

# Notice of Meeting

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## Eastern Area Planning Committee Wednesday 15 July 2020 at 6.30pm Written Submissions

### 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 2020

### FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

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 on (01635) 519462  
Email: [stephen.chard@westberks.gov.uk](mailto:stephen.chard@westberks.gov.uk)



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 15 July 2020**  
(continued)

**To:** Councillors Jeremy Cottam, Alan Law (Chairman), Tony Linden, Royce Longton, Ross Mackinnon, Alan Macro (Vice-Chairman), Geoff Mayes, Graham Pask and Joanne Stewart

**Substitutes:** Councillors Peter Argyle, Graham Bridgman, Owen Jeffery, Nassar Kessell, Richard Somner and Keith Woodhams

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# Agenda

## Part I

**Page No.**

- (1) **Application No. & Parish: 19/01172/OUTMAJ - Land North of The Green, Theale** 5 - 8
- Proposal:** Outline application for residential development of up to 104 dwellings. Matters to be considered: Access
- Location:** Land North of The Green, Theale
- Applicant:** Englefield Estate Trust Corporation Ltd
- Recommendation:** Delegated to the Head of Development and Planning to grant planning permission subject to the completion of a section 106 planning obligation (otherwise refuse planning permission)
- (2) **Application No. & Parish: 20/00737/COMIND - Land at Shalford Farm Brimpton** 9 - 20
- Proposal:** Full planning application for the conversion and redevelopment of existing land and buildings to create a mixed-use development comprising restaurant, estate farm shop, overnight accommodation, bakery, fermentary, cookery school and event space (local food production and ancillary education facility) and a biomass boiler together with associated works including the demolition of the existing garages and workshop building.
- Location:** Land at Shalford Farm Brimpton.
- Applicant:** Wasing Estates
- Recommendation:** Delegated to the Head of Development and Planning to refuse planning permission.



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 15 July 2020**  
(continued)

**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  
Service Director (Strategy and Governance)

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

Wednesday 15<sup>th</sup> July 2020

### Written Submissions

<b>Item:</b>	(1)
<b>Application Number:</b>	19/01172/OUTMAJ
<b>Location:</b>	Land North Of The Green, Theale
<b>Proposal:</b>	Outline application for residential development of up to 104 dwellings. Matters to be considered: Access
<b>Applicant:</b>	Englefield Estate Trust Corporation Ltd

#### Submissions received

Theale Parish Council	N/A
Adjoining Parish: Englefield Parish Council	N/A
Objectors	N/A
Supporters	N/A
Applicant/ Agent	Jonathan Sebbage - Savills

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This outline planning application has been developed and progressed in response to Policy HSA14 of the Housing Site Allocations DPD, which allocates the site for approximately 100 homes. This has involved consideration of site constraints and opportunities, consultation with the Parish Council and local community, pre and post-application discussions with your officers and consultation with statutory consultees and stakeholders through the planning application process. In developing the proposals, The Englefield Estate has developed a high quality scheme with a positive long-term legacy, for the benefit of the community of Theale and the residents of the development.

Your officers report provides a well-balanced assessment of the application and addresses all of the issues raised by neighbours and consultees. There remains some concerns locally however which are addressed further below.

### **Housing quantum and mix**

Through detailed discussion with your officers, the amount of housing proposed has been reduced from 110 units to ensure that a high-quality scheme, sensitive to its edge of settlement location adjacent to the AONB, will be delivered. The application now proposes up to 104 homes, all of which will be within the settlement boundary, aligning with the allocation for 'approximately 100 homes'. 83% of market housing will be provided as 3 and 4-bed units, ensuring an emphasis on market family housing, in accordance with Policy HSA14.

In accordance with the Council's requirements, 40% of the new homes will be affordable housing to support local need.

### **Impact on local infrastructure**

Theale is a sustainable location for new housing as a result of a wide range of services and facilities. The development will increase the number of economically active local residents, resulting in an increase in expenditure, helping to support and sustain local shops, services and facilities, and the prosperity of the village. The development will be liable to pay the Community Infrastructure Levy which will be used by the Council to deliver service and infrastructure improvements that are necessary to address the impact of the increased population.

### **Links to the surrounding area**

The development includes new pedestrian and cycle linkages through and from the site to encourage sustainable travel to local services and facilities. This includes a link to the north to provide a direct connection for pupils and visitors to Theale Green Community School. This link responds to and has been agreed with the Council's Highways Officer.

