

Notice of Meeting



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Western Area Planning Committee Wednesday 14 October 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.

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, 6 October 2020



Agenda - Western Area Planning Committee to be held on Wednesday, 14 October 2020
(continued)

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

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

Agenda

Part I

	Page No.
(1) Application No. and Parish: 20/01083/FUL - Quill Cottage, Craven Road, Inkpen	7 - 10
Proposal: Replacement dwelling	
Location: Quill Cottage, Craven Road, Inkpen, Hungerford, RG17 9DX	
Applicant: Mr and Mrs Jones	
Recommendation: To delegate to the Head of Development and Planning to REFUSE planning permission.	
(2) Application No. and Parish: 20/01658/FUL - Old Station Business Park, Compton	11 - 22
Proposal: External works to include new external chemstores/storage/chiller containers positioned outside unit 4,5,6 and 7, 8, 9. New adjoining covered walkway/canopy between 4, 5, 6 and 7, 8, 9. Building alterations to include new extraction ductwork, fan and general fittings. New retaining wall to east (outside unit 6), Internal modifications to floor plans, replacement external doors to rear elevation to Unit 4, 5, 6.	
Location: Old Station Business Park Compton Newbury	
Applicant: Carbosynth Ltd	
Recommendation: That the Head of Planning and Development be authorised to GRANT planning permission.	



Agenda - Western Area Planning Committee to be held on Wednesday, 14 October 2020
(continued)

- (3) **Application No. and Parish: 20/01226/FUL - Land at Old Station Business Park, High Street, Compton** 23 - 36

Proposal: Retrospective: External works, m/e works to include ductwork, steel gantry, external plant, external enclosure (fencing), retaining walls, air handling unit and chiller, gas bottle store, solvent stores all concerning unit 10, 11, 12 (existing building). Building alterations include modifications to internal space planning, revised external door design to fire escape doors, omitting roof lights + glazed top and side panel to entrance doors (front elevation) + two windows on the east elevation at first floor and adjusted soil vent pipes (SVP) positions.

Location: Land at Old Station Business Park, High Street, Compton

Applicant: Carbosynth Ltd

Recommendation: That the Head of Planning and Development be authorised to GRANT planning permission.

- (4) **Application No. and Parish: 18/01657/COND1 - Land adjacent to Summerfield, The Ridge, Cold Ash** 37 - 44

Proposal: Discharge of Conditions Application seeking approval of details reserved by Condition 4 - External Materials Schedule and samples, 7 - Construction Method Statement, 8 - Surfacing for driveways/access points, 10 - Vehicle parking and turning, 11 - Access details, 12 - Cycle storage, 13 - Refuse storage and 15 - Boundary hedge of planning permission reference 16/02529/OUTD.

Location: Land Adjacent To Summerfield, The Ridge, Cold Ash, Thatcham, Berkshire

Applicant: T A Fisher and Sons Ltd

Recommendation: **DELEGATE** to the Head of Development & Planning to make representations at appeal to recommend a **SPLIT DECISION** comprising part approval and part refusal.



Agenda - Western Area Planning Committee to be held on Wednesday, 14 October 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.



Western Area Planning Committee

Wednesday 14.10 2020

Written Submissions

Item:	1
Application Number:	20/01083/FUL
Location:	Quill Cottage, Craven Road, Inkpen
Proposal:	Replacement dwelling
Applicant:	Mr and Mrs Jones

Submissions received

Inkpen Parish Council	N/A
Adjoining Parish Council	N/A
Objectors	N/A
Supporters	N/A
Applicant/ Agent	Ashley Jones - Applicant

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Applicant submission for area committee meeting 14 Oct - Quill Cottage 20/01083/FUL

Clearly the Planning Officer (PO) has spent a lot of time on this but none of it in consultation with us. Despite the Committee's recommendation there has been a refusal to engage. I've tried to concentrate below on responding to the main points.

Procedural Matters

The PO quotes two Appeal Cases in support of her argument but they are quite different to our application; one sites the proposed dwelling in an entirely different location to the existing and the other application proposes a property with a footprint 260% larger! We propose 10% larger

Appraisal – Principle of Development

Effectively what we're doing is adding a floor to a bungalow. The only difference is we're starting from scratch rather than using the old inefficient building.

Measurements and drawings have been supplied and for the most part adopted by the PO. Previously the figures were misleading to committee, giving the impression we wanted to build something far larger and grander than we do. This is not a 'substantial house'. I'd like to draw your attention to two drawings:

- Amended 062 A – Pro Street Scene
- Amended 060 B – Pro Elevations

Both drawings clearly show a comparison between existing and proposed dwelling as seen from the front. We propose an extra 10% on the footprint and less than 50% increase in height.

C7 has a presumption in favour of replacement dwelling but I agree it must be proportionate. We've gone to great lengths to make sure it is. No one can afford to build 'like for like' and as long as C7 is used to stop a modest increase in size then the Policy effectively stops replacement dwellings. All we're doing is adding a floor to a bungalow.

Appraisal - Character and Appearance

There seems to be much written by the PO regarding what might be seen of the house and from where. This is irrelevant because it's wholly dependent on what we do with the boundary hedges. Rather, the whole existing dwelling must be compared with the whole proposed dwelling. Whether this acts in our favour or not is a matter of opinion.

I take offence to the suggestion we would not build something of a high quality design. We have designed the house using the Village Design Statement on a road where no two houses are similar. I'm not sure how we find agreeable design features other than referring to the Village Design Statement, a document we have followed closely. When it comes to 'green credentials' we submitted a detailed Sustainability Statement with the application and this illustrates our wish to exceed current guidelines in making it environmentally friendly. The current dwelling is grossly inefficient.

The PO gives great weight to conserving and enhancing the landscape, I couldn't agree more. The proposal will be a vast improvement on what is currently there and we have local support.

