

# Notice of Meeting



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## Western Area Planning Committee

**Wednesday 4 November 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](mailto:planapps@westberks.gov.uk)

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

Any queries relating to the Committee should be directed to Jenny Legge on (01635) 503043 Email: [jenny.legge@westberks.gov.uk](mailto:jenny.legge@westberks.gov.uk)

Date of despatch of Agenda: Tuesday, 27 October 2020



WestBerkshire  
C O U N C I L

**Agenda - Western Area Planning Committee to be held on Wednesday, 4 November 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, Andy Moore, Erik Pattenden, Garth Simpson and Martha Vickers

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# Agenda

## Part I

**Page No.**

- |      |   |         |
|------|---|---------|
| (1)  | <b>Application No. and Parish: 20/01226/FUL, Land at Old Station Business Park, High Street, Compton</b>            | 5 - 16  |
|      | <b>Proposal:</b> 20/01226/FUL   |         |
|      | <b>Location:</b> Land at Old Station Business Park, High Street, Compton  |         |
|      | <b>Applicant:</b> Carbosynth Ltd  |         |
|      | <b>Recommendation:</b> That the Head of Planning and Development be authorised to <b>GRANT</b> planning permission. |         |
| <br> |   |         |
| (2)  | <b>Application No. and Parish: 20/00761/FUL, Vine Cottage, Curridge Road, Curridge</b>                              | 17 - 22 |
|      | <b>Proposal:</b> Creation of ecological pond, bunds, soakaways. earthworks and a soft landscaping scheme            |         |
|      | <b>Location:</b> Vine Cottage, Curridge Road, Curridge  |         |
|      | <b>Applicant:</b> Mr S Fairhurst  |         |
|      | <b>Recommendation:</b> To delegate to the Head of Development and Planning to <b>GRANT</b> planning permission.     |         |



**West Berkshire**  
C O U N C I L

**Agenda - Western Area Planning Committee to be held on Wednesday, 4 November 2020**  
(continued)

- (3) **Application No. and Parish:** 20/01924/HOUSE, The Bungalow, Downend, Chieveley 23 - 26  
**Proposal:** Section 73A: Variation of Condition 1 (Rooflight windows) of previously approved application 10/02895/HOUSE: Retrospective – Velux rooflights to the east and west elevations( to comply with Condition 3 of approved permission 09/02148/HOUSE  
**Location:** The Bungalow, Downend, Chieveley  
**Applicant:** Mr and Mrs Pearce  
**Recommendation:** To DELEGATE to the Head of Development and Planning to **GRANT** planning permission subject to conditions

**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

Wednesday 04.11 2020

### Written Submissions

<b>Item:</b>	1
<b>Application Number:</b>	20/01226/FUL
<b>Location:</b>	Land at Old Station Business Park, High Street, Compton
<b>Proposal:</b>	<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>
<b>Applicant:</b>	Carbosynth Ltd

#### Submissions received

Compton Parish Council	Councillor Keith Simms
Adjoining Parish Council	
Objectors	Dr and Mrs Vaughan Dr Peter Jones Mr Keith Simms
Supporters	
Applicant/ Agent	Ms Jaymeni Patel



# Compton Parish Council

## Comment Related to Planning Application 20/01226/FUL Land at Old Station Business Park, High Street, Compton

Following the strengthening of the conditions on 20/01658/FUL to mitigate the noise impact this development has already had on the village residents. Compton PC would like to see the noise associated conditions linked as it is currently unclear on exactly where the current noise nuisance is originating from. Compton PC will be monitoring the noise changes, planting and any future additions to the building and trust Enforcement will support the Parish Council and residents should the conditions not be met in time frames indicated.

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[REDACTED]

**From:** Keith Simms [REDACTED]  
**Sent:** 02 November 2020 09:21  
**To:** Planapps  
**Subject:** [REDACTED] Written Submission

**Categories:** [REDACTED]

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

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This application is very much partnered with 20/01658/FUL considered by committee at the last meeting.

