

Notice of Meeting



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Eastern Area Planning Committee Wednesday 15 July 2020 at 6.30pm Update Reports

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

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 on (01635) 519462
Email: 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

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 - 12
- 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 15TH JULY 2020

UPDATE REPORT

Item No: (1) **Application No:** 19/01172/OUTMAJ **Page No.** 15-38

Site: Land North of The Green, Theale

Planning Officer Presenting: Emma Nutchey

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): N/A

Supporter(s): N/A

Applicant/Agent: Jonathan Sebbage - Savills

Ward Member speaking: Councillor Alan Macro

1. Additional consultation responses

The following comments were received after the agenda report was published.

Environmental Health:	No indication has been provided as to how future occupants will be protected from poor air quality and as such a condition has been requested.
Public representations	<p>1 additional representation (part support/objection):</p> <ul style="list-style-type: none"> • Pleased to see more 3 bedroom units proposed and the provision of affordable homes. Resist more flats. <p>1 additional objection:</p> <ul style="list-style-type: none"> • Concern for too many flats and not enough houses. • Insufficient parking as garages are counted as part of the provision. • Too many dwellings for the size of the site.

The comments raised have been considered. They do not, however, raise any new issues that have not already been considered. The condition recommended by Environmental Health has been added to the recommendation.

Given the outline nature of the application the dwelling mix is indicative however the proposal seeks to provide 71 houses and 33 flats thus there is a clear emphasis on family housing.

With regards to parking provision, the application is for outline permission only and as such the layout presented is illustrative. The Refuse, Cycle Storage and Parking plan does not fully meet with the parking standards and as such does not form an approved plan. The Transport Statement however confirms that the provision of parking will be made in line with Policy P1 of the Core Strategy and the parking layout is for consideration at reserved matters stage.

For clarity the wording of two recommended conditions has been revised.

- Condition 4, (approved plans) is restructured to distinguish between those drawings which should be adhered to and those which should inform the reserved matters application.
- Condition 22, which requires the road layout and parking provision to be provided in accordance with the Local Planning Authorities standards, now makes specific reference to Policy P1 for the avoidance of any doubt. Condition 23 (prior approval of parking) remains as per the agenda and seeks to secure details of parking at reserved matters stage.

2. Errata

There is a factual inaccuracy in paragraph 7.1 of the report where it states that the allocation under Policy HSA14 is for 'up to 100 dwellings' however the policy actually states that it is allocated for 'approximately 100 dwellings.' This was a drafting error; all other references in the report are accurate.

3. Updated recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional and amended conditions.

4. Approved Plans (amended)

The development hereby permitted shall be carried out in accordance with the following approved drawing numbers:

- Site Location Plan drawing number 6027T/PL01;
- Proposed Site Access Arrangements, including visibility splays 60555677.001;
- Proposed Site Access Arrangements 60555677.002 Rev. A;
- Northern Access Visibility Spays 60555677.005;
- Potential Pedestrian Crossing on Unnamed Road 60555677.001;
- Indicative Building Density 6027T/PL12D;
- Parameter Building Heights 6027T/PL07C;
- Phase 1 habitat Survey report dated July 2016 by Ecoconsult Wildlife Consultancy;
- Extended Phase 1 Habitat Survey by Lockhart Garratt ref 17-3366 V1;
- Arboricultural Impact Assessment by Lockhart Garratt ref 18-2958 V1;
- Noise Impact Assessment dated March 2019 by Aecom;
- Air Quality Assessment dated March 2019 by Aecom.

The reserved matters submitted pursuant to condition 1 shall generally accord with the following plans:

- Masterplan 6027T/PL02C;
- Illustrative Landscape Masterplan drawing 3959/03/18-0155 v6;
- Character Areas 6027T/PL06C;
- Indicative Green Infrastructure and Boundary Treatments 6027T/PL05D;
- Landuse Access and Movement 6027T/PL03B.

Reason: For the avoidance of doubt and in the interest of proper planning.

