

Notice of Meeting



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Eastern Area Planning Committee

Wednesday 9 December 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.

Date of despatch of Agenda: Tuesday 1 December 2020

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: planningcommittee@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 Stephen Chard / Jessica Bailiss on (01635) 519462/503124 Email: stephen.chard@westberks.gov.uk / jessica.bailiss@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 9 December 2020
(continued)

To: Councillors Jeremy Cottam, Alan Law (Chairman), Tony Linden, Royce Longton, Ross Mackinnon, Alan Macro (Vice-Chairman), Geoff Mayes, Graham Pask and Jo Stewart

Substitutes: Councillors Peter Argyle, Graham Bridgman, Owen Jeffery, Nassar Kessell, Richard Somner and Keith Woodhams

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 20/00723/FULD - land to the rear of Timberley, Pangbourne Road, Upper Basildon** 5 - 12
- Proposal:** New Dwelling and Relocated Access - Land to the Rear of Timberley
- Location:** Timberley, Pangbourne Road, Upper Basildon, Reading, RG8 8LN
- Applicant:** Mr and Mrs A Gidden
- Recommendation:** Delegate to the Head of Development and Planning to grant planning permission subject to conditions.
- (2) **Application No. & Parish: 20/01637/FUL - land adjacent to 10 The Street, Englefield** 13 - 22
- Proposal:** Change of use of land from agricultural use to a car park
- Location:** Land Adjacent To 10 The Street, Englefield
- Applicant:** Englefield Estate Trust Corporation
- Recommendation:** To delegate to the Head of Development and Planning to refuse planning permission.
- (3) **Application No. & Parish: 20/01940/LBC2 - West Streatley House, High Street, Streatley** 23 - 24
- Proposal:** The addition of a kitchen vent through the roof of the rear extension.
- Location:** West Streatley House, High Street, Streatley
- Applicant:** Anita Parratt c/o Maria Peralta, Project Design Studio Ltd
- Recommendation:** Delegate to the Head of Development and Planning to grant listed building consent subject to conditions.



Agenda - Eastern Area Planning Committee to be held on Wednesday, 9 December 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.



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Eastern Area Planning Committee

9th December 2020

Written Submissions

Item:	(1)
Application Number:	20/00723/FULD
Location:	Timberley, Pangbourne Road, Upper Basildon
Proposal:	New Dwelling and Relocated Access - Land to the Rear of Timberley
Applicant:	Mr and Mrs A Gidden

Submissions received

Basildon Parish Council	Ian Parsons, Chair of Basildon Parish Council
Adjoining Parish Council	N/A
Objectors	Graham Starkins William and Camille Howard
Supporters	None
Applicant/ Agent	None

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20/00723/FULD

Submission from Basildon Parish Council

The council has objected to the building of a house at the rear of Timberley on each occasion that the application has been made. The location of the proposal, the garden site, is the central reason for these objections. Pangbourne Road does have some housing behind the main pattern of housing parallel with the road but these buildings have minimal impact upon immediate neighbours, unlike this proposal which will overlook a number of houses in the vicinity, and will change the character of this part of the village.

There are many grounds for objection to this proposal outlined by a very wide range of residents in their individual submissions. The parish council is particularly concerned about the following.

1. There will be an increase in cars using the relatively small access point onto Pangbourne Road.
2. The rear of the proposed construction consists of a series of paddocks and a wood: the proposed construction will intrude upon the natural landscape.
3. There is a continuing concern that the site will cross the settlement boundary.
4. Building in the back garden of properties has been opposed consistently by the parish council and by residents. One of the remarkable features of this application is how little space is available for building, and parking, and how cramped the site would be if the application were granted.
5. Access to the proposed building between Southcroft and Timberley is very narrow. Should the application be passed it might well establish a pattern for more 'infill' applications in this area as well as the possibility of further encroachment into the settlement boundary.
6. At least four neighbouring properties will be immediately affected both in terms of loss of privacy and in the direct impact upon the rear of these properties.
7. The proposal is out of character with the general pattern of building and plots in the immediate area.
8. Application 20/00723 is not significantly different from the previous applications, all of which have been refused by the planning committee.

