

Notice of Meeting



Scan here to access the public documents for this meeting

Eastern Area Planning Committee Wednesday 4th December 2019 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, 26 November 2019

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

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. Those taking part in Public Speaking are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

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



Agenda - Eastern Area Planning Committee to be held on Wednesday, 4 December 2019
(continued)

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 Stephen Chard / Jessica Bailiss on (01635) 519462/503124 Email: stephen.chard@westberks.gov.uk / jessica.bailiss@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 4 December 2019
(continued)

To: Councillors Peter Argyle, Jeremy Cottam, Alan Law (Chairman), Royce Longton (Vice-Chairman), Alan Macro, Geoff Mayes, Graham Pask, Joanne Stewart and Andrew Williamson

Substitutes: Councillors Gareth Hurley, Owen Jeffery, Nassar Kessell, Tony Linden, Ross Mackinnon and Keith Woodhams

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 19/01063/COMIND - Land south of Ravenswing Farm, Adjoining Aldermaston Road and Silchester Road, Tadley** 5 - 6
- Proposal:** Construction of class A1 foodstore, car parking and access and landscaping.
- Location:** Land south of Ravenswing Farm, Adjoining Aldermaston Road and Silchester Road, Tadley
- Applicant:** Lidl GB Limited
- Recommendation:** The Head of Development and Planning be authorised 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.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Sarah Clarke
Head of Legal and 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

Agenda - Eastern Area Planning Committee to be held on Wednesday, 4 December 2019

(continued)



EASTERN AREA PLANNING COMMITTEE 4TH DECEMBER 2019 UPDATE REPORT

Item No: (1) **Application No:** 19/01063/COMIND **Page No.** 5-19

Site: Land South Of Ravenswing Farm Adjoining Aldermaston Road and Silchester Road, Tadley.

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: Allan Follett
Catherine Wilde

Applicant/Agent speaking: James Mitchell – Lidl
Douglas Symington – Lidl
Chris Tookey – RPS (agent)
Richard Broad – Meyer Brown (transport consultant)

Ward Member(s): Councillor Dominic Boeck

1. Additional Consultation Responses

Public representations:	An additional 31 letters of support for the application have been received bringing the total to 880 . Same issues as reported on the main agenda report. An additional 6 letters of objection have been received bringing the total number to 61 . Same issues as before—principally highways issues. An additional 6 letters have been ambiguous –a discount food store is needed/wanted, but not at this location. Total now 13 . Total public representations received is thus 954 .
Emergency Planning Officer.	Continues to object to the application on the basis that the revised /updated emergency plan is not acceptable. If however the application is approved, a condition is recommended.
Tree officer.	Conditional permission is recommended.

2. Updated Recommendation

The recommendation remains as set out in the agenda committee report, with the additional reason for refusal as recommended by the Emergency Planning Officer.

3	Reason for refusal. The application site lies within 370m of the boundary of the AWE site to the north and therefore lies in the Inner Consultation zone as defined in policy CS8 in the adopted West Berkshire Core Strategy 2006 to 2026. Shopping facilities [inter alia] are identified in that policy, given this is where additional people will be drawn to a new site. The Council is not satisfied that the Emergency Plan submitted with the application can be adequately implemented in the event of an on/off site emergency at the AWE site in Aldermaston, which could prejudice the ability of the emergency blue light services in responding to such an incident. Accordingly, having regard to the advice in policy CS8 as noted, and the advice in para 95 of the NPPF of 2019 regarding public safety and the need to ensure national defence operational sites are not adversely impacted by surrounding development, the application is unacceptable.

It is understood that the applicant has sent a small brochure to all members of the Committee summarising the merits [in their view] of the application. A copy has been sent to the officers for information.

Point of information. The northern red line boundary of the application site lies 150m distant from the settlement boundary of Falcon Fields.