22. **Road and Layout and Design Standards (amended)**

The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision (in accordance with Policy P1). The developer shall enter into a S278 / S38 Agreement for the adoption of the site for all access roads serving more than five houses. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety, the flow of traffic, residential amenity, and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocations DPD 2006-2026, and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

29. **Air Quality (additional)**

No development shall commence until a scheme for protecting the proposed dwellings from air pollution from traffic on the adjacent roads has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the scheme approved by the authority shall be completed before any permitted dwelling is occupied and thereafter retained in accordance with the approved details.

Reason: As occupiers of the development, without such a scheme, are likely to suffer from poor air quality caused by the traffic to an unacceptable degree. The condition seeks to protect future occupiers in accordance with the guidance within the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is necessary as such measures need to be designed into the fabric of the dwellings.

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EASTERN AREA PLANNING COMMITTEE 15TH JULY 2020

UPDATE REPORT

Item No: (2) **Application No:** 20/00737/COMIND **Page No.** 41-53

Site: Land at Shalford Farm, Brimpton

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Written submissions

Parish Council: N/A

Adjoining Parish: Paul Woodley – Chairman, Wasing Parish Meeting

Objector(s): N/A

Supporter(s): John Beach & Stephanie Ansell
William and Bryony Fugard
Harriet Lees

Applicant/Agent: Applicant - Andrew Perkins, Wasing Estate

Ward Member speaking: Councillor Dominic Boeck

1. Additional consultation responses

Public representations:	None received following publication of the committee report, apart from the written submissions which have been provided separately.
Ecologist:	The Ecologist has reviewed the ecology reports, which are stated as having been updated in March 2020. Whilst the ecology reports do not elaborate what this update has involved, the Ecologist is satisfied that they provide a sufficient understanding of the potential impacts on protected species. Adequate ecological mitigation could be secured by a suite of conditions, including a Landscape and Ecological Management Plan (LEMP) and Construction Ecological Management Plan (CEMP).
Highways:	The Highway Officer has made some further comments in respect of the written submission from the applicant, in support of the application.

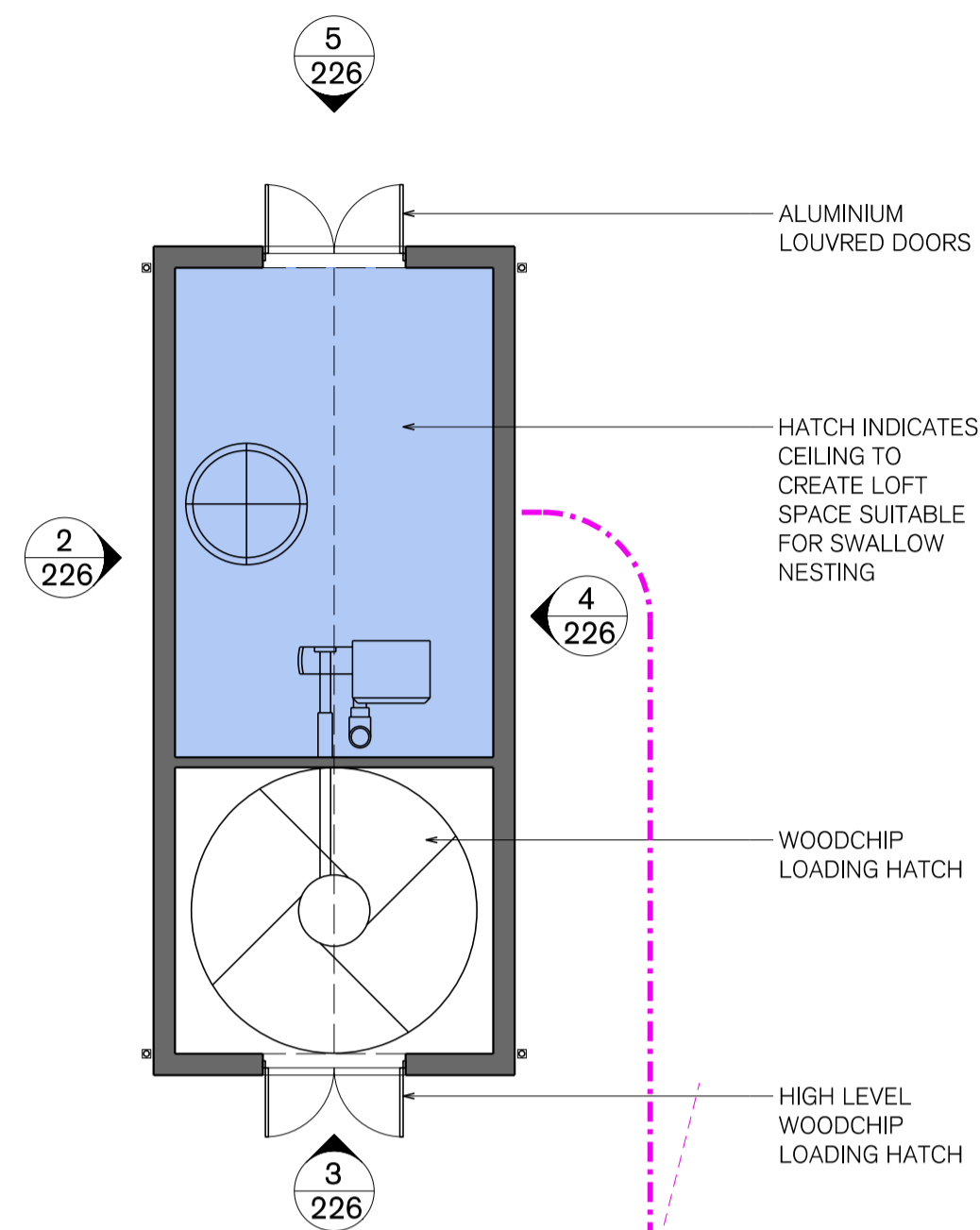
	<p>These are summarised as follows. He is not at all convinced that if the application is approved the shuttle bus proposed will be successful. The Council has had experience of these failing in the past since they have proved expensive and little used. Moreover, one cannot oblige visitors and staff to use such a facility. An unacceptable scheme in sustainability terms will not be made acceptable by this gesture. The Highways Officer also considers that regard should be had to the declared Climate Change Emergency.</p>
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2. Other matters