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Western Area Planning Committee

Wednesday 14.10 2020

Written Submissions

Item:	2
Application Number:	20/01658/FUL
Location:	Units 4, 5, 6, and 7, 8, 9, Old Station Business Park, Compton
Proposal:	External works to include new external chemstores/storage/chiller containers positioned outside unit 4,5,6 and 7, 8, 9. New adjoining covered walkway/canopy between 4, 5, 6 and 7, 8, 9. Building alterations to include new extraction ductwork, fan and general fittings. New retaining wall to east (outside unit 6), Internal modifications to floor plans, replacement external doors to rear elevation to Unit 4, 5, 6.
Applicant:	Carbosynth Ltd

Submissions received

Compton Parish Council	Councillor Keith Simms
Adjoining Parish Council	N/A
Objectors	David Vaughan Helena Vaughan Keith Simms
Supporters	N/A
Applicant/ Agent	Jaymeni Patel Jaymeni Patel Design Biosynth Carbonsynth

Compton Parish Council written statement

ACOUSTIC COMMENTARY

NPPF Para. 180 states:

..mitigate and reduce to minimum potential adverse impacts resulting from noise... – and avoid noise giving rise to significant adverse impacts on health.

1. The Applicant should demonstrate how this will be achieved.

2. The LPA should ensure that this will be achieved.

The report (11/12/19) provides predictions of likely noise from Units 10–12 only, based on manufacturers' data. The assessment (23/7/19) is based on site measurements.

- (i) Recommended targets pre-assume that noise will not have any noticeable character. The calculations do not provide detailed analysis but do suggest energy concentration in the 125 Hz octave-band. This may be indicative of a noticeable tone, which would worsen the subjective reaction to a given overall level of sound. Any targets derived from the baseline noise survey should reference a Rating level, as defined in BS4142:2014.
- (ii) Predictions are based on extract fans running at reduced air volumes. Calculations reduce the noise emissions associated with full operation, simply in proportion with the proposed air flow, day and night. This is potentially inaccurate. More detailed assessment should have been conducted based on actual fan curves.
- (iii) It is questioned whether all plant would have been operating at maximum capacity during survey (ambient temperature was less than 15oC). Also, were items of plant locked to their night-time 'set-back' (thereby underestimating daytime emissions)?
- (iv) After 04.30 levels are said to have been influenced by the dawn chorus. All higher frequency sounds have been excluded thereafter. This may have excluded some site noise from the assessment.
- (v) The report highlights uncertainty in the extrapolated levels at the dwellings.
- (vi) The extrapolated levels of the extract fans are higher than previously calculated.
- (vii) It offers a cumulative level from 'all equipment', yet notes that all plant associated with Units 10 – 12 is excluded.
- (viii) Impact Assessment confirms adverse impact during the day, and significant adverse impact at night. Specific consideration of low frequency noise confirms a low frequency adverse impact.
- (ix) The proposed mitigation is imprecise, suggesting only trial and error approach to the attenuation of an unspecified number of the containers.
- (x) The report confirms that equipment, excluding both the containers and the plant associated with Units 10 – 12, will generate close to a significant adverse impact at night. There is no information regarding which equipment requires attenuation, nor the degree of attenuation for each.

The site clearly emits noise which can cause adverse impact at residential neighbours. It is not possible to grant permission conditioned by a robust and detailed set of acoustic remediation. No such schedule of works is provided.

If the LPA grant permission, it is strongly recommended a condition be attached to ensure acceptable levels of noise. It is recommended the overall level of noise be set to a BS4142:2014 Rating level which is at least 5 below the daytime and night-time background noise levels confirmed by previous surveys. It is also recommended that low frequency noise internally (20 – 100Hz) does not exceed the ISO226 threshold curve for audibility.

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Summary of objectors' written statements which collectively are over 500 words

- It is suggested these should be considered by committee as one item. There are documents on each application that refer to the other.
- The applications are retrospective in nature whereas permission should have been asked for first to avoid issues that have arisen.
- The Chiller units and AHU are in place, and whatever a noise impact survey says, they are having a detrimental impact on the local amenity causing loss of sleep, and a constant low level noise that grates when one is sat in our gardens enjoying our wonderful natural surroundings.
- A workable solution is possible in strict noise limits and operation times are put in place within a very short timescale if approval is given.
- These should be installed, enforced and monitored (possibly by a third party such as the Parish Council).
- Any approval requires strong conditions and fixed dates for removing the temporary items.
- These units were installed 2 years before the COVID19 pandemic hit, a fact missed off their supporting letter.
- Although it is commented upon within some of the correspondence that the noise issues have improved it is clarified by objectors that the noise nuisance has not gone away. It is not a loud noise but a low humming sound that is very intrusive
- The committee should be aware that Environmental Health Officer Tony McEvoy could hear the noise disturbance during a site visit on Friday 2nd October 2020
- Despite attempts by objectors it is still unclear when, and under what circumstance (such as weather conditions) the noise occurs or is most prominent. It was thought to be a result of warm calm days but the noise has occurred on colder days.
- It is postulated if the noise changes when deliveries occur or when certain products need to be chilled to a lower level.
- The noise survey does not seem to consider whether the cooling load at the time was a fair reflection of the loading that could be incurred
- The AHU on Unit 4/5/6 also seems to be a significant contributor but is not within the scope of this planning application.
- The quiet days and nights which we get in our rural setting have been most affected.
- It seems to me that the solution is to minimise the plant that is required on the site, both in terms of limiting it's on time and removing it if the function can be off site.
- The objector mentions that there is a possibility that the refrigerated units could be removed and these activates sourced elsewhere. TO which if possible should be condition that the containers are removed at this point.