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Written Submission of Graham Starkins (Objector)

All of my previous comments on this application stand, particularly those concerning the grubbing up of a mature orchard providing various wildlife habitats just before the very first planning application was submitted where in that application the space the orchard had occupied until a week or so before was what I consider disingenuously described as "garden".

I would ask that any officer of West Berkshire or other authorities that are responsible for reviewing this application make themselves fully conversant with the Basildon Village Design Statement. If they are, they will hopefully see that voting to approve this application would make a mockery of the entire Village Design Statement development process.

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- The officer's findings contain substantial inaccuracies. Paragraph 6.12 inaccurately refers to two equivalent developments on Pangbourne Road. Neither of these two examples are equivalent to this application. Elangani is a significantly larger plot; in fact, as the Location Plan shows, the developed Elangani plot is larger than the entire existing Timberley plot! Elangani also has private access. Knappswood Close is a cul-de-sac within a substantially larger plot, and with its own adopted road for access.
- Conversely, the application proposes to squeeze a sizeable four-bedroom house into the modest back garden of the host property without any private access. The Location Plan shows how unusual, cramped and at odds with the neighbouring properties the proposed development would be. The plot in question is not big enough for a four-bedroom house. By allowing this application, the Council would set a precedent for dwellings to be built in any private, rear garden along the Pangbourne Road. Is this a precedent the Council wishes to set?
- Two previous applications have been refused and dismissed at appeal. As stated by the Inspector in the 2017 appeal, 'development at this location would have an unacceptable urbanisation effect' and this would have an 'adverse effect on landscape character and scenic beauty of the AONB'. This has not been mitigated by this latest application.
- For example, paragraph 6.16 misrepresents that the proposed application will have a reduced impact on the local environment because the proposed design has a lower mass than the previous application. However, paragraph 1.8 shows the proposed dimensions of the design have *increased* rather than decreased. The previous application had a maximum height of 6.8m and a footprint of 83.8sq.m. This application has both a greater maximum height of 7.3m and a larger footprint of 99.5sq. m. This means the adverse impact on the landscape, character and scenic beauty of this NWDAONB is greater than the previous application.
- The proposed application has misled the inspection officer. Many of the photographs submitted are inaccurately labelled. They have been taken from the adjoining open countryside; land that lies outside of the settlement boundary, and does not form part of the planning application. This makes the site appear much larger than it is. For example, the photographs labelled 'existing structure on site' contain a structure that lies outside of the planning application site and the photograph labelled 'within the site looking west' is taken from a position approximately 10m outside the site and the village settlement boundary.
- Approving this application would result in the overdevelopment of a cramped site, with no private access, which would ruin the landscape, character and scenic beauty of this NWDAONB. Building a four-bedroom house in the back garden of Timberley's modest plot is totally opposed to the rural nature of the surrounding area. To repeat the appeal Inspector's words, 'development at this location would have an unacceptable urbanisation effect'. The slight amendments to this latest scheme have not changed this.

Yours sincerely

William and Camille Howard

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Eastern Area Planning Committee

9th December 2020

Written Submissions

Item:	(2)
Application Number:	20/01637/FUL
Location:	Land Adjacent To 10 The Street Englefield
Proposal:	Change of use of land from agricultural use to a car park
Applicant:	Englefield Estate Trust Corporation

Submissions received

Englefield Parish Council	Richard Smith
Adjoining Parish Council	N/A
Objectors	None
Supporters	Hilary Latimer, Headteacher of Englefield CE Primary School Chris Gittins, Chair of Governors of Englefield CE Primary School
Applicant/ Agent	Phil Brown of Savills

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Change of use from agricultural to car park land adjacent to No 10, The Street, Englefield.