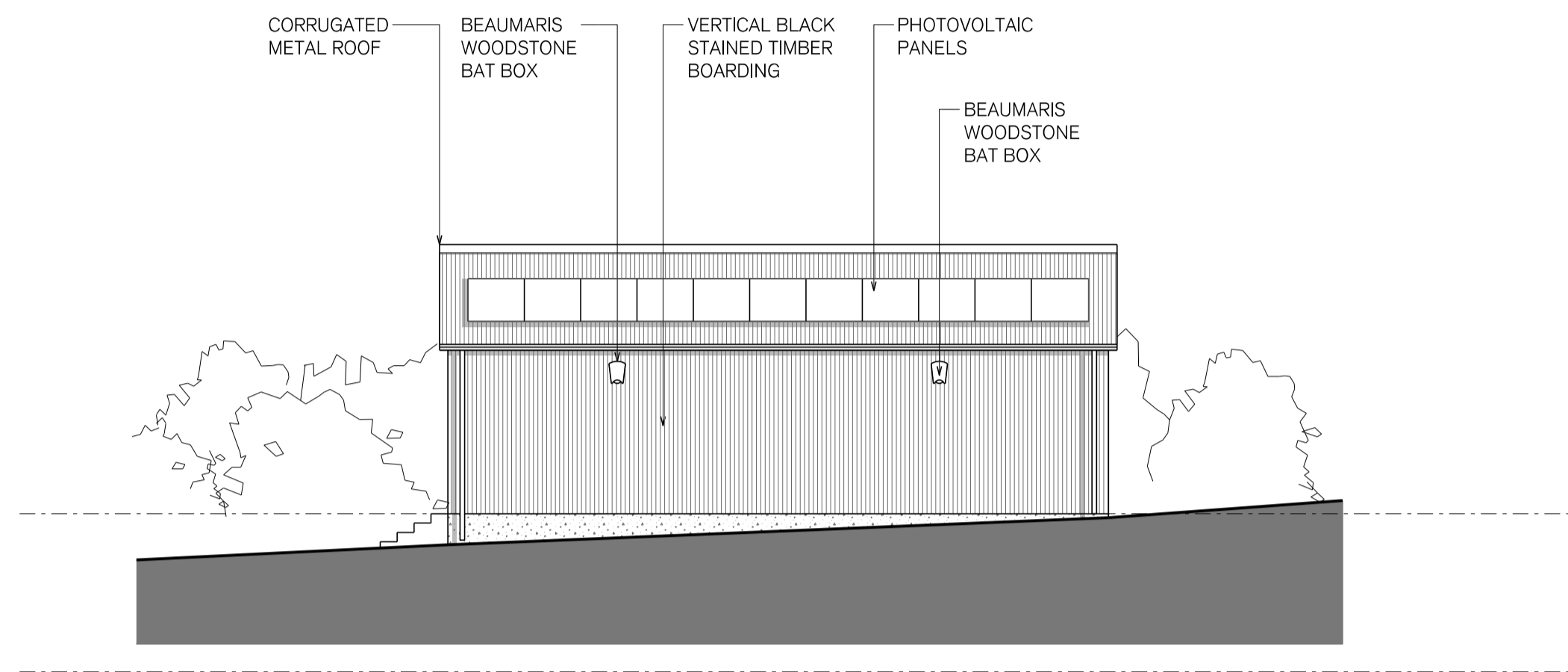
An additional plan of The Field Barn (biomass building) is appended to this report as it was not included in the plans pack accompanying the agenda. This plan has been available as part of the application documents, but is provided here for ease of reference.

