

Notice of Meeting



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Eastern Area Planning Committee

Wednesday 26th July 2017 at 6.30pm

At 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, 18 July 2017

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Note: The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded.

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 Jessica Bailiss on (01635) 503124



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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), Richard Somner and Emma Webster

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

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 17/00743/FUL - Land North of Englefield Road, Theale** 5 - 8
- Proposal:** Proposed change of use of land from agricultural to outdoor recreational and leisure facilities with parking.
- Location:** Land North of Englefield Road, Theale.
- Applicant:** West Berkshire Council
- Recommendation:** Subject to no overriding objections being raised by Highways Officers to **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1).
- (2) **Application No. & Parish: 17/00472/FULMAJ - Land North of Travellers Friend, Crookham Common Road, Crookham Common.** 9 - 12
- Proposal:** Development of five live/work units.
- Location:** Land North of Travellers Friend, Crookham Common Road, Crookham Common.
- Applicant:** Ressance Land No.12 Limited
- Recommendation:** To **DELEGATE** to the Head of Development & Planning to **REFUSE PLANNING PERMISSION** for the reasons 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



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- 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.

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EASTERN AREA PLANNING COMMITTEE ON 26TH JULY 2017

UPDATE REPORT

Item No: (1) **Application No:** 17/00743/FUL **Page No.** 27-42
Site: Land North of Englefield Road, Theale

Planning Officer Presenting: Emma Nutchey

Member Presenting:

Parish Representative speaking: Councillor Jan Richardson

Adjacent Parish speaking: A representative

Objector(s) speaking: Ms Pamela Sergent
Ms Natalie Lowe – Theale Golf Club

Support(s) speaking: N/A

Applicant/Agent speaking: Mr Richard Turner
Mr Greg Bowman

Ward Member(s): Councillor Alan Macro

Update Information:

Additional consultee responses:

Englefield Parish Council: No objections

Highways:

Drawing no. PL301 rev.9 has been reviewed. The parking capacity is now acceptable.

Coaches and minibuses:

The parking layout does not allow for coaches to turn within the site. It appears from the intentions for use of the football pitch that major competitions are unlikely to take place; the Statement of Public Benefit infers the facility would be used on a more local basis, by

residents (U15s) of Theale. Thereby it is concluded that coaches would not be expected to visit the site and providing a coach parking and turning facility appears unnecessary.

Should there be the potential for minibuses to need to access the site they could be accommodated. Minibuses are typically no more than 6m in length and 2m in width. The latest layout includes parking bays along the western periphery with 2-3m of overhang at the western end of the bays. This overhang area would be sufficient to accommodate the occasional minibus and consequently some signing by these bays would help identify them as dual car / minibus use.

Emergency access:

In regard to emergency access, the width of gates would be 3.7m wide and as such would allow an ambulance or fire tender to turn in/out. Hence this issue is satisfactory.

Footway:

On the issue of a footway, the combined level of traffic generated by both the pitch and the existing golf club is too low to justify the provision of a separate footway. Furthermore, the level of pedestrians anticipated to use this road to access either the club or pitch is also very low; it is appreciated there will be matches that may attract larger numbers but these occasions are expected to be infrequent. The nature of the surrounding sports environment and its associated users would be expected to encourage drivers to drive considerably.

The residential area is to the east of the site. Thereby, the majority of pedestrians would be expected to use the existing footpath that runs up from North Walk.

Nevertheless, it would be an improvement if a pedestrian gate could be provided at the southeast corner of the site, to allow pedestrians to avoid walking along the road. An amended condition is recommended on this basis.

Sport England:

Concerns were raised by the applicant with regard to the conditions recommended by Sport England and their impact on the viability of the project. The conditions sought relate to: specification for the construction of the pitch, use restriction to ensure the field is used for sport and no other purpose, a management and maintenance scheme and a community use scheme to include details of pricing, hours of use, management responsibilities.

An alternatively worded condition seeking to meet with their overall objectives was put forward to Sport England however comments on this are yet to be received. Sport England have however confirmed they would like to know details of the community use arrangements by condition or in advance.

1 additional letter of objection: The planning concerns relate to:

- Impact on the golf course in respect of noise and associated disturbance
- Concern football players will use the facilities at the golf course given no changing facilities/toilets
- Concerns for the presence of gates into the surrounding field

Other matters:

Sport England comments – The NPPF sets out 6 tests which must be met when applying planning conditions, paragraphs 202 and 203. Conditions must be necessary, relevant to planning, relevant to the development, enforceable, precise and reasonable. 5 conditions have been recommended.

