/Agent speaking: Mr Tom Newey

Ward Member(s): Councillor Keith Chopping

Update Information:

1. REPRESENTATIONS

No further letters of support or objection have been received.

2. CONSULTATION RESPONSES

No further comments have been received.

3. ADDITIONAL INFORMATION

3.1 Floor Area Comparison

Existing Shop: 109 sqm
of which

- Sales Area: 93 sqm
- Backrooms / Storage: 16 sqm

Proposed Shop and Cafe: 456 sqm
of which

- Shop: 318 sqm (sales area: 263 sqm; storage, backrooms: 55 sqm)
- Cafe: 138 sqm (front of house: 87 sqm; kitchen/ backrooms / WC etc: 51 sqm)

3.2 Existing Sales

It has been confirmed that the existing shops turnover derives from (approximately):

- 30 mile radius - 66%
- Within the South East/West region – 16%
- Wider UK – 16%
- Overseas – 2%

No produce currently comes from Wickcroft Farm; as above, the farm ceased dairy production and it now finishes beef for other farmers.

The agent has confirmed the position regarding produce from Wickcroft Farm:

There is no formal agreement with Wickcroft Farm. The farm shop would like to stock Wickcroft Farm produce but since the demise of the dairy operation and without a traditional butchery in the shop to break down whole carcasses of meat, it's near impossible with the current situation.

3.3 Decision notice and Legal Agreement to application 02/01831/FUL

For reference the Decision Notice and Legal Agreement, approved 3/6/2003 for the change of use of to farm shop has been included as appendix 1. Members attention is drawn to clause (d) of the Third Schedule of the Agreement, on page 3 of the document which required, amongst other things, that no less than 50% of the total value of the goods sold on the land shall be food and other produce grown and cultivated on the Wickcroft Farm holding. By their own admission the current owners of the shop are operating outside the terms of the Agreement.

4. RECOMMENDATION

The recommendation for refusal remains unchanged.

APPENDIX 1: Decision notice and Legal Agreement to application 02/01831/FUL for Change of use of existing barn to farm shop and associated alteration. Approved, 3/6/2003

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TOWN AND COUNTRY PLANNING ACT 1990

Name and Address of Agent (if any)

Name and Address of Applicant

S. Strang Esq
Wickcroft Farm
Pangbourne Road
Theale
Reading
RG7 5EA

PART I - DETAILS OF APPLICATION

Date of Application

Application No.

20th August 2002

02/01831/FUL

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Change of use of existing barn to farm shop and associated alterations.

Barn At Wickcroft Farm , Pangbourne Road, Theale, Reading.

PART II - DECISION

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council **GRANTS** planning permission for the development referred to in Part I in accordance with the submitted application form and plans, subject to the following conditions (if any):-

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- 1 The development shall be started within five years from the date of this permission and implemented strictly in accordance with the approved plans.

Reason: To enable the Local Planning Authority to review the desirability of the development should it not be started within a reasonable time.

- 2 The shop taken into use until space for vehicle parking and turning has been provided in accordance with the approved drawing(s). This area shall thereafter be kept available for parking and turning (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities in order to reduce roadside parking which would be a danger to other road users and to ensure vehicles enter and leave the highway in forward gear.

- 3 The shop be taken into use until all the visibility splays shown on the approved drawing(s) have been provided. Those areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6m above carriageway level.

Reason: In the interest of road safety.

- 4 Any gates provided shall open away from the highway and be set back a distance of at least 6 metres from the edge of the adjoining highway.

Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

- 5 No dwelling/building/extension shall be taken into use until the access(es) have been surfaced with a bonded material across the entire width of the access for a distance of 6 metres measured back from the carriageway edge.

Reason; To avoid migration of loose material onto the highway in the interests of road safety.

INFORMATIVE:

1. The applicants attention is drawn to the fact that above conditions (IF ANY) must be complied with in full before any work commences on site, failure to do so may result in enforcement action being instigated.
2. For further information regarding the discharge of the conditions or any other matters relating to the decision, please contact the **Customer Call Centre** on: **01635 519111**.
3. This Decision Notice must be read in conjunction with the terms of a Legal Agreement of the 31st October 2003. You are advised to ensure that you have all the necessary documents before development starts on site.