I would like to draw committee to the fact that even in the applicants own noise report, it states that the source of the EXISTING noise nuisance affecting a number of households cannot be exactly attributed. On that basis I would request that conditions are put on this application to a similar specification EXTRA on the noise generated on the whole site. This application is in fact more important, as it is for a permanent installation that has already occurred.

I very much welcome the limitations on time of use, and any assistance Enforcement can be given in ensuring they are complied with via conditions should be explored.

As a reminder, this is RETROSPECTIVE. these works have already been completed and the units are in use. There is a Noise Nuisance being created by this site and we desperately hope it can be resolved by conditions that are enforced.

I thank the committee for their time in considering this.

(174 words)

Keith Simms  
[REDACTED]

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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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Application – 20/01226/FUL

Meeting date – 4/11/2020

Email – [REDACTED]

Dear Planning Committee,

I recognise that with Carbosynth continuing to thrive and grow their business in our local science sector, it is good for the village and the region that they continue to provide jobs for the community. Additionally, their on-going work to help with our collective push to tackle Covid-19 is commendable.

That said, regardless of the number of people they continue to employ, be that 10, 100 or 1000 employees, they have a duty of care and responsibility to respect and maintain both the environmental and social well-being of the location in which they work. As any company grows and expands with new buildings and equipment, they cannot overlook this responsibility.

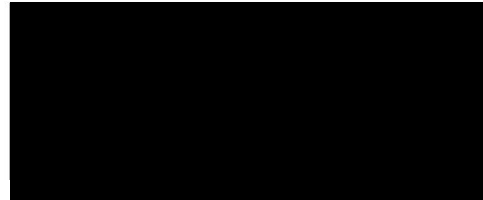
This applies especially in this case, given the site is found at what once was a very quiet location on the edge of Compton, within an area of outstanding natural beauty. We should not lose sight of why this area is designated as an AONB and do all we can to protect that status. Collectively I hope the council can agree upon a plan to safeguard this special environment for now and far into the future, while still allowing Carbosynth to work in a fair and responsible manner.

To that end, I am not objecting to this planning application as a whole, but specifically to those aspects regarding plant and machinery that create nuisance noise that extends beyond the site boundary. I would request that effective and robust mitigation is made a condition of approval to successfully and measurably stop this nuisance noise, to protect the public right of way adjacent to the site and the amenity of our neighbouring properties. Noise from the HVAC system should not be heard consistently at properties through the day and timers should switch off that equipment at night, at weekends and over public holidays.

Finally, I would publicly like to thank and acknowledge Jannis Kuepper, the General Manager of the Carbosynth site, for engaging with me in frequent correspondence while looking at ways to help reduce the overall noise at night. My request for mitigation to be made a condition of planning is to ensure that the nuisance impact from the site is blocked successfully and measurably so as not to be heard from neighbouring properties, during the daytime as well as the night time, and forever into the future in the event that changes in personnel or business practices occur at the company.

Thank you for your time, Dr Peter Jones.

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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 and mechanical ductwork to ensure every opportunity is taken to reduce the visual and noise impact on site. The colour of the ductwork Moorland Green matches the existing ductwork on the other units approved by the Planners. 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. During the planning process extensive landscaping proposals have been approved and implemented on site inc the planting of 21 new trees and hedges creating a landscaped screen along the western boundary of the site. With time to mature the landscaping will create a thicker visual screen and acoustic barrier to the residential development to the west of the site. 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.

Please use the following email addresses to receive the weblink:



Yours sincerely,

Jaymeni Patel



## Western Area Planning Committee

Wednesday 04.11 2020

### Written Submissions

<b>Item:</b>	2
<b>Application Number:</b>	20/00761/FUL
<b>Location:</b>	Vine Cottage, Curridge Road, Curridge
<b>Proposal:</b>	Creation of ecological pond, bunds, soakaways. earthworks and a soft landscaping scheme
<b>Applicant:</b>	Mr S Fairhurst

