

Notice of Meeting



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Eastern Area Planning Committee

Wednesday, 2nd June, 2021 at 6.30 pm

**in Council Chamber Council Offices
Market Street Newbury**

This meeting will be held in a virtual format in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings) (England and Wales) Regulations 2020 (“the Regulations”).

Please note: As resolved at the Council meeting held on 10 September 2020, public speaking rights are replaced with the ability to make written submissions. Written submissions are limited to no more than 500 words and must be submitted to the Planning Team by no later than midday on Monday DATE. Written submissions will be read aloud at the Planning Committee. Please e-mail your submission to planningcommittee@westberks.gov.uk.

Those members of the public who have provided a written submission may attend the Planning Committee to answer any questions that Members of the Committee may ask in relation to their submission. Members of the public who have provided a written submission need to notify the Planning Team (planningcommittee@westberks.gov.uk) by no later than 4.00pm on Tuesday DATE if they wish to attend the remote Planning Committee to answer any questions from Members of the Committee.

The Council will be live streaming its meetings.

This meeting will be streamed live here: <https://www.westberks.gov.uk/easternareaplanninglive>

You can view all streamed Council meetings here:
<https://www.westberks.gov.uk/councilmeetingslive>

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.



WestBerkshire
C O U N C I L

Agenda - Eastern Area Planning Committee to be held on Wednesday, 2 June 2021
(continued)

Date of despatch of Agenda: Tuesday, 25 May 2021

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report

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 / charlene.hurd@westberks.gov.uk / jessica.bailiss@westberks.gov.uk

Agenda - Eastern Area Planning Committee to be held on Wednesday, 2 June 2021
(continued)

To: Councillors Alan Law, Tony Linden, Royce Longton, Ross Mackinnon, Alan Macro (Vice-Chairman), Geoff Mayes, Graham Pask (Chairman), Richard Somner and Keith Woodhams

Substitutes: Councillors Peter Argyle, Graham Bridgman, Jeremy Cottam, Nassar Hunt and Owen Jeffery

Agenda

Part I

Page No.

5. Update Reports

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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
DATED 2nd June 2021

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.

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 wish to speak.
- Part 4 - applications that have not attracted written submissions.

Part 1	N/A
Part 2	N/A
Part 3	Item (1) 20/03068/FULD Button Court Farm Windmill Lane Midgham Reading Pages 21-44 Item (2) 20/01895/COMIND Land West Of Anchor Van Centre Bath Road, Pips Way, Beenham Pages 45 - 80
Part 4	N/A

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EASTERN AREA PLANNING COMMITTEE
2ND JUNE 2021

UPDATE REPORT

Item No: (1) **Application No:** 20/03068/FULD **Page No.** 21-44

Site: Button Court Farm Windmill Lane Midgham Reading RG7 5TY

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: Barbara Grey
Toby Dyson

Applicant/Agent speaking: Brimble Lea & Partners - Matthew Williams (Agent)
Andrew Inwood - Applicant

Ward Member(s): Councillor Graham Pask

1. Additional Consultation Responses

Public representations:	None
Consultees:	None

2. Update Information

Nothing to report.

3. Updated Recommendation

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

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**EASTERN AREA PLANNING COMMITTEE
ON 2ND JUNE 2021**

UPDATE REPORT

Item No: (2) **Application No:** 20/01895/COMIND **Page No.** 45-80

Site: Land West Of Anchor Van Centre Bath Road, Pips Way, Beenham

Planning Officer Presenting: Alice Attwood

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Peter McEwen

Supporter(s) speaking: N/A

Applicant/Agent speaking: Chris Jesson from Planning and Design Group (via zoom)

Ward Member(s): Councillor Dominic Boeck

1. Additional Consultation Responses

Public representations:	None
Lead Local Flood Authority:	<p>No objection subject to conditions.</p> <p>Referring to the previously approved application for the site – 18/003343/COND1, there are some important changes between that and the current application, notwithstanding of course that the proposed site use is now changed.</p> <p>The most important of these changes is the proposed off-site discharge into the existing ditch between the site and the A4. Previously the discharge rate was agreed at 3.6litres/sec whereas it is now proposed to increase that to 5.54l/s or 6.52l/s depending on which scenario is being assessed. One of the LLFA's concerns with</p>