3. Updated recommendation

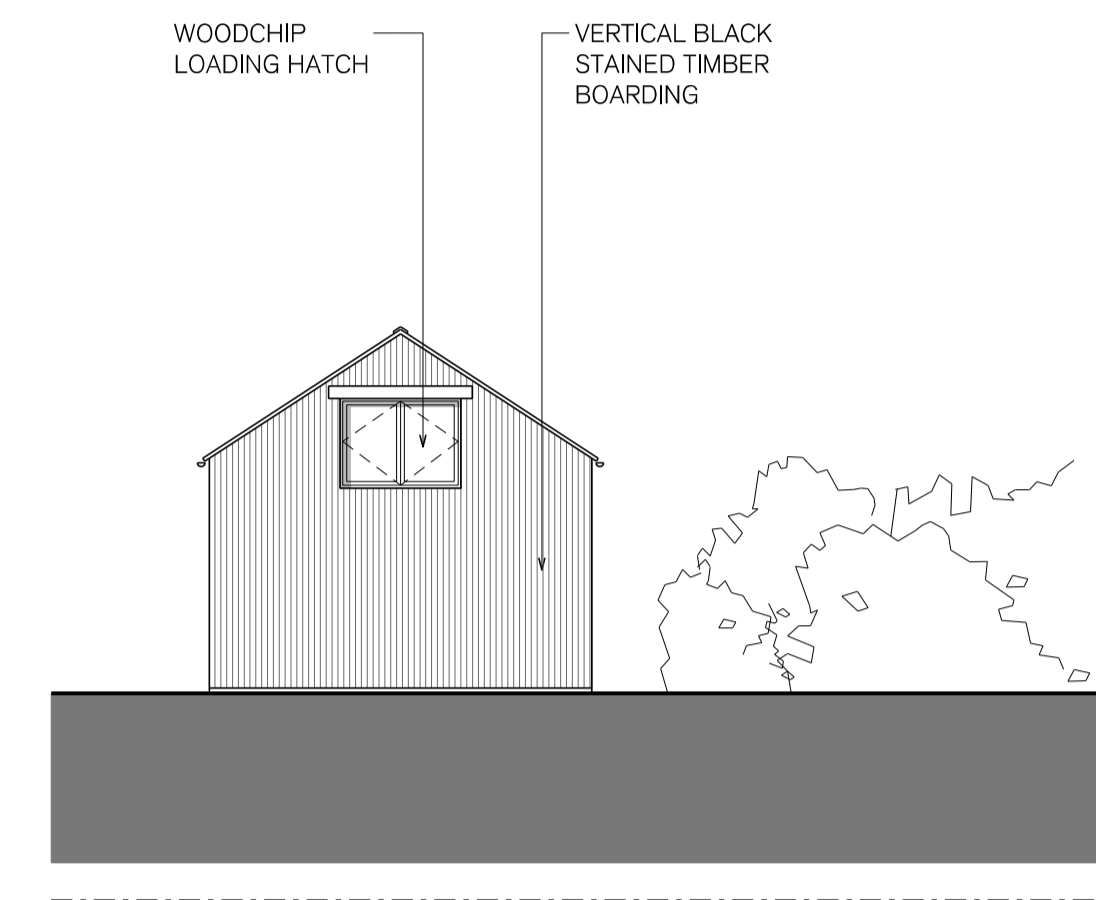
The recommendation remains as set out in the agenda committee report.