#### Submissions received

Chieveley Parish Council	N/A
Adjoining Parish Council	N/A
Objectors	Henry Peto, Cyril Wood, Barry Ayres
Supporters	N/A
Applicant/ Agent	Jill Scrivener (Agent) and Seton Fairhurst (Applicant) – Joint Statement

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To the West Berkshire Western Area Planning Committee Chair and members

Reference to the Agenda 4<sup>th</sup> November 2020 at 6:30pm Item 4(2)

Application: 20/00761/FUL

Proposal: Creation of ecological pond, bunds, soakaways, earthworks and a soft landscaping scheme

Site: Vine Cottage, Curridge Road, Curridge, Thatcham, Berkshire RG18 9EF

**Statement from the neighbouring residents to the application**

**1<sup>st</sup> November 2020**

On behalf of the neighbouring residents to this application, we maintain that the deforestation east of the Vine Cottage building itself has led to the water run off onto Curridge Road near the north east corner of the proposed pond. We would like to remind the Planning Committee that this is the third application for the pond. The first was for 'Excavation of water attenuation pond.....', whilst the second was for 'Creation of pond and embankment', and now we have 'Creation of ecological pond,.....'. The Planning Committee decision of the second application states 'The proposal has failed to demonstrate the need for the pond....' In our opinion, this application still does not justify the need for the pond as identified by the Planning Committee, nor does it justify its large size or the fact that it is built into the slope of the land as presented in the local residents' objections. Recent additional information has only been supplied to address comments (mainly ecological) made by the various council departments.

Of major concern, is that there has not been any statement as to who within West Berkshire Council is to be responsible for the monitoring and inspection of the works, including the height reduction and re-profiling of the embankment (bund) and the installation of the pond membrane. It would be greatly appreciated by the neighbours if this could be stated in the Minutes of Meeting.

Should the application be approved, we respectfully request that it is stated that 'the pond will never be used for commercial purposes either directly, or indirectly'.

Signed on behalf of the residents of [REDACTED]

[REDACTED]  
[REDACTED]  
Henry Peto, [REDACTED]

[REDACTED]  
Cyril Wood, [REDACTED]  
[REDACTED]

[REDACTED]  
Barry Ayres, [REDACTED]

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## **Application 20/00761/FUL**

### **Vine Cottage, Curridge**

This application has sought to comprehensively address the matters raised by Councillors and neighbours during the determination of application (19/00317/FUL). That application was recommended for approval by officers but subsequently refused at committee.

#### Landscape Impact

The site has been used historically for sand extraction and has since been restored. The site forms a transition between open fields and woodland to the south and the groups of dwellings to the north and east of the site. Therefore, the site does not have the appearance of traditional open countryside.

The existing bunds will be re-profiled to soften the slopes from a 1 in 4 gradient to a 1 in 3. This will aid in creating the appearance of the bunds to a more natural feature within the landscape, further enhanced by a wildflower seed mix.

The pond will appear as a natural feature, as aquatic planting within the pond and marginal planting around the edges of the pond will soften the appearance of the water body.

It is considered that the pond together with the soft planting proposed would preserve the character and appearance of the site within the North Wessex Downs AONB in accordance with Policies CS13 and CS19.

#### Ecology/Trees

The proposal incorporates substantial biodiversity enhancements to the landscape setting in the form of bee banks, reptile/amphibian refuge, removal of the laurel hedge and its replacement with a native hedge, the protection of existing trees, wildflower meadows, aquatic and marginal planting in accordance with Policy CS17. The Council's Ecologist and Tree Officer has no objections to the scheme.

It is confirmed that no trees have been removed from the application site nor is there any intention to remove any trees as part of this application.

### Drainage

Concerns have again been raised by the PC and neighbours in relation potential flooding implications of the development. Our two experts, both highly experienced professionals, have provided formal statements to confirm that the proposed pond design does not pose any flood risk whatsoever to the surrounding area, neighbouring properties or the road.

It is confirmed that the bunds are not water retaining structures.

Alternative locations were considered for the soakaways but for the proposal to operate efficiently they need to be sited on land which is lower than the pond, hence the location chosen.