Additional Submission from Englefield Parish Council

The proposed development is primarily justified, and overwhelmingly supported, on the grounds of road safety in that it will remove cars particularly from a constricted area around the school and provide for safer walking and cycling in that area. On the basis of road safety alone any sensible risk assessment must surely lead to the conclusion that some such mitigation is essential to provide a level of risk that is as low as reasonably practical. It is particularly noted that the Committee report includes a number of photographs taken when there is no traffic but none of those supplied with the application that show a very different picture.

But there are other considerations too. Englefield remains a real village community that has evolved over time, with the few 18th century buildings added to throughout the 19th century after the old village was removed and with further development in the 20th and 21st century.

Unfortunately, changing social and economic conditions have overtaken the community. Within living memory, the village survived as almost an enclosed community where cars were counted on the fingers of one hand and visitors from outside were rare, for the most part tradesmen some of whom still used horse-drawn transport. The number of schoolchildren numbered no more than 30 and all arrived on foot or by bicycle. That is no longer the case and owing to the constraints of the original layout the village suffers greatly from the impact of those changes – suffering that may readily be alleviated.

In landscape terms, while the proposal may impact somewhat adversely on the setting, that impact would be minimal and outweighed by the benefits from the car park. No erection of any structure is proposed, just some permeable surface treatment replacing a small area of grass and some screening vegetation – none of which would have any irremovable effect on the land. Against this must be set the visual intrusion, inconvenience, reduction in air quality and risk to personal safety from the present situation.

Considered on the basis of a full social cost-benefit analysis this proposal must surely succeed and we would urge members to approve the proposal, please.

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Headteacher: Mrs H Latimer



Friday 4th December 2020

Re: 20/01637/FUL

Englefield
CE PRIMARY SCHOOL

The Street, Englefield, Berks RG7 5ER
Tel: 0118 930 2337
Email: office@englefield.w-berks.sch.uk
Web: www.englefieldprimary.co.uk

Dear Panel,

As the current Headteacher at Englefield Primary School, I previously wrote to you concerning the urgent need for a suitable, safe parking area in Englefield for the parents and pupils of the school to use. It concerns me greatly that the potential barrier to having this application passed is the perceived lack of need. I question whether the council require an accident to happen outside the school before they see a need for safety measures.

Our position in the conservation area already limits the safety signage and traffic calming measures that we can put in place. With a growing number of pupils from outside of our rural catchment area, the number of cars coming in and out of the village at either end of the day is growing. Surely housing some of these cars in a discreet, off-road parking area would be far preferable to the roads and verges being blocked, both in terms of safety and in terms of preserving the conservation area.

The council has already passed the building of a large primary school on a green field site in Theale which has had a big impact on the look of the local area. The proposed car park in Englefield would be far more discreet and would ease traffic congestion rather than create it, as the new school seems to have done on the Englefield Road.

We are in an extremely fortunate position to have the support of the Englefield Estate who are proposing to provide this car park without any financial burden on the taxpayer. To prevent someone else from contributing to the job of maintaining safety for local children strikes me as ill-considered, particularly when the Estate do such a good job of adhering to conservation guidelines.

I urge you to treat this application sympathetically and put the safety of our children ahead of other issues.

Hilary Latimer

Headteacher
Englefield CE Primary School

Sowing the seeds for a flourishing future



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I wrote in early October outlining the reasons why the 12 governors of West Berkshire's Englefield CE Primary School expect our local authority to accept a proposal for a modest carpark, generously provided for their school at no cost to the authority by the Englefield Estate, who are the highly respected, long-standing custodians of Englefield Village, our school and the surrounding unique environment in a large part of West Berkshire.

Our Headteacher has also written a second submission adding to the overwhelmingly strong case for the benefits the carpark will bring at a time when the authority has built Theale Primary School on our doorstep generating traffic congestion in Englefield Road and annoyance to me and my neighbours in North Street with parked cars awaiting pick up at the end of the day.

