

Notice of Meeting



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Western Area Planning Committee Wednesday 14 October 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, 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 - 14
	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** 15 - 16

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** 17 - 18

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
DATED 14.10 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, Inkpen	Pages 59-84
	Item (2) 20/01658/FUL Units 4, 5, 6, and 7, 8, 9, Old Station Business Park, Compton	Pages 85-98
	Item (3) 20/01226/FUL Land at Old Station Business Park, High Street, Compton	Pages 99-164
	Item (4) 18/01657/COND1 Land Adjacent To Summerfield, Cold Ash	Pages 65-177
Part 4	N/A	

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WESTERN AREA PLANNING COMMITTEE
14TH OCTOBER 2020

UPDATE REPORT

Item No: (1) **Application No:** 20/01083/FUL **Page No.** 59-84

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

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Written submissions:

Parish Council: N/A

Objector(s): N/A

Supporter(s): N/A

Applicant/Agent: Ashley Jones (Applicant) – available to answer questions at the meeting

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

1. Additional Consultation Responses

Public representations:	Four additional letters of support have been received.
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2. Inkpen Village Design Statement (IVDS)

Officers have made a detailed review of the Village Design Statement in response to comments raised regarding the proposed design of the replacement dwelling and compliance with this document and would like to draw the Members' attention to the following sections:

Page 5: *"There is general agreement amongst residents that the suburbanisation of the village should be resisted as far as possible"*

The design of the proposed replacement dwelling is considered to be suburban in appearance and out character with the other dwellings in the immediate vicinity and the wider vernacular of the village. Accordingly the application is not considered to comply with the aspirations of the Inkpen VDS.

Page 5, paragraph 3.2 – *“As with many other villages in this area Inkpen suffers from high house prices and a lack of local employment opportunities. In addition, the stock of smaller houses is reduced as existing dwellings are extended or re built.”*

Officers note the Parish’s concerns with homogenisation of larger dwellings in rural locations in this respect, and the need for retention of a diverse mix of dwelling types to meet all needs. This proposal seeks to remove the existing bungalow and replace it with a much larger house, reducing the housing stock of smaller houses.

Page 5, *“The Parish Appraisal revealed that there was public support for encouraging the design of houses to reflect predominant local characteristics.”*

This point is addressed in detail within the body of the main Committee Report. Whilst it may be used in other areas of Inkpen, the use of the material flint does not form part of the immediate street scene along Craven Road. The front elevation of the proposed dwelling and the proposed 1.8m boundary wall use a large level of flint. The use of this material is will be incongruous within the street scene and cause visual harm to the character and appearance of the area. The design of the proposal scheme does not reflect the predominant local characteristics.

Section 8: Planning Guidelines:

Paragraph 8.7 (ii) *Materials should be chosen to respect the style, colours and textures of neighbouring buildings within the local context.*

Paragraph 8.12 (i) *New and extended external walls should relate to the materials of the existing/surrounding buildings.*

Officers do not consider that the proposed palette of materials reflects those evident in the immediately neighbouring street scene or elsewhere in the village of Inkpen.

3. Updated Recommendation

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

WESTERN AREA PLANNING COMMITTEE 14TH OCTOBER 2020

UPDATE REPORT

Item No: (2) **Application No:** 20/01658/FUL **Page No.** 85-96

Site: Units 4, 5, 6, and 7, 8, 9 Old Station Business Park Compton Newbury RG20 6NE

Planning Officer Presenting: Matthew Shepherd

Member Presenting: N/A

Written submissions

Parish Council: Compton Parish Council- Councillor Keith Simms – available to answer questions at the meeting

Objector(s): Keith Simms - available to answer questions at the meeting
David Vaughan - available to answer questions at the meeting
Helena Vaughan - available to answer questions at the meeting

Supporter(s): N/A

Applicant/Agent: Applicant Jannis Kuepper- available to answer questions at the meeting
Applicant Vanessa Eastwick Field – available to answer questions at the meeting
Agent Jaymeni Patel- available to answer questions at the meeting

Ward Member(s) speaking: Councillor Carolyne Culver

1. Additional Consultation Responses

Public representations:	1 further objection. Matters raised: request that the air handling units have timers which switch off the units outside normal business hours and additional, effective acoustic fencing is added to block the noise when they are otherwise operating.
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2. Updated Recommendation

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

Officers from Environmental Health have spoken with the applicant's acoustic consultants Ventacoustics, to discuss a number of issues raised by the application. They have provided further analysis of the situation on the site from visits and reviewing videos submitted by neighbours. They have provided a reviewed position on the planning conditions. These are as follows.

