

Notice of Meeting



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Western Area Planning Committee Wednesday 22 July 2020 at 6.30pm Update Report

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.

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 Jenny Legge on (01635) 503043 Email: jenny.legge@westberks.gov.uk

Date of despatch of Agenda: Tuesday 14 July 2020



Agenda - Western Area Planning Committee to be held on Wednesday, 22 July 2020
(continued)

To: Councillors Adrian Abbs, Phil Barnett, Dennis Benneyworth, Jeff Cant, Hilary Cole, Carolyn Culver, Clive Hooker (Chairman), Tony Vickers (Vice-Chairman) and Howard Woollaston

Substitutes: Councillors Jeff Beck, James Cole, David Marsh, Steve Masters, Andy Moore, Erik Pattenden, Garth Simpson and Martha Vickers

Agenda

Part I

Page No.

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| (1) | <p>Application No. and Parish: 20/01083/FUL, Quill Cottage, Craven Road, Inkpen</p> <p>Proposal: Replacement dwelling.</p> <p>Location: Quill Cottage, Craven Road, Inkpen, Hungerford, RG17 9DX.</p> <p>Applicant: Mr and Mrs Jones.</p> <p>Recommendation: To delegate to the Head of Development and Planning to REFUSE planning permission.</p> | 5 - 10 |
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| (2) | <p>Application No. and Parish: 20/00540/FUL, Trabbs Farm, Seven Barrows, Lambourn</p> <p>Proposal: General purpose agricultural storage building to allow storage of grain; other agricultural products; and farm machinery.</p> <p>Location: Trabbs Farm, Seven Barrows, Lambourn.</p> <p>Applicant: E F Walters Ltd.</p> <p>Recommendation: To DELEGATE to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to conditions.</p> | 11 - 12 |

Agenda - Western Area Planning Committee to be held on Wednesday, 22 July 2020
(continued)

- (3) **Application No. and Parish:** 20/00612/FULD, Riverbend, Upper Eddington, Hungerford 13 - 20
- Proposal:** Section 73A variation of condition (2) plans of approved 18/02374/FULD – demolition of 2-bed dwelling house and erection of new 3-bed dwelling house.
- Location:** Riverbend, Upper Eddington, Hungerford, RG17 0HH.
- Applicant:** Mr & Mrs Denny.
- Recommendation:** The Head of Development & Planning be authorised to GRANT 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
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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WESTERN AREA PLANNING COMMITTEE
DATED 22nd July 2020

UPDATE REPORT

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has made written submissions either in favour or against the application.

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to further letters of support or objection. This report must therefore be read in conjunction with the main agenda [and the written submissions pack](#).

The report is divided into four main parts:

- Part 1 - relates to items not being considered at the meeting,
- Part 2 - any applications that have been deferred for a site visit,
- Part 3 - applications where members of the public have made written submissions,
- Part 4 - applications that have not attracted written submissions.

Part 1	N/A
Part 2	N/A
Part 3	Item (1) 20/01083/FUL Quill Cottage, Craven Road, Inkpen Page No. 15-38 Item (2) 20/00540/FUL Trabbs Farm, Seven Barrows, Lambourn Page No. 39-54 Item (3) 20/00612/FULD Riverbend, Upper Eddington, Hungerford Page No. 55-70
Part 4	N/A

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WESTERN AREA PLANNING COMMITTEE
22ND JULY 2020

UPDATE REPORT

Item No: (1) **Application No:** 20/01083/FUL **Page No.** 15-38

Site: Quill Cottage, Craven Road, Inkpen, RG17 9DX

Planning Officer Presenting: Sarah Melton

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): N/A

Supporter(s): N/A

Applicant/Agent: Ashley Jones – Applicant

Ward Member(s) speaking: Councillor Dennis Benneyworth
Councillor James Cole
Councillor Claire Rowles

1. Additional Consultation Responses

Public representations:	None received
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2. Call-in

This application has been called into Committee by Cllr Claire Rowles and Cllr James Cole.

3. Committee report clarifications

The label of the photograph of the rear of the existing dwelling, submitted with the Committee report is incorrect. No plan has been submitted with the application documents that is capable of being able to accurately measure the existing post. The measurement of 1.7m should be disregarded by Members. The submitted 'pro visualisations' is the only document that shows the existing post and the proposed dwelling.

