

Notice of Meeting



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Eastern Area Planning Committee Wednesday 11th May 2022 at 6.30pm

**in Second Floor Meeting Area Council
Offices Market Street Newbury**

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Agenda - Eastern Area Planning Committee to be held on Wednesday, 11 May 2022
(continued)

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

Substitutes: Councillors Graham Bridgman, Nassar Hunt, Owen Jeffery, Joanne Stewart
and Andrew Williamson

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 20/03028/OUTMAJ - Land at Junction With Bath Road, New Road Hill, Midgham, Reading** 5 - 8
- Proposal:** Outline application for the erection of 16 dwellings, including 6 affordable units, with access from Bath Road. Matters to be considered: Access
- Location:** Land at Junction With Bath Road New Road Hill Midgham Reading
- Applicant:** JPP Land Limited
- Recommendation:** Delegate to the Service Director of Development and Regulation to grant outline planning permission subject to the completion of a Section 106 legal agreement, or to refuse planning permission if the Section 106 legal agreement is not completed.
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- (2) **Application No. & Parish: 21/02130/OUTMAJ - Land Adjacent To 1 Gables Way, Bath Road, Colthrop, Thatcham** 9 - 14
- Proposal:** Outline Application for commercial B2 (general industrial) and/or B8 (storage and distribution) development together with ancillary office space and associated landscaping, car parking, service yards and access. Matters to be considered: Access.
- Location:** Land Adjacent To 1 Gables Way Bath Road Colthrop Thatcham West Berkshire
- Applicant:** Ptarmigan Thatcham Limited
- Recommendation:** Delegate to the Service Director of Development and Regulation to grant outline planning



Agenda - Eastern Area Planning Committee to be held on Wednesday, 11 May 2022
(continued)

permission

- (3) **Application No. & Parish: 22/00193/FUL - St Andrew's School, Pangbourne** 15 - 16
- Proposal:** Installation of containerised biomass boiler systems
- Location:** St Andrews School Unnamed Road From Gardeners Lane To Buckhold Farm Pangbourne RG8 8QA
- Applicant:** The Warden and Council, St Andrews School
- Recommendation:** Delegate to the Service Director of Development and Regulation to grant planning permission.

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 Stephen Chard on telephone (01635) 519462.



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EASTERN AREA PLANNING COMMITTEE 11TH MAY 2022

UPDATE REPORT

Item No: 4(1) **Application No:** 20/03028/OUTMAJ **Page No.** 25 – 57

Site: Land at Junction with Bath Road and New Road Hill, Midgham

Planning Officer Presenting: Matthew Shepherd

Member Presenting: N/A

Parish Representative speaking: Cllr Anthony Fenn, Midgham Parish Council – in person

Objector(s) speaking: Mr Matthew Partridge on behalf of local residents

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Douglas Bond, Woolf Bond Planning (agent) – via Zoom

Ward Member(s): Cllr Graham Pask

1. Additional Consultation Responses

Public representations:	<p>An e-petition has been submitted on the Council's website. In summary the e-petition raises objections to the application noting that Woolhampton has already accommodated a significant amount of recent development, particularly at the eastern approach on the A4 (Reed Gardens), and this application is to the west, which will book-end the village in new-build housing. This will completely change the character of this historic village, and the landscape of its approach from both directions. There are further concerns cited in terms of the following:</p> <ul style="list-style-type: none">• Sewage/drainage capacity• Oversubscription of schools• The placement of a new 'ghost' lane between two existing lanes.• Parking on New Road Hill being insufficient• The relief of the site• The impact on the landscape and character of the area• The continued submission of applications <p>This e-Petition runs from 05/05/2022 to 16/06/2022 and is therefore still live. 60 people have signed this e-Petition at the time of writing.</p>
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2. Conditions

An amendment has been recommended to the sustainable drainage condition to ensure that the required details are submitted alongside the reserved matters applications, so that the impact on the layout of the development of sustainable drainage measures can be considered from the outset.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended condition. The refusal reason in the event of the S106 Legal Agreement not being completed is also included below.