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Summary of agent and applicant written statements which collectively are over 500 words

- Jaymeni Patel Design are the acting agents on behalf of the applicant. The content of the application drawings present proposals to alter the existing industrial units in response to the client's brief.
- A significant aspect of the brief is driven by an immediate response to Covid-19 as critical suppliers to combat Covid-19. We have continued to work closely with the client's team to ensure every opportunity is taken to reduce the visual and noise impact on site.
- We have continued to work closely with officers to present, discuss and coordinate appropriate solutions including remedial works.
- It is of top priority the proposals ensure the safety of the staff and local community is maintained along with preserving the quality of the built environment.
- Biosynth Carbosynth is a world-leading expert in the field of enzyme substrates, carbohydrates, and nucleosides, and we support the global scientific community with our specialty products. We are a critical supplier to many international companies producing diagnostic tests and developing new therapies to combat COVID-19. We play an important role in providing key chemicals required to produce tools to tackle the coronavirus outbreak. We also support many pharma and diagnostic companies that are producing key products required to diagnose, control and treat many other diseases.
- Biosynth Carbosynth has grown over the last 15 years from a small local start up to a leading international chemical company. In Compton we employ roughly 100 highly qualified staff and we are proud to continue to attract and recruit local talent. To support the growth of our company the new building at Old Station Business Park expands our research and development capabilities to serve the scientific community.
- We are very aware of our rural location in Compton and the responsibility that comes with it. The board and senior management team takes this seriously and we focus strongly on only having a positive impact on the community. While building the new units, we took measures to minimize the visual as well as the noise impact on the neighbouring properties.
- The findings of a noise survey conducted prior to the construction were considered and noise mitigation strategies applied. We installed quiet air handling technology and timers, and the building and ductwork was painted in green to blend in.
- We were conscious of the need to improve the hedging along the western boundary and have planted 21 mature trees and 5 meters of hedging to reduce the visibility of the site from the neighbouring properties and improve the overall appearance of the site.
- We are in the process of generating more storage capacities off-site, for example the construction of our new warehouse in Slovakia is nearly finalized. In the meantime, we have taken noise mitigation measures addressing the raised concerns.
- Thank you very much for the opportunity to present this statement and to be a part of this committee meeting.

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Compton Parish Council written statement

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The site clearly emits noise which can cause adverse impact at residential neighbours. It is not possible to grant permission conditioned by a robust and detailed set of acoustic remediation. No such schedule of works is provided.

If the LPA grant permission, it is strongly recommended a condition be attached to ensure acceptable levels of noise. It is recommended the overall level of noise be set to a BS4142:2014 Rating level which is at least 5 below the daytime and night-time background noise levels confirmed by previous surveys. It is also recommended that low frequency noise internally (20 – 100Hz) does not exceed the ISO226 threshold curve for audibility.

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I include two planning references as I believe these should be considered by committee as one item. There are documents on each application that refer to the other.

Should the correct planning procedure have been followed by the applicant, I am sure the application would have sailed through. They have not taken that course, and have in fact flouted the planning process and rules and gone ahead with much of the development requiring retrospective permission (something they have done repeatedly over the lifetime of this site).

This gives the Committee the opportunity to decide on this application with perfect hindsight on the true impact on the rural residential community of Compton.

The Chiller units and AHU are in place, and whatever a noise impact survey says, they **are** having a detrimental impact on the local amenity causing loss of sleep, and a constant low level noise that grates when one is sat in our gardens enjoying our wonderful natural surroundings.

I am sure a workable solution is possible, but only if strict noise limits and operational times are put in place, these need to be monitored ideally automatically. The applicant operates in an industry which requires monitoring of many environmental factors, I am sure they could install noise monitoring equipment, with the result made public or at least monitored by an independent 3rd party (The Parish Council ?)

Any approval will need strong conditions that will enable Enforcement to take action, this includes fixed removal dates for temporary items, and levels for noise.

We are STILL waiting for the planting and screening for this development first promised 20 years ago.

Lastly, I am sure the applicant is doing sterling work in supporting the fight against COVID 19, but these units were installed 2 years before anyone had heard of COVID a fact missed off their supporting letter.

Keith Simms

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Planning Application 20/01658/FUL

Written Submission for the Planning Committee 14/10/20

I would like to clarify a point made in the environmental health email Sent: 01/10/2020 13:01:30 From Tony McEvoy To: Lydia Mather. In conversation with Tony McEvoy I have advised that there has been some improvement as a result of Carbosynth switching off one of the refrigerated containers and trying some temporary mitigation measures. However, the noise nuisance has not gone away. It is not a loud noise but a low humming sound that is very intrusive.

The committee should also be aware that the noise was heard by Tony McEvoy during a visit on Friday 2 October. Early afternoon I sent him a video clip illustrating noise from the site heard in my garden. The weather was poor and I was surprised that I could hear the noise because it has been most often heard on warm calm days and nights. In response to this video Tony visited and later that afternoon I had a call from him to say that he had heard the noise from the lane immediately behind my property. The noise nuisance occurred several days and nights in the following week and I sent another video clip on Friday 9 October. I wonder if changes in the workload/production or deliveries/dispatch at Carbosynth are also causes for the noise to become more noticeable. Perhaps some products require storage at lower temperatures. The noise survey does not seem to consider whether the cooling load at the time was a fair reflection of the loading that could be incurred. I have tried hard to identify the conditions when the noise is worse to provide constructive help but I have no information about loading variability on the refrigeration plant resulting from Carbosynth's activities. It has seemed worse in warm weather and when background noise is low at night but it is commonly there to some degree with the refrigeration switching in and out as necessary. The AHU on Unit 4/5/6 also seems to be a significant contributor but is not within the scope of this planning application, see my comments on 20/01226/FUL. I don't believe Carbosynth know when their plant is noisy because it runs automatically. The primary respite has been wind and other background noises, the quiet days and nights which we get in our rural setting have been most affected.

It seems to me that the solution is to minimise the plant that is required on the site, both in terms of limiting its on time and removing it if the function can be off site.

I understand Carbosynth are considering moving some activities to Slovenia and may not need the refrigerated containers then. That will only improve matters if the refrigerated containers are no longer available on site should needs arise again. To assure this I please could the committee consider placing a condition on approval of 20/01658/FUL: removal of the containers by a date which reasonably allows Carbosynth to move their activities.