4. Plan 062A

The applicant's written submission for Committee refers to a plan reference 062A. No plan with this reference, or showing neighbouring properties, has been submitted as part of the current application. The LPA do not have plans which show the height of the dwelling known as The Glenn, as such officers are unable to confirm the applicants assertion that this dwelling is 2.5m higher than the proposed development. Should The Glenn be 2.5m higher than the proposed development, this would mean that The Glenn is 10.07m high.

5. Measurements

The measurements referenced in the Committee report are those which the case officer has measured from the submitted plans. It is noted that the GIA measurements annotated on the submitted plans differ to the measurements made by the case officer. The case officer is only able to assess and measure the details of an application based on the plans submitted. The case officer has measured the areas and dimensions of the submitted plans and remains of the view that these are correct. The measurements do not include the floor area (existing and proposed) that are occupied by walls, the floor space of each room as been measured individually.

As per the wording of the supporting text of policy C7, the aim of the this policy is to protect the character and beauty of the NWD AONB, and ensure that new development is not visually harmful;

“replacement of dwellings will be assessed on the basis of the impact of the new development relative to the existing property on the character and local distinctiveness of the rural area”

This is the justification of the view taken at paragraph 6.8 of the Committee Report. For the sake of clarity, the comparable element of the proposed development is 9.6m and the existing 7.9m, this is a 1.7m increase.

6. Amendments proposed by applicant

The use of a condition requiring the approval of materials will not overcome the design issues of the proposal scheme. The inappropriate design of the proposal scheme goes beyond the choice of materials, this is detailed in the Committee Report.

The applicants written submission he has suggested the removal of the 1.8m flint and brick wall along the front elevation. It is not possible for Members to approve plans or a design that are not before them as part of the current application. However, should members be minded to approve the application, but still wish to see alternative boundary treatment to the proposed wall at the front of the property or the retention of a hedge, a condition could be attached to the decision requiring full details of the treatment of the front boundary be submitted to, and approved in writing by, the LPA.

It should be noted that part of the character and street scene of this section of Inkpen is the variation of dwellings in terms of design and size. Should all the dwellings along Craven Road be replaced with large suburban dwellings this would cause demonstrable harm to the rural character and appearance of this section of the NWD AONB.

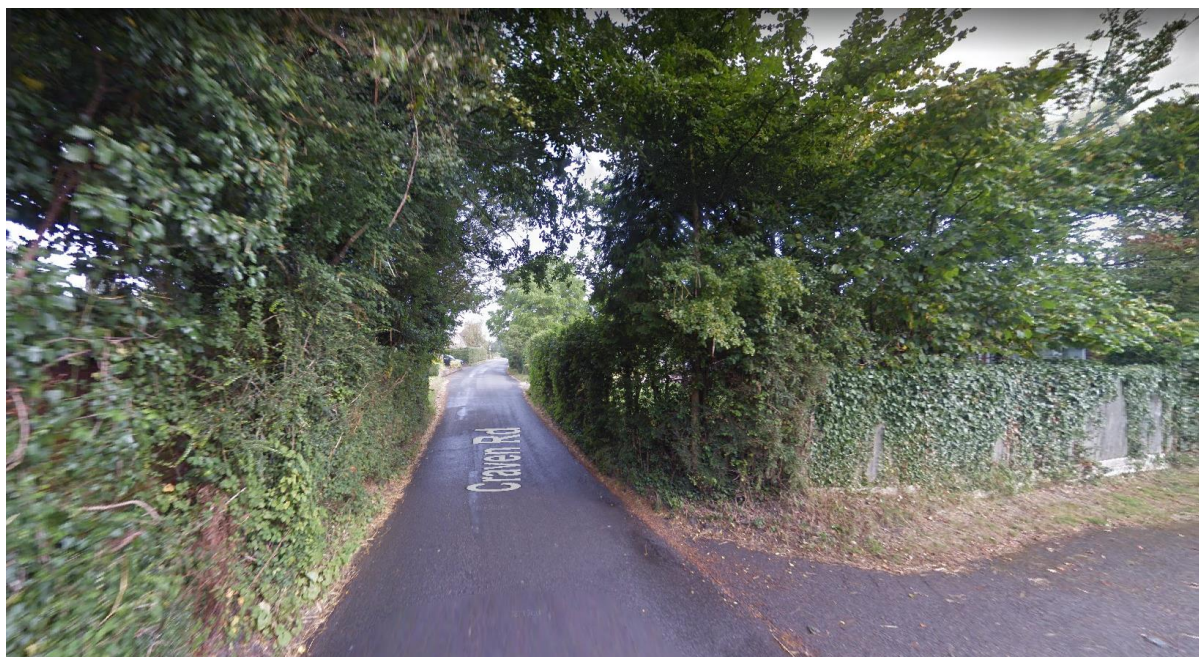
This application has received one letter of support and has been objected to by Inkpen Parish Council for reasons detailed within the Committee report (section 4.1).

