

Notice of Meeting



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Western Area Planning Committee Wednesday 4 November 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, 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

Agenda

Part I

Page No.

- | | | |
|-----|---|--------|
| (1) | Application No. and Parish: 20/01226/FUL, Land at Old Station Business Park, High Street, Compton
Proposal: 20/01226/FUL

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. | 5 - 8 |
| (2) | Application No. and Parish: 20/00761/FUL, Vine Cottage, Curridge Road, Curridge
Proposal: Creation of ecological pond, bunds, soakaways. earthworks and a soft landscaping scheme

Location: Vine Cottage, Curridge Road, Curridge

Applicant: Mr S Fairhurst

Recommendation: To delegate to the Head of Development and Planning to GRANT planning permission. | 9 - 12 |



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 13 - 14
- 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
DATED 04.11 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) 20/01226/FUL Land at Old Station Business Park, High Street, Compton Item (2) 20/00761/FUL Vine Cottage, Curridge Road, Curridge Item (3) 20/01924/HOUSE The Bungalow, Downend Chieveley	Pages 7-61 Pages 63-76 Pages 77-91
Part 4	N/A	

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WESTERN AREA PLANNING COMMITTEE
4TH NOVEMBER 2020

UPDATE REPORT

Item No: (1) **Application No:** 20/01226/FUL **Page No.** 7-61

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

Planning Officer Presenting: Matthew Shepherd

Member Presenting: N/A

Written submissions

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

Objector(s): Mr Keith Simms – available to answer questions at the meeting
Dr Peter Jones – available to answer questions at the meeting

Supporter(s): N/A

Applicant/Agent: Ms Jaymeni Patel (agent) – available to answer questions at the meeting

Ward Member(s) speaking: Carlyne Culver

1. Additional Consultation Responses

Public representations:	Resubmission of Ian Sharland Ltd Noise & Vibration Control Specialists commenting on the applicant's submitted noise assessments. It concludes that the site clearly emits noise which can cause adverse impact at residential neighbours, but that the submission does not include a schedule of works for acoustic remediation. It recommends a condition to ensure acceptable levels of noise. It recommends noise levels be set to BS4142:2014 Rating Level at least 5 below daytime and night-time background noise levels confirmed by previous surveys, and that low frequency noise internally (20-100Hz) does not exceed the ISO226 threshold curve for audibility.
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2. Further consideration of noise impacts

The Council's Environmental Health arranged for noise monitoring within dwellings which have been affected by the noise. This has identified an issue at 100Hz, but is unlikely to be related to the AHU on units 10-12.

Officers acknowledge that the noise impacts of the applicant's activities are more than just those from units 10-12. However, this application only relates to units 10-12 and the primary consideration is the noise related to those particular units. On the basis that the plant machinery associated with units 10-12 can be mitigated to ensure its noise impact does not unduly affect residents the recommendation remains approval subject to conditions.

An amendment to the noise mitigation condition is recommended – to include LAeq after the decibel levels in the condition – which ensures noise measurements are correctly calculated. The timer condition also continues to be recommended with no amendment.

There has been an improvement to date where the equipment has been turned down to 20% at night. So the timer condition would also formally secure permanent improvement for residents.

3. Updated Recommendation

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

5.	<p>Noise mitigation (amended)</p> <p>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 (LAeq) between 07:00 – 19:00 hours and 27dB (LAeq) 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>
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WESTERN AREA PLANNING COMMITTEE 4TH NOVEMBER 2020

UPDATE REPORT

Item No: (2) Application No: 20/00761/FUL Page No. 63-76

Site: Vine Cottage, Curridge Road, Curridge

Planning Officer Presenting: Sian Cutts

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): Henry Peto – available to answer questions at the meeting

Supporter(s): N/A

Applicant/Agent: Jill Scrivener (Agent) – available to answer questions at the meeting
Kathryn Sadler (Agent) – available to answer questions at the meeting
Seton Fairhurst (Applicant) – available to answer questions at the meeting

Ward Member(s) speaking: Hilary Cole

1. Additional Consultation Responses

Chieveley Parish Council:	Chieveley Parish Council confirmed that they have no changes to the submission that they made on 20 th April 2020 These are the same as already reported in the Officer's report
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2. Clarification of Description of Development

Paragraph 1.3 makes reference to a parallel bund, which is incorrect, there is one pre-profiled bund along the northern boundary of the site parallel with Curridge Road, and another single bund along the eastern boundary. The bunds are formed from earth spoil within the site.