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Planning Application 20/01658/FUL

Written Submission for the Planning Committee 14/10/20

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Carbosynth Limited
8 & 9 Old Station Business Park
Compton
RG20 6NE
United Kingdom

Statement regarding:

APPLICATION NUMBER: 20/01226/FUL Unit 10,11,12, Old Station Business Park, High Street, Compton, Newbury

APPLICATION NUMBER: 20/01658/FUL Units 4, 5, 6, and 7, 8, 9, Old Station Business Park, Compton, Newbury

Biosynth Carbosynth is a world-leading expert in the field of enzyme substrates, carbohydrates, and nucleosides, and we support the global scientific community with our specialty products. In these challenging times, we are a critical supplier to many international companies producing diagnostic tests and developing new therapies to combat COVID-19. We are classified as a critical supplier and play an important role in providing key chemicals required to produce tools to tackle the coronavirus outbreak. In addition, we support many pharma and diagnostic companies that are producing key products required to diagnose, control and treat many other diseases.

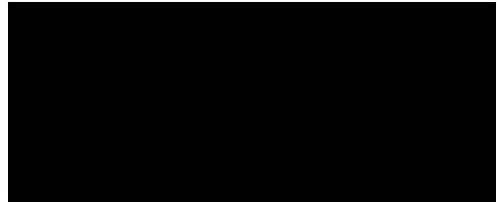
Biosynth Carbosynth has grown over the last 15 years from a small local start up to a leading internationally fine chemical company with offices and manufacturing sites around the globe. In Compton, we employ roughly 100 highly qualified staff in Compton, and we are proud to continue to attract and recruit local talent even during the pandemic. To support the growth of our company we, together with our landlord, the Fenton Group, have recently built a new building at Old Station Business Park, to expand our research and development capabilities to serve the scientific community.

We are very aware of our rural location in Compton and the responsibility that comes with it. The board and senior management team takes this seriously and we focus strongly on only having a positive impact on the community. While building the new units, we took measures to minimize the visual as well as the noise impact on the neighboring properties. The findings of a noise survey conducted prior to the construction were considered and noise mitigation strategies applied. We installed quiet air handling technology and timers, and the building and ductwork was painted in green to blend in. In addition, we were conscious of the need to improve the hedging along the western boundary and have planted 21 mature trees and 5 meters of hedging to reduce the visibility of the site from the neighboring properties and improve the overall appearance of the site.

The ambient and cooled storage containers addressed in the second planning application, provide additional storage space to ensure business continuity, growth, as well as social distancing for our staff. As we continue to operate through this crisis, we are working hard to maintain our supply chains to provide our critical products and services to the pharmaceutical industry, but the top priority is provide a safe working conditions to our employees as this helps protect the local community and the NHS. In conjunction with other safety measures, we follow social distancing guidelines, and the added containers provide essential space especially for our warehouse team.

We have the intention to remove some if not all storage containers prior to the extension of this planning application. We are in the process of generating more storage capacities off-site, for example the construction of our new warehouse in Slovakia is nearly finalized. In the meantime, we have taken noise mitigation measures addressing the raised concerns,

500 WORDS REACH, THEREFORE THE REST OF THE STATEMENT HAS BEEN REMOVED

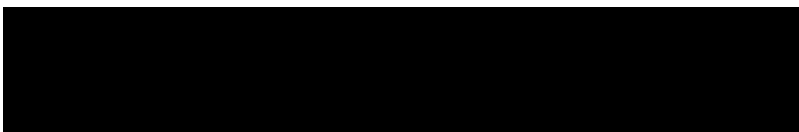


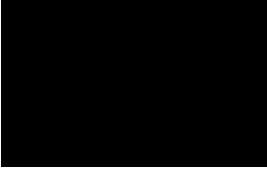
APPLICATION NUMBER: 20/01226/FUL Unit 10,11,12, Old Station Business Park, High Street, Compton, Newbury

APPLICATION NUMBER: 20/01658/FUL Units 4, 5, 6, and 7, 8, 9, Old Station Business Park, Compton, Newbury

Jaymeni Patel Design are the acting agents on behalf of Carbosynth Ltd. We have prepared and submitted two Planning Applications in 2020 concerning Units 10,11,12 and Units 4,5,6 & 7,8,9. The content of the application drawings present proposals to alter the existing industrial units in response to the client's brief. A significant aspect of the brief is driven by an immediate response to Covid-19 as critical suppliers to combat Covid-19. We have continued to work closely with the client's team including the Project Managers, Fentons, AFM (Mechanical and Electrical design and main contractor) and the primary suppliers for the cold stores to ensure every opportunity is taken to reduce the visual and noise impact on site. Upon submission of the Application we have continued to work closely with the designated Planning agents and the associated officers to present, discuss and coordinate appropriate solutions including remedial works to ensure the works are sensitive to the built environment and the surrounding context outside of Old Station Business park (industrial site) with consideration to the residential areas. We have individually reviewed and responded to specific issues and developed agreeable solutions with the Planning Team. It is top priority the proposals ensure the safety of the staff and local community is maintained along with preserving the quality of the built environment.

Thank you very much for the opportunity to present this statement and to be a part of this committee meeting.





Yours sincerely,

Jaymeni Patel

Western Area Planning Committee

Wednesday 14.10 2020

Written Submissions

Item:	3
Application Number:	20/01226/FUL
Location:	Land at Old Station Business Park, High Street, Compton
Proposal:	<p>External works, m/e works to include ductwork, steel gantry, external plant, external enclosure (fencing), retaining walls, air handling unit and chiller, gas bottle store, solvent stores all concerning unit 10, 11, 12 (existing building).</p> <p>Building alterations include modifications to internal space planning, revised external door design to fire escape doors, omitting roof lights + glazed top and side panel to entrance doors (front elevation) + two windows on the east elevation at first floor and adjusted soil vent pipes (SVP) positions.</p>
Applicant:	Carbosynth Ltd

Submissions received

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Supporters	N/A
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1. The Applicant should demonstrate how this will be achieved.

2. The LPA should ensure that this will be achieved.

The report (11/12/19) provides predictions of likely noise from Units 10–12 only, based on manufacturers' data. The assessment (23/7/19) is based on site measurements.