22. Sustainable drainage (amended)

On or before the submission of the first reserved matters application, details of sustainable drainage measures to manage surface water within the site shall be submitted to the Local Planning Authority for approval. These details shall:

- (a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards, particularly the WBC SuDS Supplementary Planning Document December 2018;
- (b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Any soakage testing should be undertaken in accordance with BRE365 methodology;
- (c) 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 1 in 1 year Greenfield run-off rates;
- (d) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- (e) 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 and an additional 10% increase of paved areas over the lifetime of the development (Urban Creep);
- (f) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- (g) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines.
- (h) 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 property/premises;
- (i) Apply for an Ordinary Watercourse Consent in case of surface water discharge into and other works on or adjacent to a watercourse (i.e stream, ditch etc);
- (j) Show that attenuation storage measures have a 300mm freeboard above maximum design water level. Surface conveyance features must have a 150mm freeboard above maximum design water level;
- (k) Provide details of how surface water will be managed and contained within the site during any construction works to prevent silt migration and pollution of watercourses, highway drainage and land either on or adjacent to the site;
- (l) Provide a verification report carried out by a qualified drainage engineer demonstrating that the drainage system has been constructed as per the approved scheme (or detail any minor variations thereof), to be submitted to and approved by the Local Planning Authority on completion of construction. This shall include: plans and details of any key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS

measures thereafter.

Thereafter the development shall be carried out in accordance with the details approved in writing by the Local Planning Authority.

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 applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (June 2006) and SuDS Supplementary Planning Document (Dec 2018). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

The following refusal reason would be applied in the event that the Section 106 Agreement is not completed within the required timeframe, in accordance with paragraphs 8.1 and 8.2 of the agenda report.

1. **Planning obligation**

The application fails to provide an appropriate planning obligation with respect to the on-site provision of affordable housing, and the provision and governance of public open space. The district has a high affordable housing need and an affordability ratio above the national average. Public open space is required from the development. Without these planning obligations the proposed development conflicts with policies CS6, and CS18 of the West Berkshire Core Strategy 2006-2026, Policies RL.1, RL.2 and RL.3 of the West Berkshire District Plan 1991-2006 (Saved Policies 2007), the Planning Obligations SPD, and the National Planning Policy Framework.

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EASTERN AREA PLANNING COMMITTEE 11TH MAY 2022

UPDATE REPORT

Item No: 4(2) **Application No:** 21/02130/OUTMAJ **Page No.** 59 – 99

Site: Land adjacent to 1 Gables Way, Bath Road, Colthrop, Thatcham

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Parish Representative speaking: Cllr Anthony Fenn, Midgham Parish Council – in person

Adjacent Parish Representative speaking: Cllr Steve Ardagh-Walter and Cllr Owen Jeffery, Thatcham Town Council – in person

Objector(s) speaking: Ms Tracey Underwood – in person

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr James Walker, Savills (agent) – via Zoom

Ward Member(s): Cllr Graham Pask

1. Additional Consultation Responses

Public representations:	<p>Two additional letters of strong objections have been received from adjacent ward members in Thatcham, and a further letter of objection from a parish councillor:</p> <ul style="list-style-type: none">• Concern was raised about the increase in traffic that will arise and the impact on HGV traffic through the centre of Thatcham, to the M4 and beyond.• Concern was also raised about the inappropriate type of jobs which may be created by the scheme and which are not needed.• There is a need for hi-tech jobs in this location.• Lack of active travel improvements in relation to the scheme.• Conflict with the Local Transport Plan.• Lack of need for more large B8 units.• Does not comply with local policy, the Council's Employment Land Review, or the Western Berkshire FEMA Economic Development Needs Assessment.
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2. Response to Additional Representations

The Highway Officer has advised that a link directly into the existing cycleway to the west on the south side of the A4 was considered but in order to achieve this the highway would need to be widened further, in which no land was available. The non-provision of 160m length of cycleway is not considered sufficient reason to object to the application. In addition, if this provision was to occur it would have a detrimental impact on adjacent trees and biodiversity.

With respect to need, the 2020 Employment Land Review is the most up-to-date evidence. This identifies a need for 62,000m² over the 16 year period of 2020 to 2036 for industrial floorspace (including B2 and B8); the equivalent of some 16 hectares and approximately 500 jobs in B8 alone. The application site is identified in the report as having high market attraction and good availability. Whilst the ELR notes that the “best” sites are close to the M4 junction, there remains good demand and need for other sites across the district. Given the high level of constraints across the district for such new employment sites, the application site is considered appropriate.