It should also be noted that Sport England are not a statutory consultee in this instance however their advice is given due weight in the assessment of the scheme and officers have sought to work with them in agreeing conditions. Condition 2 restricting the use of the pitch for outdoor sports only has been attached as recommended. Conditions 1, 2 and 4 relate to the construction of the pitch and its maintenance and management. The applicant has expressed concerns regarding the viability of the project should the suggested conditions be attached. As such an alternative condition to secure these details has been attached. This condition has not been agreed by Sport England however it is considered that it meets with their aims and objectives and a condition of similar wording has been used in respect of similar projects. Sport England have advised that they seek details of the use of the pitch to include details of pricing policy, hours of use, access by non-educational establishments, management responsibilities etc. This level of detail is not considered to be necessary or relevant to planning and as such this condition has not been taken forward.

Parking on the access road and maintenance – It has been demonstrated that the proposal can meet its own parking demands with 44 spaces being provided. It is understood that parking on the verges is an existing problem and is a management issue. The maintenance of the road is a civil matter between the owner of the road and the applicant.

Changing rooms – No changing facilities are proposed. The proposed pitch is a comparable distance from existing facilities to the existing far end playing pitch. Concerns that users of the pitch will use the facilities at the golf club is a civil matter.

Site access - The vehicular access from North Street to the site is a private road.

Noise at first tee – Given the frequency of the use proposed it is not considered that the proposed use would have a detrimental impact on the amenity of the users of the golf club.

Conditions:

Amendment to the wording of condition 3: Boundary treatment

No development shall commence until a plan to show the addition of a pedestrian gate within the post and rail fence along the southern boundary has been submitted to and approved in writing by the Local Planning Authority. The pitch shall not be brought into use until the fencing has been constructed in accordance with the approved details and in accordance with the drawing titled Gate & Fence details drawing number PL302 rev. 1. The boundary treatment shall thereafter be retained in accordance with the approved details.

Reason: The boundary treatments are an important element in the design of the scheme. A pedestrian access at the eastern end of the pitch is considered desirable to allow for easy access onto footpath THEA/7/2 thus minimising the need for people to walk along the access road. This is in accordance with Policy CS14 of the West Berkshire District Local Plan 2006-2026.

New condition: Erection of a 1.8m high mesh fence parallel to the parking

No development shall commence until a plan is submitted to show the siting and details of a 1.8m high mesh fence running parallel to the western end of the pitch and the parking spaces. The pitch hereby approved shall not be brought into use until the approved 1.8m high fence has been erected in accordance with the approved details.

Reason: To protect cars parked in proximity to the pitch from stray balls in accordance with Policy CS14 of the West Berkshire District Local Plan 2006-2026 with respect to good design.

New condition: Use restriction

The playing field shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in Class D2 Use Classes Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To protect the playing field from loss and/or damage, to maintain the quality of and secure the safe use of sports pitch.

New condition: Construction and management plan for the pitch

No development shall commence until a construction and management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall provide for:

- (a) A detailed scheme which ensures that the playing field will be provided to an acceptable quality (in terms of soil structure, drainage, cultivation and other associated operations), informed by a detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field;
- (b) Details of how the pitch will be maintained and managed
- (c) Details of community use arrangements;
- (d) A programme of implementation.

The land shall thereafter be provided and managed and maintained in accordance with the approved plan.

Reason: To ensure the quality of the pitches is satisfactory, in accordance with Policy CS18 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.

New condition: Height restriction across car park is hinged and lockable

The height restriction barrier to be installed at the entrance to the car park shall be hinged and lockable to allow emergency vehicles into and out of the site. This type of barrier shall be retained in perpetuity.

Reason: To ensure the site is accessible to emergency vehicles in accordance with Policy CS14 of the West Berkshire Core Strategy 2006-2026.

EASTERN AREA PLANNING COMMITTEE ON 26TH JULY 2017

UPDATE REPORT

Item No: (2) **Application No:** 17/00472/FULMAJ **Page No.** 43-56

Site: Land North of Travellers Friend, Crookham Common Road, Crookham Common

Planning Officer Presenting: Emma Nutchey

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Support(s) speaking: Mrs Jean Norman – CPHOA Committee
Mrs Sheila Ellison

Applicant/Agent speaking: Mr Duncan Crook

Ward Member(s): Councillor Rob Denton-Powell
Councillor Jason Collis

Update Information:

Additional consultation responses:

- Letter of support from Rob Denton-Powell Council member for Thatcham South and Crookham. Please see comments below:

'My reasons for support are listed below.