The structure of the bunds is based on advice provided from a Reservoir Panel Engineer who specialises in the safety of reservoir banks – even though the bunds are not water retaining.

Full details of the inspection and maintenance routine is contained within the supporting documents. These documents have been specified in the conditions which would be attached to any permission granted.

It is considered that the proposal is in accordance with Policy CS16 and the Council's Drainage Engineer has no objections.

### Summary

This proposal will greatly enhance the landscape setting of the site through the numerous soft landscaping and biodiversity enhancements proposed and we therefore hope you are able to support the Officer's recommendation for approval.

## Western Area Planning Committee

Wednesday 04.11 2020

### Written Submissions

<b>Item:</b>	3
<b>Application Number:</b>	20/01924/HOUSE
<b>Location:</b>	The Bungalow, Downend Chieveley
<b>Proposal:</b>	Section 73A: Variation of Condition 1 (Rooflight Windows) of previously approved application 10/02895/HOUSE: Retrospective - Velux rooflights to the east and west elevations (To comply with condition 3 of approved permission 09/02148/HOUSE)
<b>Applicant:</b>	Mr and Mrs Pearce

#### Submissions received

Chieveley Parish Council	N/A
Adjoining Parish Council	N/A
Objectors	Tania and Barry Chamberlain
Supporters	N/A
Applicant/ Agent	N/A

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[REDACTED]

**From:** Chamberlain [REDACTED]  
**Sent:** 01 November 2020 20:28  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** [REDACTED] Written submission: APPLICATION NUMBER: 20/01924/HOUSE  
Remote meeting: 4 November 2020

**Importance:** Low

This is an **EXTERNAL EMAIL**. **STOP. THINK** before you **CLICK** links or **OPEN** attachments.

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Sunhill Cottage  
Downed Lane  
Chieveley  
RG20 8TG  
[REDACTED]

Dear Sir/Madam

**WEST WINDOW AT THE BUNGALOW, DOWNEND, CHIEVELEY**

**Application Number 20/01924/House Meeting 4 November 2020**

**We are writing to OBJECT to the above application.**

When the Pearce's rebuilt the Bungalow completely the Velux windows were not on the original plans for the house, they were built without knowledge by us or our neighbours, bypassing the planning laws.

Retrospection permission was only granted under the strict condition that the elevation shall be fixed shut with obscure glazed to protect privacy for both parties. The Council issued these conditions for a reason as the window built at the higher elevation looks directly into our bathroom window and continues to do so, this has not changed.

One thing that had changed since the council granted retrospective permission for the window is the birth of our daughter [REDACTED] in 2012.

The window looks directly into our only family shower and bathroom which is of course deeply concerning especially as we have a young child. The pictures provided by the owners are misleading and their statement is untrue. [REDACTED]

[REDACTED]  
[REDACTED] The fact that this Velux window looks directly into our bathroom is more intrusive than any habitable room and is of deep concern for the safety of my child.

When the Velux window has been opened or the obscured film removed by the current tenants we can see directly into their property, they can see into our bathroom, which is also opened for ventilation. Photographs have been provided previously to highlight how close their window is and their disregard for the planning conditions. A previous tenant of The Bungalow, living in Chieveley, is quite happy to testify, stating that she could easily reach the top of the Velux window and is in no doubt that if opened she would be able to see directly into our bathroom. Both her and another ex-tenant have said that there was no reason to open this window as there are two other larger windows in the room providing adequate ventilation and light.

The Bungalow is a tenanted property and has had a changeover of 6 tenants staying on average 2 years or less, since re-built in 2010. There is a constant worry of not knowing who will be our new neighbour, which is a concern for the safety of our child if this condition is reversed.

We have lived happily in this property for 23 years and love our community, but the prospect of this condition been reversed has cast a shadow over our lives and is deeply upsetting and of grave concern.

We implore you not to alter the original Council decision as this does seriously affect our privacy as it does the privacy of any tenant and is deeply concerning for the safety of our child.

Yours sincerely

Tania and Barry Chamberlain