The ELR notes that currently vacancy rates, particularly for B2 and B8 units in the Colthrop area, are low (7.5% is normal market churn rate), and demand for good space remains high. In addition Paragraph 82(a) of the NPPF encourages local planning authorities to set out a clear economic vision and strategy for positively and proactively promoting sustainable economic growth, having regard to local industrial strategies. It is considered that approving this application would be in accordance with the NPPF.

In addition the applicant has accepted a condition to secure a Skills and Employment Plan, as identified below, which will assist in the promotion of lower skilled jobs at the site, and during the construction phase.

3. Additional Information

At the Committee site visit a number of information requests were made as follows.

Approximate distances to nearest dwellings (from application red line site at closest point):

- 39 Midgham Marsh – 244m to the east (northernmost)
- 38 Midgham Marsh – 290m to the east (southernmost)
- Meadow Thatch Cottage – 390m to the east
- West Grange Hotel – 132m to the north
- The Croft, Coxs Lane – 190m to the north

Neighbouring heights:

- The highest point of 2 Gables Way (immediate west of the application site) is 13.5m.
- The highest point of the Xtrac building (further to the west) is 10m.
- The highest point of Units 1, 2 and 3 Thatcham Distribution Park (next west) is 12.5m.

There are several tree preservation orders within the woodland belt to the west of the application site. No works are proposed within the vicinity of these TPOs.

4. Conditions

Following further discussions with the applicant, some minor amendments to the recommended conditions have been agreed as follows:

- The submitted drainage and parking plans have been omitted from Condition 4 (approved plans) as these are indicative.
- Condition 5 (water supply) can be deleted as Thames Water have now confirmed no objections to the application.

- Condition 17 has been amended to ensure visibility splays are provided before first occupation rather than before any development. This is because a temporary construction access would be governed separately by Condition 8 (CMS).
- Condition 22 has been amended to a pre-occupation condition, rather than pre-commencement.

Three additional conditions are also recommended to secure BREEAM, carbon reduction, and a Skills and Employment Plan.

5. Updated Recommendation

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

4. **Approved plans (amended)**

The development hereby permitted shall be carried out in accordance with the following approved plans/documents:

668-004-PLO7 (Parameter Plan);
1909-11-PLO3-A (Junction access scheme);
668-001-PLO2 (Location Plan).

Reason: For the avoidance of doubt and in the interest of proper planning.

5. **Condition 5 (water supply) is deleted** because Thames Water have confirmed no objections to the application.

17. **Visibility splays (amended)**

No unit shall be first occupied until visibility splays of 2.4 metres by 160 metres have been provided at the access. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.

Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026). Note: Temporary construction access is governed by Condition 8 (CMS)

22. **Travel Plan (amended)**

No unit shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented from the development first being brought into use. It shall be reviewed, and updated as appropriate, within 6 months of first implementation, in agreement with the Local Planning Authority. After that the Travel Plan shall be annually reviewed and updated as appropriate and all reasonable practicable steps made to achieve the agreed targets and measures within the timescales set out in the plan and any subsequent revisions.

Reason: To ensure the development reduces reliance on private motor vehicles and provides the appropriate level of vehicle parking. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

23. **BREEAM (additional)**

The development hereby permitted shall achieve a rating of "Excellent" under BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme), unless otherwise agreed in writing by the Local Planning Authority. The development shall not be first occupied until a final certificate has been

issued certifying that this rating has been achieved, and a copy of the certificate has been provided to the Local Planning Authority.

Reason: To ensure the development contributes to sustainable construction. This condition is applied in accordance with the National Planning Policy Framework, Policy CS15 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

24. Sustainability and Energy Strategy (additional)

On or before the submission of the first reserved matters application, relating to any or all of the reserved matters for each phase of the development, a detailed Sustainability and Energy Statement shall be submitted to the Local Planning Authority for approval. The Statement shall:

- (a) Be informed by the Sustainability Statement and Energy Strategy accompanying the outline application; and
- (b) Include a scheme for the reduction of carbon dioxide emissions, including through the use of low/zero carbon technology, with an aspiration to achieve zero carbon in accordance with Policy CS15.