Condition 4 of the agenda has been replaced with the condition set out below and a maintenance clause has now been included

	<p>Scheme of Works (Acoustic Mitigation)</p> <p>A detailed scheme of works shall be submitted based on the outline mitigation set out in the VENTA Acoustic Noise Impact Assessment in respect of reducing the noise impact emanating from the external storage units and cold containers in order to minimise the noise emitted by low frequency components and reduce the overall noise levels.</p> <p>The scheme of works shall be submitted to and approved by the local planning authority within 2 months of the date of this permission. Once approved the works shall be carried out within 1 month of the date of approval of such details.</p> <p>The equipment shall thereafter be retained, operated and maintained in its approved form and in accordance with the manufacturer's recommendations for so long as the use hereby permitted remains on site.</p> <p>Reason: To ensure that suitable mitigation is put in place to avoid disturbance to neighbouring dwellings in accordance with the National Planning Policy Framework and Policies OVS.5 and OVS.6 of the West Berkshire District Local Plan Saved Policies 2007 and CS14 of the West Berkshire Core Strategy 2006-2026.</p>
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The following conditions have been included in the update sheet to give a 'belt and braces' approach to the site and to ensure confidence there are conditions that need to be adhered too.

	<p>External lighting (new)</p> <p>No additional external lighting shall be installed on site without the prior approval in writing from the Local Planning Authority by way of a formal planning application made for that purpose.</p> <p>Reason: To protect the amenities of adjoining land users and the character of the area in accordance with the National Planning Policy Framework and policies OVS.5 of the West Berkshire District Local Plan Saved Policies 2007 and CS14 of the West Berkshire Core Strategy 2006-2026.</p>
	<p>Noise from plant and machinery (Noise limit)</p> <p>All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise from it should not exceed at any time a level of 5dB[A] below the existing background noise level and 10dB[A] if there is a particular tonal quality or is intermittent in nature when measured in accordance with BS4142:2014 at a point one metre external to the nearest residential or noise sensitive property.</p> <p>Reason: In the interests of residential amenity and to avoid disturbance to neighbouring dwellings in accordance with the National Planning Policy Framework</p>

	and Policies OVS.5 and OVS.6 of the West Berkshire District Local Plan Saved Policies 2007 and CS14 of the West Berkshire Core Strategy 2006-2026.
	<p>Noise Containers measures</p> <p>The external containers hereby approved shall be serviced annually to ensure that all fans and reciprocating equipment is correctly balanced and running smoothly and when not in use the container shall be switched off.</p> <p>Reason: In the interests of residential amenity and to avoid disturbance to neighbouring dwellings in accordance with the National Planning Policy Framework and Policies OVS.5 and OVS.6 of the West Berkshire District Local Plan Saved Policies 2007 and CS14 of the West Berkshire Core Strategy 2006-2026.</p>

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WESTERN AREA PLANNING COMMITTEE 14TH OCTOBER 2020

UPDATE REPORT

Item No: (3) **Application No:** 20/01226/FUL **Page No.** 99-164*

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

Planning Officer Presenting: Lydia Mather

Member Presenting: N/A

Written submissions

Parish Council: Councillor Keith Simms – available to answer questions at the meeting

Objector(s): Mr David Vaughan – available to answer questions at the meeting
Mrs Helena Vaughan – available to answer questions at the meeting
Mr Keith Simms – available to answer questions at the meeting