Decision Date :- 3rd June 2003



Gary Lugg
HEAD OF PLANNING AND TRANSPORT
STRATEGY

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DATED 31st October 2003

MR S STRANG

AND

THE ENGLEFIELD TRUST
CORPORATION LIMITED

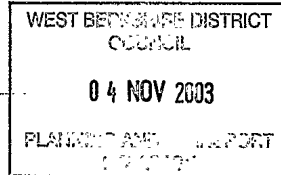
TO

WEST BERKSHIRE DISTRICT COUNCIL

AGREEMENT

made in pursuance of Section 106
Town and Country Planning Act 1990
and affecting land at
Wickcroft Farm Theale Berkshire

File: ADD/L120831



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THIS AGREEMENT is made the *Twenty* day of *October* Two Thousand and Three

BETWEEN SIMON STRANG of Wickcroft Farm Pangbourne Road Theale Berkshire RG7 5EA ("the Applicant")

of the first part ~~THE ENGLEFIELD TRUST CORPORATION LIMITED~~ ^{ESTATE. TAD SJS RB EKH} whose registered office is at Englefield

Estate Office Englefield ~~Chale~~ ^{TAD SJS RB EKH} ("the Owner") of the second part and WEST BERKSHIRE DISTRICT COUNCIL

of Council Offices Market Street Newbury Berkshire ("the Local Authority") of the third part

WHEREAS:-

(1) THE Local Authority is the Local Planning Authority for the purposes of the Town and Country Planning Act 1990 ("the Act") for the area within which the property described in the First Schedule hereto ("the Land") is situate

(2) THE Owner is the owner in fee simple in possession of the Land free from encumbrances

(3) THE Applicant has applied for planning permission to develop that part of the Land shown edged red on the plan No.1 attached in the manner set out in the Second Schedule hereto ("the Development")

(4) THE Local Authority is satisfied that the Development is such as may be approved by them under the Act but desires that the Applicant and the Owner enter into certain planning obligations as defined in Section 106 of the Act namely to restrict the development or the use of the Land in the manner specified in the Third Schedule hereto which they have agreed to do

NOW THIS DEED WITNESSES as follows:-

1. IN the event of Planning Permission in respect of the said application being granted and implemented the Applicant and the Owner HEREBY COVENANT with the Local Authority (having the benefit of the planning obligations hereinafter referred to) pursuant to Section 106 of the Act to the intent that this covenant shall be enforceable against any person deriving title under them or their interest in the Land to observe and perform the planning obligations specified in the Third Schedule hereto to the effect that the Land shall be permanently subject thereto

2. AND IT IS HEREBY AGREED THAT the Applicant and the Owner shall discharge the Local Authority's costs of the preparation and completion and noting of this Agreement and a duplicate thereof on the date hereof

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3. THIS Agreement shall be registered in the Register of Local Land Charges and any other Register as the Local Authority shall determine

4. IN this Agreement where the context so admits:-

(a) the expressions "the Applicant" and the Local Authority" and "the Owner" shall include the persons deriving title under them respectively and if there are two or more persons included in, those expressions covenants expressed to be made by them shall be deemed to be made jointly and severally (if appropriate)

(b) the expression "the Planning Officer" shall mean the Head of Planning and Transport Strategy of the Local Authority

(c) words importing the masculine gender include the feminine and neuter genders and vice versa

(d) words importing the singular include the plural and vice versa

5. All third party rights are excluded and no third party shall have any right to enforce the terms of this Agreement

6. THIS instrument or document hereby expresses itself as executed as a Deed

IN WITNESS whereof the Applicant has signed this instrument as his Deed and the Owner and the Local Authority have hereunto set their Common Seals the day and year first before written

The First Schedule

ALL THAT land situate at and known as Wickcroft Farm Pangbourne Road Theale Berkshire and edged red and blue on plan No. 2 attached

The Second Schedule

Application No. 02/01831/FUL Change of use of existing barn to farm shop and associated alterations

The Third Schedule

(a) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendment or re-enactment thereof for the time being in force no agricultural buildings shall be erected on the Land without first obtaining a grant of planning permission for such buildings

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- (b) Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992 or any amendment or re-enactment thereof for the time being in force not to erect or cause suffer or permit to be erected on the Land any advertisements permitted by virtue of the said Order without first delivering to the Planning Officer full details of such proposed advertisements and obtaining consent for such advertisements in accordance with the requirements of the said Regulations.
- (c) Not at any time hereafter to sell or offer for sale or cause suffer or permit to be sold or offered for sale any items other than food drink plants or flowers and such other ancillary items details of such ancillary items having first been submitted to and approved in writing by the Planning Officer
- (d) That not less than fifty per cent (50%) of the total value of the goods sold on the Land shall be food and other produce grown and cultivated on the Land shown on the plan No. 2 attached and the term "the total value" shall mean the total retail value of all items sold on the Land PROVIDED THAT for the purpose of ensuring compliance with this obligation the Applicant and the Owner or either of them shall be obliged to produce to the Local Authority on request and upon reasonable notice but not more than once in any period of 12 months annual and/or quarterly accounts and such other written information as the Local Authority may reasonably consider appropriate which shall identify so far as is possible the type quantity and origin of all the goods sold on that part of the Land shown edged red on plan No. 1 attached