Paragraph 1.4 makes reference to orchard planting around the soakaways. The amended plans which were submitted removed the orchard planting, to avoid root penetration in the

soakaway as requested in the Drainage consultations. The soakaway will be covered with a wildflower seeding which is suitable for seasonally wet soil.

3. Updated Recommendation

The recommendation has changed to:

To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed in the agenda report and the additional conditions listed below PROVIDED THAT pre-commencement conditions have been agreed by the developer by 4th December (or such longer period that may be authorised by the Head of Development and Planning, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee), to delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.

7	<p>Bund Construction Method Statement (added)</p> <p>No development, site clearance and/or other preparatory works shall take place until a bund construction method statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include details of the design calculations for the engineering and stability of the new bunds and re-profiled bunds. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.</p> <p>A pre-commencement condition is required as there is insufficient information contained within the planning application to ensure the long term stability of the bunds, and these matters refer to first operations on site.</p> <p>Reason: To ensure the safety and good engineering of the bunds to prevent collapse and subsequent flooding. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS16 of the West Berkshire Core Strategy (2006-2026).</p>
8.	<p>Geotechnical or Panel Engineer Supervision (added)</p> <p>No development or other operations (including site clearance, demolition and any other preparatory works) shall take place until the applicant has secured the implementation of watching brief in accordance with a written scheme of site monitoring, overseen by a suitably qualified Geotechnical Engineer or Panel Engineer which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved details.</p> <p>A pre-commencement condition is required as there is insufficient information contained within the planning application to ensure the long term stability of the bunds, and these matters refer to first operations on site.</p> <p>Reason: To ensure the safety and good engineering of the bunds to prevent collapse and subsequent flooding. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS16 of the West Berkshire Core Strategy (2006-2026).</p>
9.	<p>Maintenance plan (added)</p>

	<p>No development, site clearance and/or other preparatory works shall take place until details are submitted for an ongoing management and maintenance plan for the soakaways and outlet pipe. The plan shall include details of the safe access route to the outlet pipe for clearance and maintenance.</p> <p>A pre-commencement condition is required as there is insufficient information contained within the planning application to ensure the long term safety and maintenance of the outlet pipe, and these matters refer to first operations on site.</p> <p>Reason: To ensure the safety and ongoing safe maintenance of the drainage system to prevent blockages and subsequent flooding. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS16 of the West Berkshire Core Strategy (2006-2026).</p>
10.	<p>Prevention of erosion of bunds (added)</p> <p>No development, site clearance and/or other preparatory works shall take place until details are submitted to include details and measures to reinforce the downstream side of the bunds. Thereafter the development shall incorporate and be undertaken in accordance with the approved details</p> <p>A pre-commencement condition is required as there is insufficient information contained within the planning application to ensure the long term stability of the bunds, and these matters refer to first operations on site.</p> <p>Reason: To ensure the safety and good engineering of the bunds to prevent erosion of the structure and potential collapse and subsequent flooding. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS16 of the West Berkshire Core Strategy (2006-2026).</p>

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WESTERN AREA PLANNING COMMITTEE 4TH NOVEMBER 2020

UPDATE REPORT

Item No: (3) Application No: 20/01924/HOUSE Page No. 77-91

Site: The Bungalow, Downend, Chieveley

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): Tania Chamberlain – available to answer questions at the meeting

Supporter(s): N/A

Applicant/Agent: N/A

Ward Member(s) speaking: Hilary Cole

1. Updated Recommendation

No additional correspondence received. The recommendation remains as set out in the agenda committee report.

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