- (i) Recommended targets pre-assume that noise will not have any noticeable character. The calculations do not provide detailed analysis but do suggest energy concentration in the 125 Hz octave-band. This may be indicative of a noticeable tone, which would worsen the subjective reaction to a given overall level of sound. Any targets derived from the baseline noise survey should reference a Rating level, as defined in BS4142:2014.
- (ii) Predictions are based on extract fans running at reduced air volumes. Calculations reduce the noise emissions associated with full operation, simply in proportion with the proposed air flow, day and night. This is potentially inaccurate. More detailed assessment should have been conducted based on actual fan curves.
- (iii) It is questioned whether all plant would have been operating at maximum capacity during survey (ambient temperature was less than 15oC). Also, were items of plant locked to their night-time 'set-back' (thereby underestimating daytime emissions)?
- (iv) After 04.30 levels are said to have been influenced by the dawn chorus. All higher frequency sounds have been excluded thereafter. This may have excluded some site noise from the assessment.
- (v) The report highlights uncertainty in the extrapolated levels at the dwellings.
- (vi) The extrapolated levels of the extract fans are higher than previously calculated.
- (vii) It offers a cumulative level from 'all equipment', yet notes that all plant associated with Units 10 – 12 is excluded.
- (viii) Impact Assessment confirms adverse impact during the day, and significant adverse impact at night. Specific consideration of low frequency noise confirms a low frequency adverse impact.
- (ix) The proposed mitigation is imprecise, suggesting only trial and error approach to the attenuation of an unspecified number of the containers.
- (x) The report confirms that equipment, excluding both the containers and the plant associated with Units 10 – 12, will generate close to a significant adverse impact at night. There is no information regarding which equipment requires attenuation, nor the degree of attenuation for each.

The site clearly emits noise which can cause adverse impact at residential neighbours. It is not possible to grant permission conditioned by a robust and detailed set of acoustic remediation. No such schedule of works is provided.

If the LPA grant permission, it is strongly recommended a condition be attached to ensure acceptable levels of noise. It is recommended the overall level of noise be set to a BS4142:2014 Rating level which is at least 5 below the daytime and night-time background noise levels confirmed by previous surveys. It is also recommended that low frequency noise internally (20 – 100Hz) does not exceed the ISO226 threshold curve for audibility.

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Summary of objectors' written statements which collectively are over 500 words

- It is suggested these should be considered by committee as one item. There are documents on each application that refer to the other.
- The applications are retrospective in nature whereas permission should have been asked for first to avoid issues that have arisen.
- The Chiller units and AHU are in place, and whatever a noise impact survey says, they are having a detrimental impact on the local amenity causing loss of sleep, and a constant low level noise that grates when one is sat in our gardens enjoying our wonderful natural surroundings.
- A workable solution is possible in strict noise limits and operation times are put in place within a very short timescale if approval is given.
- These should be installed, enforced and monitored (possibly by a third party such as the Parish Council).
- Any approval requires strong conditions and fixed dates for removing the temporary items.
- These units were installed 2 years before the COVID19 pandemic hit, a fact missed off their supporting letter.
- Although it is commented upon within some of the correspondence that the noise issues have improved it is clarified by objectors that the noise nuisance has not gone away. It is not a loud noise but a low humming sound that is very intrusive
- The committee should be aware that Environmental Health Officer Tony McEvoy could hear the noise disturbance during a site visit on Friday 2nd October 2020
- Despite attempts by objectors it is still unclear when, and under what circumstance (such as weather conditions) the noise occurs or is most prominent. It was thought to be a result of warm calm days but the noise has occurred on colder days.
- It is postulated if the noise changes when deliveries occur or when certain products need to be chilled to a lower level.
- The noise survey does not seem to consider whether the cooling load at the time was a fair reflection of the loading that could be incurred
- The AHU on Unit 4/5/6 also seems to be a significant contributor but is not within the scope of this planning application.
- The quiet days and nights which we get in our rural setting have been most affected.
- It seems to me that the solution is to minimise the plant that is required on the site, both in terms of limiting it's on time and removing it if the function can be off site.
- The objector mentions that there is a possibility that the refrigerated units could be removed and these activates sourced elsewhere. TO which if possible should be condition that the containers are removed at this point.

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Summary of agent and applicant written statements which collectively are over 500 words

- Jaymeni Patel Design are the acting agents on behalf of the applicant. The content of the application drawings present proposals to alter the existing industrial units in response to the client's brief.
- A significant aspect of the brief is driven by an immediate response to Covid-19 as critical suppliers to combat Covid-19. We have continued to work closely with the client's team to ensure every opportunity is taken to reduce the visual and noise impact on site.
- We have continued to work closely with officers to present, discuss and coordinate appropriate solutions including remedial works.
- It is of top priority the proposals ensure the safety of the staff and local community is maintained along with preserving the quality of the built environment.
- Biosynth Carbosynth is a world-leading expert in the field of enzyme substrates, carbohydrates, and nucleosides, and we support the global scientific community with our specialty products. We are a critical supplier to many international companies producing diagnostic tests and developing new therapies to combat COVID-19. We play an important role in providing key chemicals required to produce tools to tackle the coronavirus outbreak. We also support many pharma and diagnostic companies that are producing key products required to diagnose, control and treat many other diseases.
- Biosynth Carbosynth has grown over the last 15 years from a small local start up to a leading international chemical company. In Compton we employ roughly 100 highly qualified staff and we are proud to continue to attract and recruit local talent. To support the growth of our company the new building at Old Station Business Park expands our research and development capabilities to serve the scientific community.
- We are very aware of our rural location in Compton and the responsibility that comes with it. The board and senior management team takes this seriously and we focus strongly on only having a positive impact on the community. While building the new units, we took measures to minimize the visual as well as the noise impact on the neighbouring properties.
- The findings of a noise survey conducted prior to the construction were considered and noise mitigation strategies applied. We installed quiet air handling technology and timers, and the building and ductwork was painted in green to blend in.
- We were conscious of the need to improve the hedging along the western boundary and have planted 21 mature trees and 5 meters of hedging to reduce the visibility of the site from the neighbouring properties and improve the overall appearance of the site.
- We are in the process of generating more storage capacities off-site, for example the construction of our new warehouse in Slovakia is nearly finalized. In the meantime, we have taken noise mitigation measures addressing the raised concerns.
- Thank you very much for the opportunity to present this statement and to be a part of this committee meeting.