Economic

The Crookham Park has long been established and suffers from poor infrastructure and communications to the main town limiting employment opportunities for those approx. 350 local residents who may suffer adversely from the removal of bus services to and from

Crookham Park. I believe the development of live and work properties are hugely beneficial in rural communities and offer the potential of much needed local working opportunities. The roll-out of Gigaclear broadband further enhances the likelihood of low impact high tech enterprises especially much in demand high tech start-ups.

Infrastructure

With an established community of 139 homes within meters of the proposed development the impact of these 5 houses will be negligible and current road access and local services will be more than capable of supporting the proposed development.

Community

The proposal includes community transportation and as such addresses some considerable concern regarding transportation in light of the withdrawal of bus services. The community has been quite vocal regarding this service reduction and this helps alleviate some issues. I am aware this does not relate to any specific planning policy but does address a higher moral motivation of policy that developments should benefit communities rather simply comply to planning policy.

Thatcham South & Crookham is a rare ward within West Berks with urban, rural and commercial developments throughout the ward residents are rightly proud of the diversity and I believe they would welcome this beneficial diversification within the ward.'

- Two further letters of support outlining concerns regarding how the letter containing 24 signatures was conducted.
- The comments raised above do not present any new issues to those considered within the report.

Other matters:

Live work units. What are they?

Planning permission for working at home is not usually needed where the use of part of a dwelling for business purposes does not change the overall residential use. Live/work units are a mix of residential and business uses which cannot be classified under a single class within the Use Classes Order and would therefore be classed as *sui generis*.

Live work units are not defined within the development plan nor are they defined within the NPPF.

In the appeal decision letter relating to the previous application the Inspector recognises that the development plan does not contain specific policies for live/work units. He also recognises that there is no evidence that live works units in rural areas benefit from more relaxed policies than do their component elements. This proposal has been assessed by officers in terms of its component parts of housing and B1 office space, and where appropriate the particular characteristics of a live/work unit, following the same approach taken by the earlier inspector.

Settlements:

In response to members query regarding what constitutes a settlement, settlement boundaries are defined within Policy C1 of the HSA DPD. Within the defined settlement boundary there is

a presumption in favour of development. The application site lies outside of any defined settlement and for planning purposes is within the countryside, where development is strictly controlled.

While there is a long established mobile home park to the east of the application site and sporadic properties to the west the site is not part of a defined settlement, it is Greenfield land within the open countryside.

The applicant considers Policy C1 to be relevant to the application. It is relevant in so far as it defines the settlement boundaries.

The applicant however refers to the following part of policy C1 on the basis the proposal represents infill development. This proposal does not constitute infill development and as such this element of the policy was not covered within the report.

However in response to the applicant's comments, part of the policy states:

'In settlements in the countryside with no defined settlement boundary, limited infill development may be considered where:

- i. It is within a closely knit cluster of 10 or more existing dwellings adjacent to, or fronting an existing highway; and
- ii. The scale of development consists of infilling a small undeveloped plot commensurate with the scale and character of existing dwellings within an otherwise built up frontage; and
- iii. It does not extend the existing frontage; and
- iv. The plot size and spacing between dwellings is similar to adjacent properties and respects the rural character and street scene of the locality.'

The proposal does not constitute infill development in accordance with the terms of this policy. It is not within a cluster of 10 or more dwellings adjacent to, or fronting an existing highway. It sits next to a mobile home park and to the east is sporadic residential development. Furthermore the proposed residential development does not 'infill a small undeveloped plot....within an otherwise built up frontage.' This is a sizeable plot, not fronting the highway which separates the mobile home park to the west from the isolated sporadic development to the east.

Securing the car share scheme and footpath:

The car share scheme would be secured through a S106 agreement were the scheme allowed.

The proposal seeks to make improvements to the section of footpath THAT/26/1 along Crookham Common Road. The land required to make these improvements is not shown in the red line or detailed within the description and it is unclear who owns the land upon which these works would be carried out. Highways have not commented on the acceptability of the footpath given their overriding objection to the scheme based on sustainability.

Bus timetable:

The committee report refers to a 2 hourly bus service with no service on a Sunday. This service has however been reduced and operates Monday – Friday only with an infrequent service varying on a day to day basis.

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