7. Additional photographs

Additional photographs are submitted as part of this update report, however it is not possible to present photographs which show the existing dwelling as part of a street scene with neighbouring properties. The reason for this is that the spacing between the dwellings is too large for a camera to capture the dwellings within the same shot.



Approaching the site from the north west



Approaching the site from the south east

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WESTERN AREA PLANNING COMMITTEE 22ND JULY 2020

UPDATE REPORT

Item No: (2) **Application No:** 20/00540/FUL **Page No.** 39-54

Site: Trabbs Farm, Seven Barrows, Lambourn, RG17 8UH

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Written submissions

Parish Council: Lambourn Parish Council

Objector(s): Nick Lawrence, Sue and Mike Lawrence, Robert Hall and Nicky Henderson

Supporter(s): N/A

Applicant/Agent: Roger Prescott - Bourne Valley Associates Ltd -Agent

Ward Member(s) speaking: Councillor Howard Woollaston

1. Additional Consultation Responses

Public representations:	No further representations received.
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No additional information to present.

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WESTERN AREA PLANNING COMMITTEE 22ND JULY 2020

UPDATE REPORT

Item No: (3) Application No: 20/00612/FULD Page No. 55-70

Site: Riverbend, Upper Eddington, Hungerford, RG17 0HH

Planning Officer Presenting: Lydia Mather

Member Presenting: N/A

Written submissions

Parish Council: Hungerford Town Council

Objector(s): N/A

Supporter(s): Town and Manor of Hungerford – Jed Ramsay

Applicant/Agent: Justin Packman – WYG

Ward Member(s) speaking: Councillor Dennis Benneyworth
Councillor James Cole
Councillor Claire Rowles

1. Additional Consultation Responses

Public representations:	<p>2 further representation letters since agenda publication. Matters raised:</p> <ul style="list-style-type: none">• Error on the amended proposed elevation drawing 11G that the key with the schedule of materials refers to the blue render but the drawing shows cladding;• The amended proposed site plan and sections shows trees outside the boundary of the owned land to the north-west of the site in the adjacent farm field where no trees are currently planted. How can these be added to an area not owned or controlled by the applicant?;• The land to the south of the river is a very valuable riparian landscape together with extensive area (some 55 acres) of original wetland with great potential for sensitive conservation and management as a wetland nature reserve, the tree felling has introduced Riverbend into this landscape to intrusive and
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	<p>deleterious effect;</p> <ul style="list-style-type: none"> • Request the Committee insist that a condition of permission is to restore the planting pattern as before using mature trees and not whips or saplings which will take years to become the screen as previously existed.
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2. Further Consideration of Representations

The concerns of residents, Town Council and Town and Manor of Hungerford have consistently been the breach of the planning permission and the impact that has had on the neighbouring property and countryside surroundings. Their responses to the application are clear that all breaches to the permission should be rectified.

The matters which have drawn the greatest concern are the external materials, tree felling/landscaping on site, and height including the depth of the fascia. Other issues such as the roof lights, extension of the balcony, and removal of the slated screening on a side elevation might be considered minimal individually, however the concerns raised are that collectively they alter the appearance of the originally approved dwelling.

There is also concern as to how the breach of planning has occurred. And given the history on site that should this application be approved any conditions attached to it should be sufficiently stringent and adhered to.

To clarify the history on the breaches of permission issues are first recorded with the Council's Planning Enforcement team in November 2019 when it was confirmed that the buildings ground levels/height were not in accordance with approved plans. A planning application was submitted which sought to vary the floor levels condition to be those of the built levels.