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Compton Parish Council written statement

ACOUSTIC COMMENTARY

NPPF Para. 180 states:

..mitigate and reduce to minimum potential adverse impacts resulting from noise... – and avoid noise giving rise to significant adverse impacts on health.

1. The Applicant should demonstrate how this will be achieved.

2. The LPA should ensure that this will be achieved.

The report (11/12/19) provides predictions of likely noise from Units 10–12 only, based on manufacturers' data. The assessment (23/7/19) is based on site measurements.

- (i) Recommended targets pre-assume that noise will not have any noticeable character. The calculations do not provide detailed analysis but do suggest energy concentration in the 125 Hz octave-band. This may be indicative of a noticeable tone, which would worsen the subjective reaction to a given overall level of sound. Any targets derived from the baseline noise survey should reference a Rating level, as defined in BS4142:2014.
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The site clearly emits noise which can cause adverse impact at residential neighbours. It is not possible to grant permission conditioned by a robust and detailed set of acoustic remediation. No such schedule of works is provided.

If the LPA grant permission, it is strongly recommended a condition be attached to ensure acceptable levels of noise. It is recommended the overall level of noise be set to a BS4142:2014 Rating level which is at least 5 below the daytime and night-time background noise levels confirmed by previous surveys. It is also recommended that low frequency noise internally (20 – 100Hz) does not exceed the ISO226 threshold curve for audibility.

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I include two planning references as I believe these should be considered by committee as one item. There are documents on each application that refer to the other.

Should the correct planning procedure have been followed by the applicant, I am sure the application would have sailed through. They have not taken that course, and have in fact flouted the planning process and rules and gone ahead with much of the development requiring retrospective permission (something they have done repeatedly over the lifetime of this site).

This gives the Committee the opportunity to decide on this application with perfect hindsight on the true impact on the rural residential community of Compton.

The Chiller units and AHU are in place, and whatever a noise impact survey says, they **are** having a detrimental impact on the local amenity causing loss of sleep, and a constant low level noise that grates when one is sat in our gardens enjoying our wonderful natural surroundings.

I am sure a workable solution is possible, but only if strict noise limits and operational times are put in place, these need to be monitored ideally automatically. The applicant operates in an industry which requires monitoring of many environmental factors, I am sure they could install noise monitoring equipment, with the result made public or at least monitored by an independent 3rd party (The Parish Council ?)

Any approval will need strong conditions that will enable Enforcement to take action, this includes fixed removal dates for temporary items, and levels for noise.

We are STILL waiting for the planting and screening for this development first promised 20 years ago.

Lastly, I am sure the applicant is doing sterling work in supporting the fight against COVID 19, but these units were installed 2 years before anyone had heard of COVID a fact missed off their supporting letter.

Keith Simms

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Planning Application 20/01226/FUL

Written Submission for the Planning Committee 14/10/20

I would like to clarify a point made in the environmental health email Sent: 01/10/2020 13:01:30 From Tony McEvoy To: Lydia Mather. In conversation with Tony McEvoy I have advised that there has been some improvement as a result of Carbosynth switching off one of the refrigerated containers and trying some temporary mitigation measures. However, the noise nuisance has not gone away. It is not a loud noise but a low humming sound that is very intrusive.

The committee should also be aware that the noise has been heard by Tony McEvoy during a visit on Friday 2 October. Early afternoon I sent him a video clip illustrating noise from the site heard in my garden. The weather was poor and I was surprised that I could hear the noise because it has been most often heard on warm calm days and nights. In response to this video Tony visited and later that afternoon I had a call from him to say that he had heard the noise from the lane immediately behind my property. He felt it was coming from the AHU on Units 4,5,6 which are not within the scope of this application. The AHU on Units 10,11,12 is basically the same plant as on Units 4,5,6 and a significant contribution to the overall noise has now started to come from the direction of Units 10,11,12. The noise survey did not establish how much noise this AHU could make under significant load, Units 10,11,12 did not appear to be fully operational at that time. I have tried hard to identify the conditions when the noise is worse to provide constructive help but I have no information about loading variability resulting from Carbosynth's activities and how these have been ramping up at Units 10,11,12. I don't believe Carbosynth know when their plant is noisy because it runs automatically. The primary respite has been wind and other background noises, the quiet days and nights which we get in our rural setting have been most affected.

It seems to me that the solution is to minimise the plant that is required on the site, both in terms of limiting its on time and removing it if the function can be off site.

I understand Carbosynth are considering mitigation measures including a timer to switch off the AHUs evenings and weekend. I would point out that a timer would still leave a noise nuisance during the working week so mitigation should be the key objective. Please could the committee consider placing a condition on approval of 20/01126/FUL: that measures are installed and demonstrably shown to mitigate noise nuisance by a reasonable date. Such a condition would reinforce something that should have happened already, Condition 8 placed on this site back 2017 was supposed to ensure mitigation was part of any further planning applications.

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Carbosynth Limited
8 & 9 Old Station Business Park
Compton
RG20 6NE
United Kingdom

Statement regarding:

APPLICATION NUMBER: 20/01226/FUL Unit 10,11,12, Old Station Business Park, High Street, Compton, Newbury

APPLICATION NUMBER: 20/01658/FUL Units 4, 5, 6, and 7, 8, 9, Old Station Business Park, Compton, Newbury

Biosynth Carbosynth is a world-leading expert in the field of enzyme substrates, carbohydrates, and nucleosides, and we support the global scientific community with our specialty products. In these challenging times, we are a critical supplier to many international companies producing diagnostic tests and developing new therapies to combat COVID-19. We are classified as a critical supplier and play an important role in providing key chemicals required to produce tools to tackle the coronavirus outbreak. In addition, we support many pharma and diagnostic companies that are producing key products required to diagnose, control and treat many other diseases.