	<p>the 2018 Application was the effect off-site discharge would have on the wider drainage system particularly in respect of Oak End Way immediately south of the A4 roundabout which is vulnerable to flooding from surface water. As such the discharge rate from the current proposals should be no greater than the previously agreed figure – 3.6l/s.</p> <p>The design in terms of run-off has been done to cope with a 1 in 100 year event plus 20% for climate change, with 40% considered only as a check. Our requirement is that all designs should cope with 40% climate change on top of the 1 in 100 year event.</p> <p>The current Application Surface Water Drainage Schematic Plan (20.061/02b) suggests an oil interceptor could be installed (“if required”) at the south east corner of the site before final discharge to the existing ditch. Some form of pollution control will certainly be required bearing in mind the operations will involve a high proportion of lorry movements as well as with a fork-lift and in preference this should be something other than an oil interceptor which are to be used in a SuDS system ‘as a last resort’.</p> <p>I am also concerned that because of the use the storage is to be put – scaffold storage – the nature of that business means that the scaffold equipment will be used on construction sites and will pick up excess silt & mud which is likely to get transferred to this site. Over time the proposed channels draining the site by intercepting the natural flow of rainfall run off will be susceptible to blockage. I have seen numerous industrial sites where such channels do become blocked (and damaged by frequent heavy vehicle movements). It is already proposed that “linear drains with heavy-duty grated covers” are to be used but would suggest that channels of larger cross section are specified.</p> <p>I previously raised the issue of the depth of surface covering the baffles within the permeable sub-base under 18/03343 and the possibility of the surface becoming deformed thus exposing the baffles. A ‘tarmac’ surface is now proposed rather than the loose gravel so the issue is nowhere near so likely now. But no surfacing depth is currently proposed and so to avoid localised deformation of the surface, an adequate construction depth is required.</p> <p>Furthermore in relation to the surface material now being tarmac, unless it is porous, water will not drain through to the permeable sub-base. Clarification is required, but consideration should also be given to the issue of silt transported into the silt and the likelihood for this blocking the porous surface.</p> <p>As shown on the Surface Water Drainage Schematic Plan (20.061/02b) and the associated text, the method of storing excess water on the site is acceptable in principle although full details are required.</p>
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2. Drainage

Since the publication of the agenda report the above consultation response has been received from the Lead Local Flood Authority. Whilst the principle of development is considered acceptable in flood risk and drainage terms, some concerns were raised on detailed points, including the proposed discharge rate from the site being higher than previously permitted given local drainage concerns in the area. It has been agreed between the applicant, planning officers and Lead Local Flood Authority that these matters can be addressed pursuant to a planning condition requiring the submission of detailed sustainable drainage measures before commencement. Accordingly an amended condition is recommended below.

3. Delivery hours

The applicant has requested that the delivery hour restrictions are amended slightly to allow deliveries from 7am on Mondays to Fridays. Accordingly an amended condition is recommended below.

4. Updated Recommendation

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

8. Sustainable drainage (amended)

Notwithstanding any detail shown on the approved plans, no development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority. These details shall:

- a) Incorporate the implementation of Sustainable Drainage methods (Suds) in accordance with best practice and the proposed national standards;
- b) Ensure discharge rate from the current proposals are no greater than the previously agreed figure – 3.6l/s.
- c) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels;
- d) Include details of how the existing flood plain will be sustained or mitigated (any measures for loss of flood plain shall not increase flood risk elsewhere);
- e) Include details of hard surfacing to be use on site.
- f) Include a drainage strategy for surface water run-off from the site that ensures that no discharge of surface water from the site will be directed into the public system;
- g) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse at no greater than Greenfield run-off rates;
- h) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- i) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;
- j) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- k) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines;
- l) Ensure any permeable areas are constructed on a permeable sub-base material such as Type 3 or reduced fines Type 1 material as appropriate;
- m) Include details of how the SuDS measures will be maintained and managed

after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the premises;

- n) Include a management and maintenance plan for the lifetime of the development. This plan shall incorporate arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a residents' management company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

All sustainable drainage measures shall be implemented in accordance with the approved details before the use hereby permitted is commenced in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained in the approved condition thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner. To prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS16 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design – Part 4 Sustainable Design Techniques (June 2006). A pre-commencement condition is required because the SUDs needs to be implemented during construction.

19. **Delivery hours (amended)**

No deliveries shall be taken at or despatched from the site outside the following hours:

Mondays to Fridays: 07:00 to 19:00

Saturdays: 08:00 to 18:00

Sundays and public holidays: 08:00 to 13:00

Reason: To safeguard the living conditions of surrounding occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).