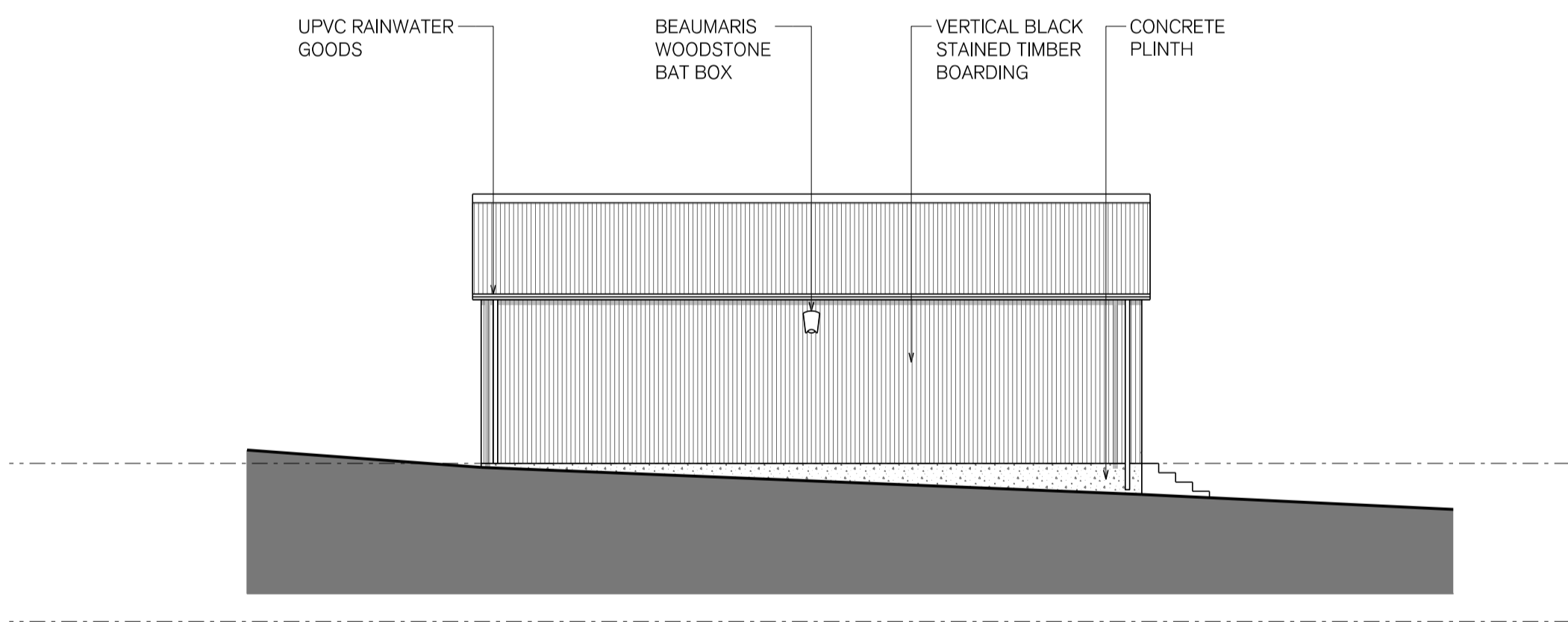
1
227 GA FLOOR PLAN
SCALE:- 1:100



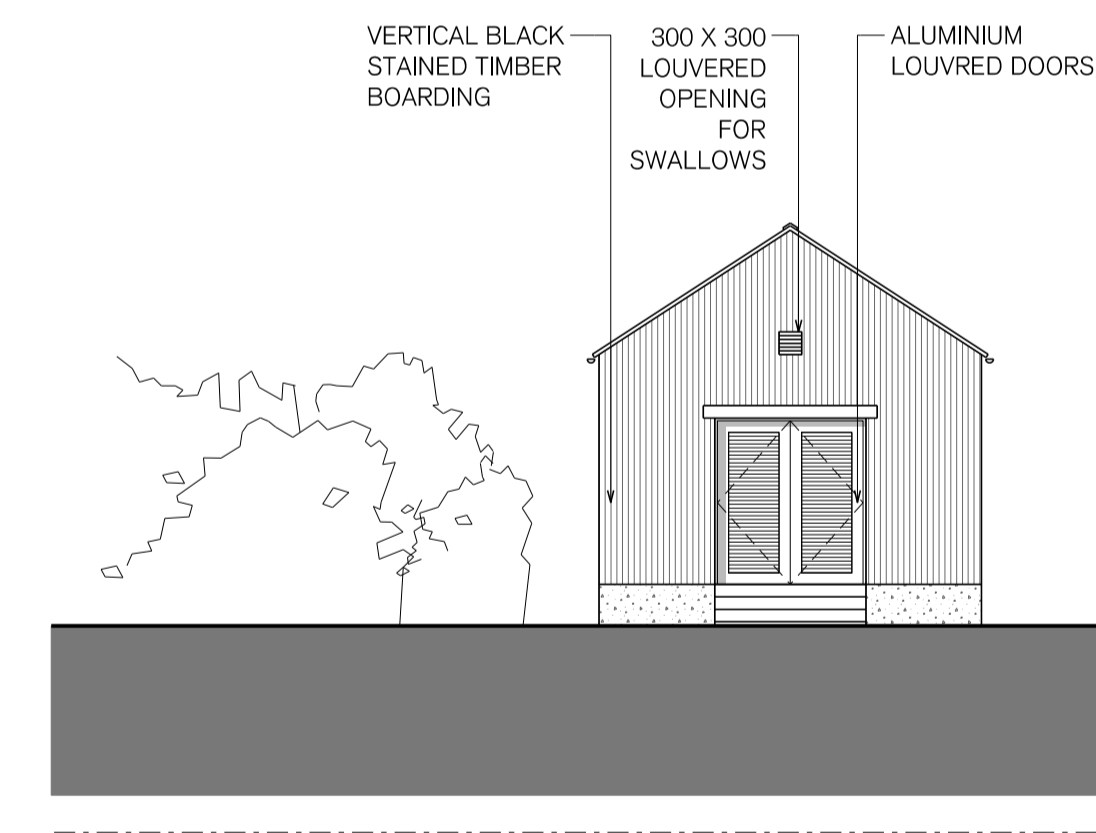
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227 SOUTH WEST ELEVATION
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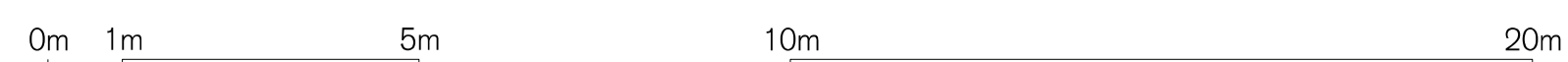
3
227 SOUTH EAST ELEVATION
SCALE:- 1:100



4
227 NORTH EAST ELEVATION
SCALE:- 1:100



5
227 NORTH WEST ELEVATION
SCALE:- 1:100



REV	DATE	DESCRIPTION
/	13/03/2020	PLANNING ISSUE

PLANNING APPLICATION
childs+szulmannarchitects

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Colston Street
Bristol BS1 4XE

PROJECT: WASING ESTATE, BERKSHIRE
SHALFORD FARM
THE FIELD BARN
ELEVATIONS PROPOSED

DRAWN MJC
SCALE 1:100
@ A1
DATE MAR'20

PROJECT NUMBER: 20-409-227
REV. /

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