Since first writing, the governors have seen the only objections to the proposal - those made by the conservation officer.

The objections of the conservation officer seem to be based more on technicalities than on experience and knowledge of the actual village environment that we all want to protect

Despite the fact that limited development is permitted, the objection centres on 5 aspects claiming that the car park will be to the detriment of a green space and a countryside vista which is in part of the special character of the village

As anyone who knows the village will tell you there are good reasons why this is not the case

Firstly there is a long open vista to the left of The Street as you travel into the village - more than 60% of this will be retained - and I will still be able to see when the horse mushrooms and puffballs are ready to be gathered in the field!

Secondly the conservation officer may not be aware that there is already parking on the other side of The Street - an eyesore causing a muddy mess and disrupting the view of the similar open field on that side of the road - This extends further than the proposed carpark so there will be a net gain of open field vistas in addition to the tidying of the area and improvement to green infrastructure at the base of a magnificent stand of trees.

Thirdly although the view of and from number 10 The Street will be marginally diminished from one of 4 sides to the building, it will remain in an open setting.

On the other hand the view of numerous other buildings, including the school, church and Englefield House with its magnificent deer park will be majorly improved by the absence of a long string of parked cars blocking the road and the view of anyone walking down the Street. Including the parents, children and staff of our school coming to and from the school twice a day.

Chris Gittins

Chair of Governors

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Good evening. This statement is on behalf of the applicant, the Englefield Estate. The Estate's planning consultant, Mr Brown of Savills, is available to answer any questions that the Committee may have in relation to the application proposals.

Englefield village is at the heart of the Englefield Estate. Together with the community, the Estate is committed to ensuring that the village, under its long-term stewardship, maintains its social, economic and environmental vitality by supporting local people, services and facilities. In this context, the proposal for a car park is a one of a number of small scale projects which are key to supporting the long-term vitality of the village. These were discussed with the community at a consultation event in 2019 and the suggestion for a car park was overwhelmingly supported.

As a result, this application has the support of the local primary school, Parish Council and local residents - some 45 letters of support have been noted in the Officer's report tonight.

We accept that the location of the car park is sensitive, being in the countryside, an Area of Outstanding Natural Beauty, and a Conservation Area. Through sensitive use of materials and landscaping we have sought to minimise the impacts, and indeed the Officer's report acknowledges that the harm to these assets is not substantial. Any harm is, in our view, clearly outweighed by the benefits of the car park which include:

- The improvement in highway safety for school children that have consistently been supported by the primary school;
- The provision of a safe, off-road footpath for children which would be provided from the car park to the school;
- The removal of a proliferation of parked cars around the village, including that which blocks the entrance to the garden centre (opposite the school) and which damages the grass verges and tree roots further along The Street and which detract from the Conservation Area.

This is a case of applying the planning balance: weighing the significant public benefits of the scheme against the less than substantial harm. We recognise your Officers have recommended that the application be refused, but this is a matter of planning judgement, and so it is open to you to come to a different view.

We are aware of other cases in the District where car parks for schools (including within the AONB) have been granted, for example close by at Pangbourne School, at Bradfield College and at Ufton Nervet. In all these cases, the harm to the landscape and heritage aspects was judged to be outweighed by the benefits to the schools. This car park is therefore not a new precedent, and we respectfully request that Members move to approve the application.

Eastern Area Planning Committee

9th December 2020

Written Submissions

Item:	(3)
Application Number:	20/01940/LBC2
Location:	West Streatley House, High Street, Streatley
Proposal:	The addition of a kitchen vent through the roof of the rear extension
Applicant:	Anita Parratt

Submissions received

Streatley Parish Council	None
Adjoining Parish Council	N/A
Objectors	None
Supporters	None
Applicant/ Agent	None

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