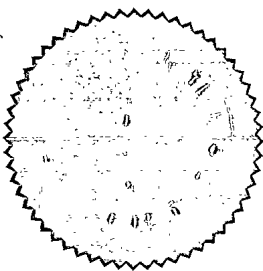
SIGNED AS A DEED by SIMON STRANG

in the presence of:

) SJStrang
) *[Signature]*
 - JAKE FIELDER
 - 39 WICKCROFT FARM COTTES
 PANGBOURNE RD
 THEALE
 - FENCING CONTRACTOR

RB *EJH*
[Signature] *[Signature]*

THE COMMON SEAL of ~~THE~~ ENGLEFIELD ESTATE
 TRUST CORPORATION LIMITED was
 Hereunto affixed in the presence of:

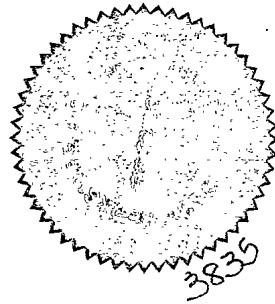


R. Law Director
Kenneth M... .. Secretary

889

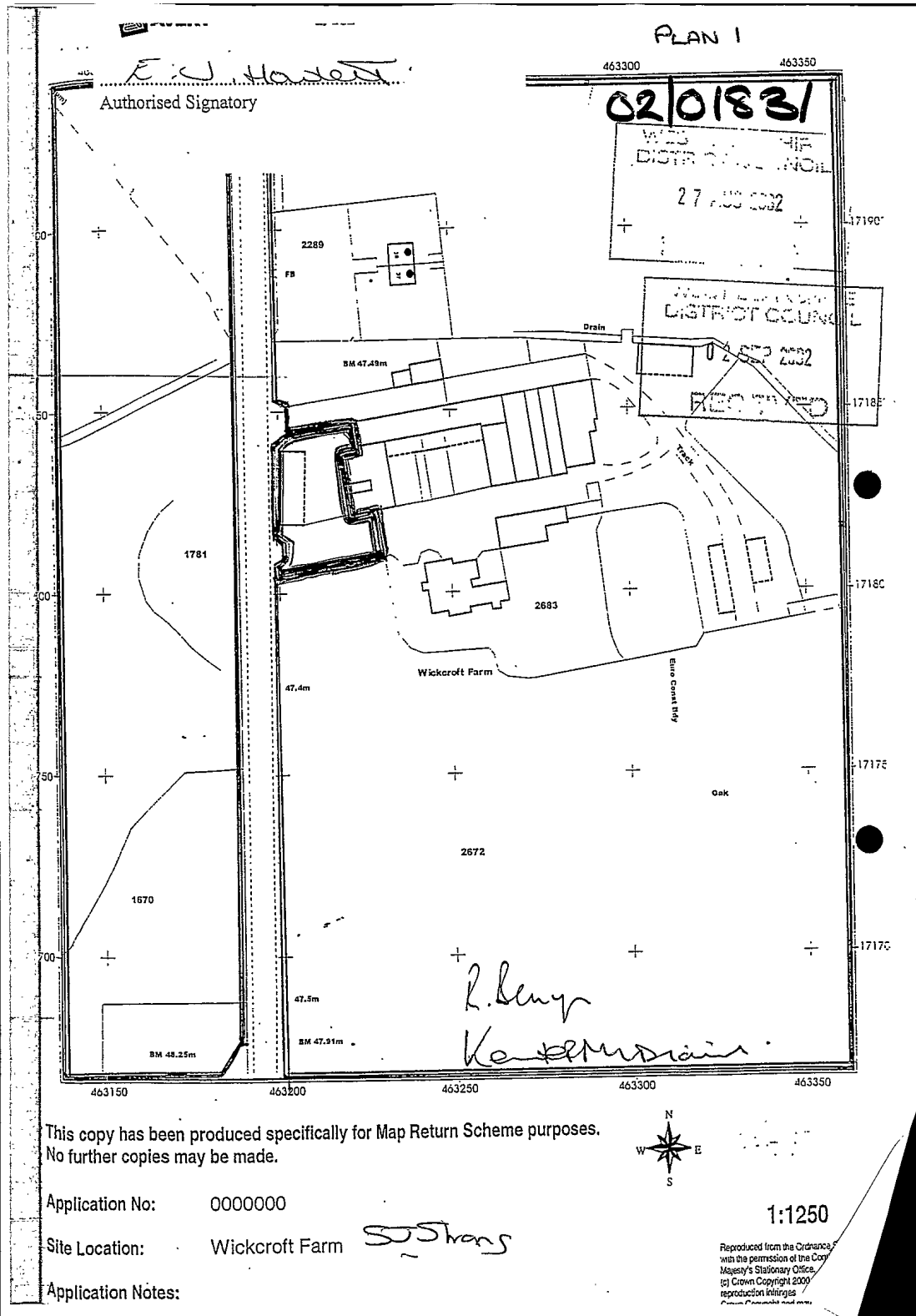
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THE COMMON SEAL of WEST BERKSHIRE)
DISTRICT COUNCIL hereunto affixed is)
authenticated by:)



E. J. Haxell
Authorised Signatory

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This copy has been produced specifically for Map Return Scheme purposes.
No further copies may be made.