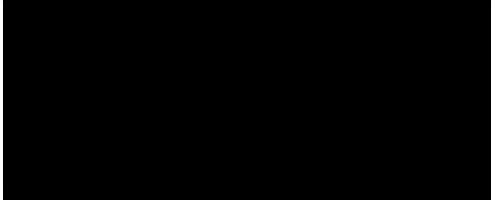
Biosynth Carbosynth has grown over the last 15 years from a small local start up to a leading internationally fine chemical company with offices and manufacturing sites around the globe. In Compton, we employ roughly 100 highly qualified staff in Compton, and we are proud to continue to attract and recruit local talent even during the pandemic. To support the growth of our company we, together with our landlord, the Fenton Group, have recently built a new building at Old Station Business Park, to expand our research and development capabilities to serve the scientific community.

We are very aware of our rural location in Compton and the responsibility that comes with it. The board and senior management team takes this seriously and we focus strongly on only having a positive impact on the community. While building the new units, we took measures to minimize the visual as well as the noise impact on the neighboring properties. The findings of a noise survey conducted prior to the construction were considered and noise mitigation strategies applied. We installed quiet air handling technology and timers, and the building and ductwork was painted in green to blend in. In addition, we were conscious of the need to improve the hedging along the western boundary and have planted 21 mature trees and 5 meters of hedging to reduce the visibility of the site from the neighboring properties and improve the overall appearance of the site.

The ambient and cooled storage containers addressed in the second planning application, provide additional storage space to ensure business continuity, growth, as well as social distancing for our staff. As we continue to operate through this crisis, we are working hard to maintain our supply chains to provide our critical products and services to the pharmaceutical industry, but the top priority is provide a safe working conditions to our employees as this helps protect the local community and the NHS. In conjunction with other safety measures, we follow social distancing guidelines, and the added containers provide essential space especially for our warehouse team.

We have the intention to remove some if not all storage containers prior to the extension of this planning application. We are in the process of generating more storage capacities off-site, for example the construction of our new warehouse in Slovakia is nearly finalized. In the meantime, we have taken noise mitigation measures addressing the raised concerns,

500 WORDS REACH, THEREFORE THE REST OF THE STATEMENT HAS BEEN REMOVED

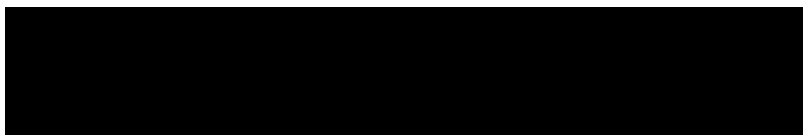


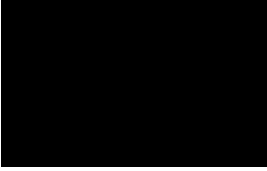
APPLICATION NUMBER: 20/01226/FUL Unit 10,11,12, Old Station Business Park, High Street, Compton, Newbury

APPLICATION NUMBER: 20/01658/FUL Units 4, 5, 6, and 7, 8, 9, Old Station Business Park, Compton, Newbury

Jaymeni Patel Design are the acting agents on behalf of Carbosynth Ltd. We have prepared and submitted two Planning Applications in 2020 concerning Units 10,11,12 and Units 4,5,6 & 7,8,9. The content of the application drawings present proposals to alter the existing industrial units in response to the client's brief. A significant aspect of the brief is driven by an immediate response to Covid-19 as critical suppliers to combat Covid-19. We have continued to work closely with the client's team including the Project Managers, Fentons, AFM (Mechanical and Electrical design and main contractor) and the primary suppliers for the cold stores to ensure every opportunity is taken to reduce the visual and noise impact on site. Upon submission of the Application we have continued to work closely with the designated Planning agents and the associated officers to present, discuss and coordinate appropriate solutions including remedial works to ensure the works are sensitive to the built environment and the surrounding context outside of Old Station Business park (industrial site) with consideration to the residential areas. We have individually reviewed and responded to specific issues and developed agreeable solutions with the Planning Team. It is top priority the proposals ensure the safety of the staff and local community is maintained along with preserving the quality of the built environment.

Thank you very much for the opportunity to present this statement and to be a part of this committee meeting.





Yours sincerely,

Jaymeni Patel

Western Area Planning Committee

Wednesday 14.10 2020

Written Submissions

Item:	4
Application Number:	18/01657/COND1
Location:	Land Adjacent To Summerfield, The Ridge, Cold Ash
Proposal:	Approval of details reserved by Condition 4 - External Materials Schedule and samples, 7 - Construction Method Statement, 8 - Surfacing for driveways/access points, 10 - Vehicle parking and turning, 11 - Access details, 12 - Cycle storage, 13 - Refuse storage and 15 - Boundary hedge, of planning permission reference 16/02529/OUTD.
Applicant:	T A Fisher and Sons Ltd

Submissions received

Coldash Parish Council	Bernard Clark
Adjoining Parish Council	N/A
Objectors	Simon Vanstone
Supporters	N/A
Applicant/ Agent	Katherine Miles Provision

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To Councillors on the Western Area Planning Committee (WAPC)
For the meeting on 14th October 2020.

Submission by Cold Ash Parish Council

18/01657COND1: Land Adjacent to Summerfield

In the view of Cold Ash Parish Council (CAPC), the 'Discharge of Conditions' you are being asked to consider is legally questionable and flies in the face of the decision the WAPC took on 20th May 2020 and the timing seems inappropriate. Both the Reserved Matters and Discharge of Conditions are now the subject of Appeals with the Planning Inspectorate (APP/W0340/W/20/3257645 and APP/W0340/W/20/3256565).

The most notable condition to be discharged is Condition 11. Access. West Berkshire Planning Officers had vigorously denied that Access was still an issue, verbally and also in writing. In the advice to Councillors for the meeting on 20th May 2020, the Planning Officer wrote the following:

6.33. In relation to objectors concerns that the proposed vehicular access arrangements are still for consideration as part of this Reserved Matters application, officers consider access was a matter approved at the Outline Stage under application reference 16/02529/OUTD dated 24 October 2017. The finer details of access relating to surfacing and construction detail are secured via planning conditions (no's 8 and 11). In other words, access is not consideration as part this Reserved Matters application

Now, Councillors are being asked to agree 'Access'.