### **Community benefits**

There will be economic benefits arising from construction jobs and from support provided to local services and facilities by new residents. There will also be a range of environmental benefits including new usable public open space, a net gain in biodiversity and a landscape buffer including new woodland copses and recreational routes.

The application therefore gives rise to a range of significant social, economic and environmental benefits in line with local planning policy. Please do therefore accept your Officer's recommendation and resolve to grant planning permission.

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## Eastern Area Planning Committee

### Wednesday 15<sup>th</sup> July 2020

### Written Submissions

<b>Item:</b>	(2)
<b>Application Number:</b>	20/00737/COMIND
<b>Location:</b>	Shalford Farm, Shalford Hill, Aldermaston
<b>Proposal:</b>	Full planning application for the conversion and redevelopment of existing land and buildings to create a mixed-use development comprising restaurant, estate farm shop, overnight accommodation, bakery, fermentary, cookery school and event space (local food production and ancillary education facility) and a biomass boiler together with associated works including the demolition of the existing garages and workshop building.
<b>Applicant:</b>	Trustees Of The Wasing 1975 Settlement

#### Submissions received

Brimpton Parish Council	N/A
Adjoining Parishes:	
Wasing Parish Council	Paul Woodley – Chairman Wasing Parish
Woolhampton Parish	N/A
Objectors	N/A
Supporters	John Beach & Stephanie Ansell William and Bryony Fugard Harriet Lees
Applicant/ Agent	Applicant - Andrew Perkins, Wasing Estate

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Dear Committee

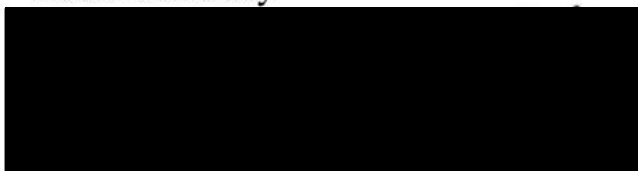
The main central hub of The Wasing Estate is located within our Parish and we are only too acutely aware that the financial challenge facing rural estates such as this, is becoming more and more difficult by the day. The proposed development at Shalford Farm will turn a run-down eyesore in to a lovely, local rural enterprise which will no doubt help support the Wasing Estate in to the future, securing diversified income, protecting the farming operation and in turn protecting jobs. We all know only too well at the moment that job retention and creation is right at the top of the government's agenda.

The idea of having a farm shop and restaurant that is using fresh organic produce direct from Wasing Farm should be recognised, appreciated and applauded, as more and more people see the benefits of reducing, or in this case, eliminating food miles, helping the environment and healthy eating. There will be many people who would relish the chance to go and buy some fresh vegetables that they have seen growing in the local fields!

With the current economic outlook, a positive development such as this, that will provide jobs and economic stimulus to the rural economy, should be welcomed whole heartedly and fully supported.

Our Parish Meeting is in full support of the proposal, recognises the significant efforts the Wasing Estate has gone to in order to reduce the size and scale of the site from the previous application and would ask that the committee view it in a positive light and realise all the benefits such a scheme will bring to the local community and economy.

Yours faithfully

A large black rectangular redaction box covering the signature of Paul Woodley.

Paul Woodley  
Chairman – Wasing Parish Meeting

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To all who this concerns on the planning committee

Regarding Shalford Farm Planning Ref: 20/00737/COMIND

We live 5 minutes from the proposed restaurant and farm shop site, Shalford Farm. As part of a growing community of local people that want locally sourced produce, especially organic meat which we have to travel far or order on line to have delivered, both the farm shop and restaurant would be a much welcomed addition to the local area. Wasing Estate's decision to take their farm organic and farm organic meats on the land adjacent to the site, has been a much welcomed one that has not only improved the wildlife in this area it has become a much needed source of organic products that are so hard to find or non existant in this area.

We believe this facility would be very well supported by the local community, providing both employment and a much needed meeting place for local people. A rural restaurant & farm shop representing our beautiful rural village is what this and other rural communities need. All too often we see corporate brands invading our high streets and villages. I hope more farms take this kind of initiative and local councils recognise this as the future of community services farms can provide.

We wholeheartedly support this proposed plan.

Yours faithfully,

John Beach & Stephanie Ansell.