Supporter(s): N/A

Applicant/Agent: Ms Jaymeni Patel (agent) – available to answer questions at the meeting
Mr Jannis Kuepper (applicant) – available to answer questions at the meeting
Vanessa Eastwick-Field (applicant) – available to answer questions at the meeting

Ward Member(s) speaking: Councillor Carolyne Culver

1. Additional Consultation Responses

Public representations:	1 further objection. Matters raised: request that the air handling units have timers which switch off the units outside normal business hours and additional, effective acoustic fencing is added to block the noise when they are otherwise operating.
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2. Further consideration of noise impacts

Environmental Health Officers have further reviewed the submitted noise impact assessment and contacted the consultant who undertook the assessment. It is the air handling unit which is the primary source of noise associated with units 10-12 that impacts on residents. They

consider the noise mitigation conditions in the main agenda report to be sufficient to ensure additional measures are installed and would be effective. Amendments to tighten the noise mitigation condition are recommended – to reduce the time frame for installing the additional mitigation to one month, and to clarify the 36dB limit to noise emissions relates to noise measured at the residential boundary.

It is noted that the other application within the business park, reference 20/01685/FUL, includes additional noise conditions for details to be submitted. These are not required for this application for two reasons: this site does not include any chilled container units; and the original noise impact assessment for units 10-12 alone, dated December 2019, included specific measures and noise limits.

Additional conditions restricting any additional lighting or plant machinery are recommended on both applications. This is to protect residents from any future amenity impacts that might otherwise not need full planning permission due to the potential for cumulative adverse impacts.

3. Updated Recommendation

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

<p>5.</p>	<p>Noise mitigation (amended) All of the mitigation measures identified in section 5.2 of the Venta Acoustics Noise Impact Assessment VA2572.191211.NIA dated 11 December 2019 shall be installed within 1 month of this permission and thereafter retained and details confirming installation submitted to an approved in writing by the Local Planning Authority. The plant noise emissions shall not exceed, when measured at the eastern boundary of the residential properties off Yew Tree Stables, 36dB between 07:00 – 19:00 hours and 27dB between 19:00 – 07:00 hours as outlined in section 4.3 of that assessment.</p> <p>Reason: In order to protect the amenity of adjacent land users in accordance with the National Planning Policy Framework, policies CS14 of the West Berkshire Core Strategy 2006-2026 and OVS.6 of the West Berkshire District Local Plan Saved Policies 2007.</p>
<p>7.</p>	<p>External lighting (new) No additional external lighting shall be installed on site without the prior approval in writing from the Local Planning Authority by way of a formal planning application made for that purpose.</p> <p>Reason: To protect the amenities of adjoining land users and the character of the area in accordance with the National Planning Policy Framework and policies OVS.5 of the West Berkshire District Local Plan Saved Policies 2007 and CS14 of the West Berkshire Core Strategy 2006-2026.</p>
<p>8.</p>	<p>Plant machinery and containers (new) No additional extractor units, ducts or other mechanical plant shall be fixed to the external faces or roof of the building or ancillary structures without the prior approval in writing from the Local Planning Authority by way of a formal planning application made for that purpose.</p> <p>Reason: To protect the amenities of adjoin land users and the character of the area in accordance with the National Planning Policy Framework and policies OVS.5 and OVS.6 of the West Berkshire District Local Plan Saved Policies 2007 and CS14 of the West Berkshire Core Strategy 2006-2026.</p>

WESTERN AREA PLANNING COMMITTEE

14.10.2020

UPDATE REPORT

Item No: (4) **Application No:** 18/01657/COND1 **Page No.** 65-177

Site: Land Adjacent To Summerfield, The Ridge, Cold Ash

Planning Officer Presenting: Dave Pearson

Member Presenting: N/A

Written submissions

Cold Ash Parish Council: Bernard Clark (Cold Ash Parish Council) – available to answer questions

Objector(s): Simon Vanstone on behalf of approx. 32 local objectors - available to answer questions

Supporter(s): n/a

Agent: Katherine Miles (Provision) – available to answer questions

Ward Member(s) speaking: Councillor Garth Simpson
Councillor Hilary Cole

Updates

No further updates

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