If Access really 'was a matter approved' on 24th October 2017, why is Access now 'a matter **to be** approved'? Answer, it never was approved. At this current meeting, Councillors are being asked to agree to something that has never been agreed, on the basis of council officers' reports that appear to be economical with the facts.

This is important because the Developer's preferred Access arrangements would destroy an 'Important', Historic and 'Protected Hedgerow', which is actually owned by West Berkshire, who are also the Custodians of Protection of the hedgerow.

In conclusion, CAPC can do no better than quote our now Ward Councillor, Hilary Cole, to Councillors and witnessed by Bernard Clark, at the site visit for the discharge of conditions on 25th October 2018. **"I don't see the point of approving conditions, when we don't know what houses will be built."**

This is echoed in the minutes of the WAPC meeting of the 31st October 2018, in which Hilary Cole seconded a motion to defer, until Reserved Matters had been agreed.

This seemed like a wise observation then, and if anything, circumstances make it even more obviously sensible now. So CAPC ask for this application to be denied or deferred.

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West Area Planning Committee - 14th October 2020

18/01657/COND1 - Land Adjacent to Summerfield

A representation submitted by residents.

To ask the Planning Inspectorate to discharge the conditions adopted when the Outline Planning Permission was granted, regardless of whether the houses themselves are accepted or refused, makes no sense and serves no desirable purpose. The rationale for having conditions is to protect. Discharging the conditions would remove the possibility of protecting the site and could conceivably result in inappropriate development.

On 20th May 2020, the WAPC voted 7 councillors to 2, to reject the proposed houses citing the following grounds:

- i) inappropriate height and mass,
- ii) lack of sympathy to neighbouring low-rise properties,
- iii) discord with the existing fabric of housing,
- iv) urbanisation of the eastern gateway to the village of Cold Ash.

To ensure that whatever is built on this sensitive site is sustainable, it is essential that a set of plans formulated for an inappropriate housing development are NOT adopted through the back door.

In the situation where the conditions are discharged, but the houses are refused, the critical evaluation of any future planning application is potentially compromised and undermined by a set of discharged conditions that are inconsistent with the then proposed houses.

It is only when both the conditions and the houses themselves are considered together that officers and members can be expected to make an informed and measured assessment.

Consider the following scenario. Reserved Matters are refused by the Planning Inspectorate, the Outline Planning Permission expires on the 24th October 2020, and the developer is required to submit a FULL application. Such an application may well include a single-access driveway and low-rise dwellings. Being required to reduce the height and mass of the housing, it is also likely that the footprint of the houses and the site layout will change. Provision of bungalows or split-level dwellings might, for example, require entirely different footprints. Given the very real prospect of such material changes, the Construction Method Statement (Condition 7), Vehicle Parking & Turning provisions (Condition 10), Access Details (Condition 11), in addition to the External Materials Schedule (Condition 4) and Cycle Storage (Condition 12) might also be subject to change. Similarly, a change to the houses may precipitate a change to the soft and hard landscaping design and provisions (Conditions 8 and 15).

An almost identical attempt was made by this same developer to push through the conditions attached to the then refused Reserved Matters plans (18/01977/REM) at the WAPC on 31st October 2018. Again, a split-decision was proposed, however, members quickly recognised the incongruity and resolved that the Head of Development and Planning be authorised to defer the application until the Reserved Matters had been agreed. The motion was proposed by Councillor Paul Bryant, and seconded by Councillor Hilary Cole.

Residents once again respectfully ask members to exercise caution and sensibility, and reject the proposed discharge of the conditions, or any part of them.

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As stated in the Committee report, the power to determine this application rests with the Planning Inspectorate as an Appeal against non-determination has been made given the failure of the Council to reach a decision on this application.

The Appeal relates to an application for the approval of technical details reserved by conditions attached to the Outline Planning Permission.

Outline Planning Permission was granted for *"The erection of 5 detached dwelling houses with ancillary garages, access, parking, landscaping"* in October 2017. An appeal against the Council's refusal of the Reserved Matters has been conjoined with the non-determination appeal in respect of the planning conditions.

The information submitted in respect of Conditions 7, 8, 10, 11, 13 and 15 of the Outline permission is deemed acceptable, and Officers recommend approval. It would be reasonable for the Committee to confirm to the Inspectorate that it would have had no objection to the approval of the details in respect of those conditions.

In respect of Condition 4, Officers advise **the proposed mix and palette of materials is appropriate within the context of materials found within the wider village**, yet this condition is not recommended for approval because the "appearance" of the dwellings has not been approved through Reserved Matters.

Condition 4 was imposed to ensure materials used in the development are appropriate to the character of the area. The Council has before it a schedule of materials which it confirms is appropriate to the character of the area. It follows that those details should be recommended for approval.

In approving Condition 4, the Council is stating that a dwelling constructed using those materials would be acceptable in this area having regard to Policies CS14 and CS19 of the Core Strategy, Policy HSA7 of the DPD and Guideline SDM2 of the Cold Ash Village Design Statement which requires good quality materials appropriate to the character of the area to be used in new developments.

The Committee should confirm that it would have had no objection to the approval of the details in respect of Condition 4.

Condition 12 requires details of cycle storage to be approved. Officers state this condition cannot be approved as the "appearance" and "scale" of the garages has not yet been approved.

Policy P1(iv) of the HSADPD states "*Garages will not be counted as a parking space*". The Council's 'Cycling and Motorcycling Advice and Standards for New Development' states that garages can be used for cycle storage.

The outline permission includes **garages**. A garage will be provided for each property, and can be used to store cycles. The Council should confirm that it would have had no objection to Condition 12 being approved on the basis that a garage for each dwelling will be provided. The Council will subsequently be able to determine if the garage (typically 3m x 6m) is appropriately scaled having regard to the area.

In summary, there is no reasonable basis to refuse this application for approval of technical details relating to an outline planning permission.