Application No: 0000000

Site Location: Wickcroft Farm

S. Strong

Application Notes:

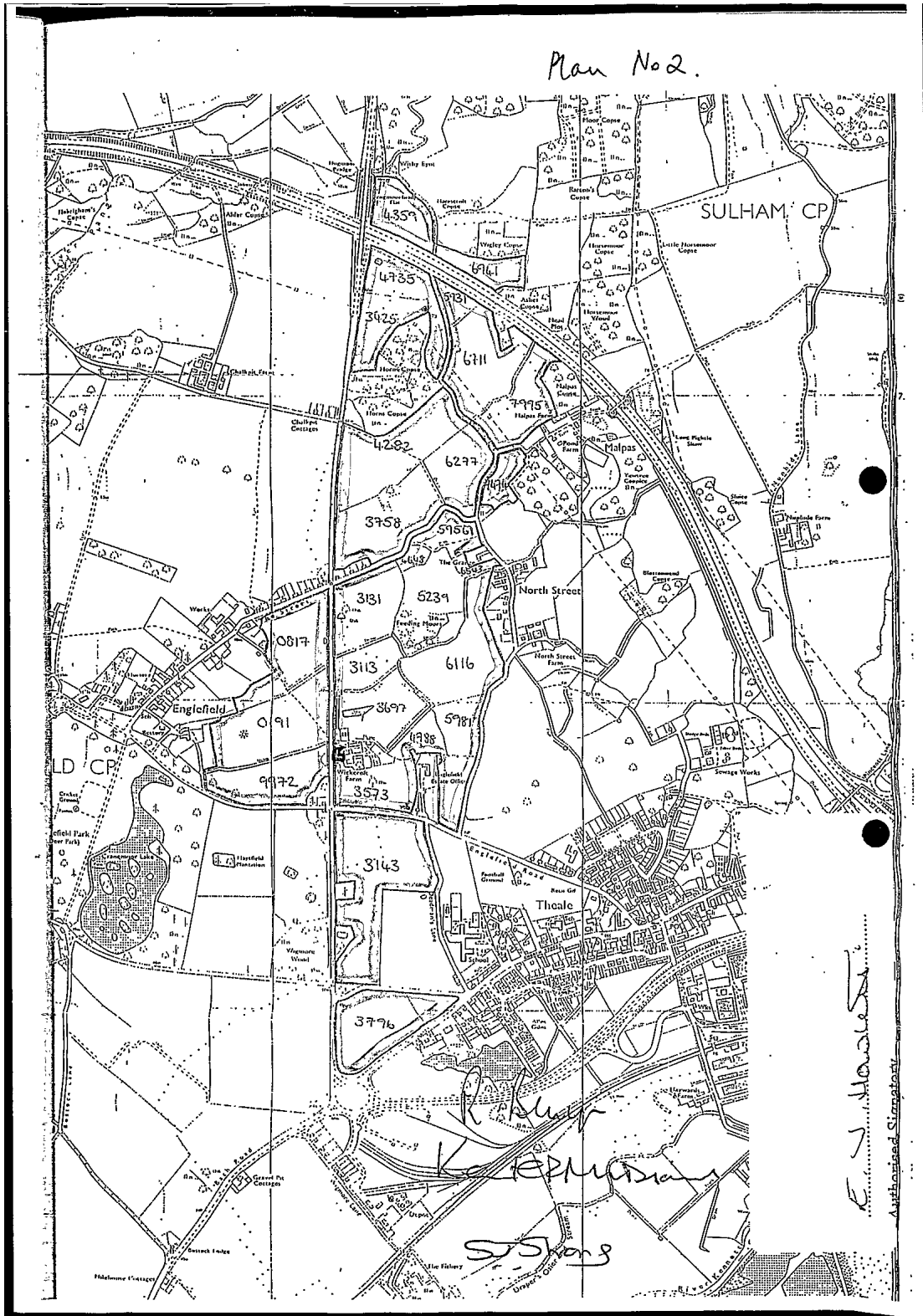


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Plan No 2.



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