No development within each phase of the development shall take place until approval of the above Statement has been granted in writing by the Local Planning Authority. Thereafter the development within each phase shall be implemented in full accordance with the approved details.

Reason: To ensure the development contributes towards the transition to a low carbon future. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS15 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because the final measures contained within the statement may influence site layout and construction.

25. Skills and Employment Plan (additional)

No development shall take place an Employment and Skills Plan (ESP), in relation to the construction phase of the development, has been submitted to and approved in writing by the Local Planning Authority. The ESP will set out the measures that the developer will take to enhance the training and employment opportunities that are offered to the local workforce in West Berkshire in the construction process. The measures set out in the ESP should be appropriate and proportional to the scale and value of the development. The ESP should set out, through a method statement, how the following priorities will be addressed:

- (a) Promotion of employment opportunities generated on site to the West Berkshire workforce (but not excluding those outside of West Berkshire), with a focus on those who are not currently employed.
- (b) Creation of new apprenticeship starts specific to the development site. This should include how the developer will work directly with local employment and training agencies.
- (c) Identification of training and work placement opportunities on site with discussion on how these may be promoted to local people, working directly with local employment and training agencies.

The Employment and Skills Plan should also:

- (d) Identify a lead contact who is responsible for managing the plan.
- (e) Set out a timetable for the implementation of the ESP which, for the avoidance of doubt, shall include a start date no later than the date of commencement of development.

- (f) Set out the process for how implementation of the ESP will be monitored and reported back to West Berkshire Council.

Thereafter approved ESP shall be implemented in full concurrent with the development of the site.

Reason: To promote local job opportunities in the district in accordance with the National Planning Policy Framework. A pre-commencement condition is necessary because the ESP will need to be in place before any construction activities take place.

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EASTERN AREA PLANNING COMMITTEE 11TH MAY 2022

UPDATE REPORT

Item No: 4(3) **Application No:** 22/00193/FUL **Page No.** 101 – 111

Site: St Andrew's School, Pangbourne

Planning Officer Presenting: Matthew Shepherd

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Dr Anthony Haden-Taylor
Miss Margaret Culling

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Ed Graham (Headmaster) – via Zoom
Ms Penny Franklin (Bursar) – via Zoom
Mr David Newman (on behalf of Agent) – via Zoom

Ward Member(s): Cllr Ross Mackinnon

1. Additional Consultation Responses

Public representations:	<p>A letter of representation was submitted to members of the committee and to Planning objecting on the following summarised issues:</p> <ul style="list-style-type: none">• The development is very close to the farm boundary and any noise produced by it will potentially scare horse riders.• The development would be placed under trees and will negatively impact the longevity of at least three trees.• The development does not have any particle capture mechanism in the Chimney Stack.• Emission will harm nearby residents and children of the school.• Wood Burning contributes to air pollution in London.• The development is not actually carbon neutral.• Concern as to where emissions will go given the prevailing wind and inconsistencies in statements by the applicant.• Concern in terms of the developments negative affect on the health of residents and animals.• Concern in regards to vehicle movements.• No risk assessment of the proposal has been submitted.
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Tree Officer:	Conditional permission.
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2. Trees

The Tree Officer has been consulted on the application and considered the significant line of trees near to the proposed development. The Tree Officer raises no objections, but advises that an Arboricultural Method Statement would be required, together with tree protection and supervision. This would include a construction exclusion zone wherein no storage, mixing of chemicals, and similar activities would be permitted within the root protection areas. Supervision would ensure the pads were constructed correctly. This matter can be dealt with by condition.

3. Updated Recommendation

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

7. **Arboricultural Method Statement**

No development or other operations shall commence on site until an Arboricultural Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. The AMS shall include details of:

- (a) The implementation, supervision and monitoring of all temporary tree and ground protection; and
- (b) The implementation, supervision and monitoring of any special construction works within any defined tree protection area.

Thereafter the development shall not be undertaken except in accordance with the approved AMS.

Reason: To ensure the retention and protection of trees identified at the site in accordance with the NPPF and Policies ADPP1, ADPP5, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation, other measures and works may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.