

# Notice of Meeting

---

## Eastern Area Planning Committee

**Wednesday 12 April 2017 at 6.30pm**

**in the Calcot Centre, Highview (off Royal Avenue), Calcot**

### **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, 4 April 2017

### **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](mailto:planapps@westberks.gov.uk)

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

Any queries relating to the Committee should be directed to Stephen Chard / Charlene Hurd / Jessica Bailiss on (01635) 519462/519695/503124 Email: [stephen.chard@westberks.gov.uk](mailto:stephen.chard@westberks.gov.uk) / [charlene.hurd@westberks.gov.uk](mailto:charlene.hurd@westberks.gov.uk) / [jessica.bailiss@westberks.gov.uk](mailto:jessica.bailiss@westberks.gov.uk)



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 12 April 2017**  
(continued)

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

**Substitutes:** Councillors Lee Dillon, Sheila Ellison, Nick Goodes, Tony Linden and Quentin Webb

---

# Agenda

## Part I

**Page No.**

- |     |  |       |
|-----|--|-------|
| (1) | <b>Application No. &amp; Parish: 17/00351/FULD - Barn south of Butlers Farm, Back Lane, Beenham</b>  | 3 - 4 |
|     | <b>Proposal:</b> Conversion of existing barn into residential dwelling with ancillary parking and amenity space.   |       |
|     | <b>Location:</b> Barn south of Butlers Farm, Back Lane, Beenham, Reading   |       |
|     | <b>Applicant:</b> Mrs T Palmer   |       |
|     | <b>Recommendation:</b> To <b>DELEGATE</b> to the Head of Development and Planning to <b>REFUSE PLANNING PERMISSION</b> for the reason for refusal set out in section 8.1 of this report. |       |

### 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.
- (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.



**West Berkshire**  
C O U N C I L

## EASTERN AREA PLANNING COMMITTEE ON 12 APRIL 2017

### UPDATE REPORT

**Item No:** (1)      **Application No:** 17/00351/FULD      **Page No.** 13-34  
**Site:** Barn South of Butlers Farm, Back Lane, Beenham

---

**Planning Officer Presenting:** Cheryl Willett

**Member Presenting:** N/A

---

**Parish Representative speaking:** N/A

**Objector(s) speaking:** N/A

**Supporter(s) speaking:** Peter Alder  
Michael Collins  
Cordelia Middleton

**Applicant/Agent speaking:** Mrs Palmer/ Susannah Palmer

**Ward Member(s):** Councillor Keith Chopping

#### Update Information:

#### 1. CONSULTATION FROM THE ECOLOGIST

1.2 The Ecologist considers that the Ecology Walker Survey accompanying the application provides a sound assessment of the site. The barn is not considered to offer potential for supporting roosting bats and the habitats within the site are not of particular botanical value. No concerns are raised in respect to ecological matters. A planning condition is therefore recommended to ensure that the development shall accord with the mitigation, compensation and enhancement measures as detailed in the ecology survey.

#### 2. INFORMATION FROM THE APPLICANT

2.1 The applicant has presented the Council with a solicitor's letter declaring that the barn is redundant and is no longer required. The barn has not been required for 'quite some time for any agricultural activities or otherwise'. Furthermore, it is declared that the applicant will not be applying for any

replacement barn on the land south of Butlers Farm at any time in the future. This declaration is attached with the update sheet.

As part of the assessment of the application the application documentation, namely the Building Survey, the planning application form and the CIL forms, were examined for details of the use. All documents outline that the building is in current use, and currently being used for agricultural storage. On the site visit the case officer noted that the building was being used for storage of equipment. Upon enquiring about the use with the applicant the applicant informed the case officer that the building was surplus to requirements and no hay was stored there for at least a year. Furthermore, the equipment stored in the barn would be relocated to an existing barn at Butlers Farm. No information is given to state what available existing space there is on the adjacent farm either to ensure this. The applicant further advised, via e-mail, that the barn was rebuilt in 2009 for the sheep farming business. However, the wolves kept at the Wolf Conservation Trust which used to walk weekly in nearby Ufton Court woods needed to change their walks to the applicant's own land adjacent to their enclosures which has precluded the applicant from keeping sheep. The applicant does outline that some agricultural equipment is being kept in the barn. When examining the agricultural notification application made under 08/00280/AGRIC the applicant stated that the barn was to be used for the storage of hay cut at the 23 acres next to the barn and for farm machinery. The barn is still used for the storage of farm machinery. No information has been submitted by the applicant to indicate whether or not any consideration has been given to letting the building to another agricultural enterprise.

Therefore, it is still not considered that the barn is genuinely redundant and the third reason for refusal stays unchanged.

### **3. CONCLUSION**

3.1 Following the updated information the recommendation of refusal remains unchanged.