In December 2019 the blue colour of the building was raised with Planning Enforcement as not being in accordance with the permission. In March 2020 the installation of the air source heat pump without planning permission was raised with Planning Enforcement. During the planning application submitted to vary the floor levels condition that case officer became aware of other breaches such as the roof lights and the landscaping. That application was withdrawn and the current application submitted.

The case officer has therefore reviewed the conditions recommended as part of the current application and considered whether they could go further in stringency and if any other matters could be included within them. Furthermore, at the end of this update sheet there are elevation drawings in the following order: original approved plans; plans of the building as built; and the proposed plans so that they can be compared in order.

Landscaping

The proposed hedge and tree planting now proposed is shown on drawing ccl/rb/ls01 04 Structural Landscaping towards the end of the main agenda document. It states the girth of the stem of the trees proposed to be planted, the majority of which would be 10-12cm. The hedges is stated as being 60-90cm transplants.

It is noted the concerns that where the majority of trees have been felled on site that any replacement planting will take time to mature and provide the required screening/mitigation, particularly to the south of the site close to the river. Lower level planting with shrubs towards the south of the site below the trees could provide more immediate screening/mitigation whilst the trees mature. An additional condition could be applied requiring details of such planting to be submitted within 3 months of permission and planted during the upcoming planting season.

External Materials and Design Matters

Proposed condition 5 on external materials notes the error on the proposed elevations drawing in the annotations which refer to blue render and states what the external materials shall be. For stringency the condition can be amended to include that all areas currently painted blue shall be timber clad and that the timber cladding shall be natural and not colour painted.

The domed roof lights are shown on the plans as returning to flush/flat. For stringency the external materials condition can be amended to include that the roof lights shall be flush/flat as shown on the plans.

The materials consideration is currently worded that the changes to the external materials be made within 6 months. Given ongoing social distancing measures, potential lead in times for ordering materials, and arranging contractors to undertake these works, this is considered reasonable but definitive.

With regard to the 600mm rather than 300mm fascia depth, the continuation of the balcony screen on the side elevation towards the field rather than timber slats it is understood these are ongoing concerns regarding the design of the dwelling. More extensive works to the roof would be required to lower the fascia height from the top, particularly as it is part of the lip of the roof in which the sedum would be planted to the garage element of the building.

However, the fascia could be reduced back to 300mm depth from underneath which would increase the area of timber cladding below and add more of a gap between the upper and lower roof sections of the building on the northwest side elevation from the open field side. Should Committee feel that as much as possible of the design of the building be returned to the original design the materials condition can be amended for the fascia to be reduced and the slats section of the balcony to be reinstated.

3. Updated Recommendation

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

4.	<p>Materials (amended condition)</p> <p>The changes to the external materials shall be completed within 6 months of the date of this permission. Notwithstanding the annotations, fascia depth, and balcony on the northwest elevation on drawing 11 Rev G received on 1 June 2020 the external materials shall be:</p> <p>Vertical larch cladding to the upper level, (where parts of the building are currently painted blue), and the larch cladding shall be natural and not colour painted;</p> <p>White coloured render to the lower level and inset areas on the upper level (which are not currently painted blue);</p> <p>Anthracite coloured fascia and balcony balustrade;</p> <p>Sedum roof to the garage element;</p> <p>Rhenofol CV (thermoplastic polymer) in grey to the main roof;</p> <p>Flat/flush roof lights;</p>
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	<p>Fascia depth of 300mm;</p> <p>Timber slats to the balcony on the northwest elevation outside the study;</p> <p>Gravel stabilisation grids to the driveway/parking area.</p> <p>Reason: To ensure that the external materials are visually attractive and respond to local character and the North Wessex Downs Area of Outstanding Natural Beauty in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policies C3 and C7 of the West Berkshire Housing Site Allocations DPD 2006-2026; and Supplementary Planning Document: Quality Design 2006.</p>
11.	<p>Shrub Planting (additional condition)</p> <p>Details of shrub planting towards the river to the south of the site around the retained and additional tree planting shall be submitted within 3 months of the date of this permission. The approved shrub planting shall be implemented in full within the first planting season following first occupation of the dwelling. Any shrubs planted in accordance with the approved scheme which are removed, die or become diseased or become seriously damaged within five years of completion of the approved shrub planting shall be replaced within the next planting season by shrubs of a similar size and species to that originally approved.</p> <p>Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and policy C7 of the Housing Site Allocations DPD 2006-2026.</p>

Original approved plans



Proposed plans



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