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I am writing as a resident of Brimpton for these last 7 years a note of support for the planning application to develop a restaurant and farm shop at Shalford Farm.

We live on the adjacent farm Stockwell Farm on Brimpton Lane and as an owner of a small business in these very changing times we would support and encourage the Wasing Estate to Create employment in the area and provide a point of purchase for healthy and local food and beverages. As we see people moving from working in cities to home working it is essential for rural communities to be able to flex and adjust to these changing times, the countryside cannot just be reserved for long term residents to walk their dogs, it has to grow and become a part of a dynamic and changing future.

The Shalford farm shop delivers employment, encourages healthy eating, supports local producers, enables local residents an alternative to German discounters and Sainsbury's. We have to support carefully crafted rural hubs which I am confident this will be and for this reason we feel strongly that this proposal Is a vital and sustainable proposal for the residents of Brimpton, Wasing and Aldermaston.

Yours sincerely

William and Bryony Fugard

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Harriet Lees



12<sup>th</sup> July 2020

Submission in Support of Application 20/00737/COMIND

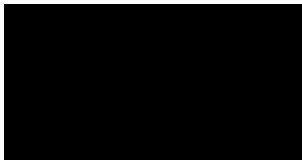
Dear Committee

I would like to write in support of this application to renovate the run-down farm buildings at Shalford Farm. They are a bit of an eye-sore at the moment and would benefit from refurbishment. From looking through the plans I believe that what is proposed is something that is needed in the area, it will be a place to meet, a place to shop local produce and a place to enjoy dinner with friends.

There isn't a huge amount going on in the village of Brimpton and I feel that this would be a lovely addition to the area and give the community an option other than always having to go further afield to dine out or get a coffee.

I will be visiting regularly should this be approved.

Kind regards



Harriet Lees

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## Written Submission 20/00737/COMIND from Applicant

The Shalford Farm development is a key part of securing Wasing Estate's future. It will support the organic farming through providing an outlet for locals to buy fresh organic produce grown on their doorstep with zero food miles and to supply the restaurant delivering fresh organic meals for locals to enjoy with family. The accommodation and restaurant also support the main wedding and events venue, which is facing increased competition and needs to continue as one of the leading venues in the country, something to be proud of.

Following the previous rejection, we have listened to you, we have worked with the local Parish Council, whom are now in support and we have critically reviewed the project. As such, the revised proposal before you, achieves the following:

1. Complete removal of the Wedding Retail and Showcase element, dramatically reducing the retail floor space by 73%.
2. Reduces the overall scale of the Dutch barn and reduces its height by 1.5m to only 8m.
3. Completely removes a whole building (the narrow barn) from the development.
4. Reduces the overall floor area by almost 20% to just 1,337sqm  
*The reduction from the previous application can be seen clearly in the blue outline on the elevations.*

The PO is recommending refusal for the same two reasons:

1. Unsustainable location
2. No Sequential Test

The Case Officer has confirmed that he would support a scheme of less than 1000sqm. The PO's reliance on 1000sqm as the threshold of acceptability is based on the notion that this represents the applicable definition of what is "major development" and that major development is unacceptable in this location and would require a SeqT. To adopt this black and white approach is wrong. By doing so one would ignore:

1. The clear advice of the NPPF which says "*the use of the sequential test should recognise that certain main town centre uses have particular market and locational requirements which mean that they may only be accommodated in specific locations*"
2. the synergies with the Estate (the scheme could not be relocated to a main town centre)
3. the operation of an innovative Travel Plan (which includes an electric shuttle bus)
4. the Applicants willingness to accept a condition tying the site to the rest of the Estate

You will fully appreciate that accommodation provision has to be supplied at the location it is serving, in this case the wedding venue. An Estate Farm shop and restaurant utilising fresh organic produce direct from the estate fields whilst supporting an existing hospitality venue must also be located on the estate.

When this Committee considered the previous proposal there was unanimous support for the principle of redeveloping this site, yet there was a feeling that it was just a bit too big. We have listened to you and you will see the new scheme has been very significantly reduced in scale and the intensity of the uses. The Highways Officer is content that the local road network can accommodate the amount of traffic that would be generated.

An appeal has been lodged against the refusal of the original scheme – that appeal would be withdrawn if planning permission is granted for the revised and reduced scheme this evening.

Andrew Perkins  
Chief Executive - Wasing Estate

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