

# Notice of Meeting

---

## Eastern Area Planning Committee

**Wednesday, 12th April 2017 at 6.30pm**  
At the Calcot Centre, Highview (off Royal Avenue), Calcot

### 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, 4 April 2017

### FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Calcot Centre between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

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 Stephen Chard on (01635) 519462  
Email: [stephen.chard@westberks.gov.uk](mailto:stephen.chard@westberks.gov.uk)



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 12 April 2017**  
(continued)

**To:** Councillors Peter Argyle, Pamela Bale, Graham Bridgman, Keith Chopping (Vice-Chairman), Richard Crumly, Marigold Jaques, Alan Law, Alan Macro, Tim Metcalfe, Graham Pask (Chairman), Richard Somner and Emma Webster

**Substitutes:** Councillors Lee Dillon, Sheila Ellison, Nick Goodes, Tony Linden and Quentin Webb

---

# Agenda

## Part I

**Page No.**

1. **Apologies**  
To receive apologies for inability to attend the meeting.
  2. **Minutes** 5 - 12  
To approve as a correct record the Minutes of the meeting of this Committee held on 22 March 2017.
  3. **Declarations of Interest**  
To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' [Code of Conduct](#).
  4. **Schedule of Planning Applications**  
(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications.)
    - (1) **Application No. & Parish: 17/00351/FULD - Barn south of Butlers Farm, Back Lane, Beenham** 13 - 34

**Proposal:** Conversion of existing barn into residential dwelling with ancillary parking and amenity space.

**Location:** Barn south of Butlers Farm, Back Lane, Beenham, Reading

**Applicant:** Mrs T Palmer

**Recommendation:** To **DELEGATE** to the Head of Development and Planning to **REFUSE PLANNING PERMISSION** for the reason for refusal set out in section 8.1 of this report.
- Items for Information**
5. **Appeal Decisions relating to Eastern Area Planning** 35 - 36  
*Purpose: To inform Members of the results of recent appeal decisions relating to the Eastern Area Planning Committee.*



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 12 April 2017**  
*(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.

Andy Day  
Head of Strategic Support

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.



This page is intentionally left blank

## DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

### **EASTERN AREA PLANNING COMMITTEE**

#### **MINUTES OF THE MEETING HELD ON WEDNESDAY, 22 MARCH 2017**

**Councillors Present:** Peter Argyle, Pamela Bale, Graham Bridgman, Richard Crumly, Marigold Jaques, Alan Law, Tony Linden (Substitute) (In place of Emma Webster), Mollie Lock (Substitute) (In place of Alan Macro), Tim Metcalfe, Graham Pask (Chairman), Richard Somner and Quentin Webb (Substitute) (In place of Keith Chopping)

**Also Present:** Jessica Bailiss (Policy Officer (Executive Support)), Masie Masiwa (Planning Officer), David Pearson (Development Control Team Leader) and Shiraz Sheikh (Acting Legal Services Manager)

**Apologies for inability to attend the meeting:** Councillor Keith Chopping, Councillor Alan Macro and Councillor Emma Webster

#### **PART I**

##### **82. Minutes**

The Minutes of the meeting held on 8<sup>th</sup> February 2017 were approved as a true and correct record and signed by the Chairman, subject to the following amendment:

Councillor Alan Law drew attention to page nine of the minutes and stated that the second sentence of paragraph four should read as follows 'Councillor Alan Law advised that as Chairman for only the first part of the site visit, he had been made aware of a possible request by the Case Officer, but during his time as Chairman, no request to visit was made.'

Councillor Quentin Webb stated that he took over as Chairman for the second part of the site visit and was not made aware that a request had been made.

##### **83. Declarations of Interest**

There were no declarations of interest received.

##### **84. Schedule of Planning Applications**

###### **(1) Application No. & Parish: 16/03518/FULD - Pelynt, Crookham Common Road, Brimpton**

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 16/03518/FULD in respect of the demolition of the existing dwelling and construction of a self-build replacement dwelling.

In accordance with the Council's Constitution, Catherine Bamforth, supporter and Sarah Dufield and John Hunt, agent and applicant, addressed the Committee on this application.

Catherine Bamforth in addressing the Committee raised the following points:

## **EASTERN AREA PLANNING COMMITTEE - 22 MARCH 2017 - MINUTES**

- She had lived in the village of Brimpton for 17 years and she would also be voicing the opinion of others living in the village.
- The current owner of Pelynt, John Hunt, had lived in Brimpton all of his life and wished to bring his children up in the village. His parents also still lived in the village.
- The bungalow as it stood was dilapidated and as far as Mrs Bamforth understood, was not viable for re-use.
- Pelynt suffered from rising damp and mildew issues.
- John Hunt's family had outgrown the space. The proposed dwelling was of rural design, was more in keeping with the surrounding area and would be ample size for modern family living.
- The proposal was environmentally and eco friendly.
- Bats occupied the loft of the current property and therefore it was proposed that the new house would be set back further on the site, to allow the bats to be re-homed in a sympathetic manner.
- The work unit that formed part of the application would allow the applicants to work from home and therefore reduce traffic in the village.
- Prior to the application being submitted, Mr Hunt canvassed the opinion of the local community.
- No objections to the application were received and it was supported by Brimpton Parish Council. Mrs Bamforth urged the Committee to approve the application.

Councillor Richard Crumly queried how many two storey properties were near to the application site. Mrs Bamforth confirmed that there were about five.

Councillor Graham Bridgman asked for clarification on whether Brimpton Parish Council had no objections to the application or if they supported it. Planning Officer, Masie Masiwa, confirmed that the Parish Council had made no objections to the application.

Councillor Alan Law noted that bats occupied the property currently and asked if Planning Officers had been made aware of this. Mrs Bamforth was unsure if Officers were aware.

Sara Dutfield and John Hunt in addressing the Committee raised the following points:

- There were two areas that Mrs Dutfield would focus on including the design of the proposed property and the overall size.
- Regarding the design and appearance, there was no key characteristic for the area and no single house style or design prevalent on surrounding properties.
- The proposed dwelling had taken references from the surrounding area, including the relatively newly built Holdaways Farm, which had glazed elevation and sat in a more prominent position to Pelynt.
- The height of the proposed dwelling was similar to numerous properties in the immediate area including Holdaways Farm.
- The design was considered to be of high quality and would complement the existing area.
- In respect of the overall size, Mrs Dutfield stated that Mr and Mrs Hunt had been honest about their intentions and consciously applied for their final vision for the

## EASTERN AREA PLANNING COMMITTEE - 22 MARCH 2017 - MINUTES

site rather than something smaller in scale that would require extending in the future.

- Mrs Dutfield stated that Policy ENV23 existed, as set out in the supporting text, to protect the nature and character of the rural environment and to avoid dwellings, which were excessive in size and massing and thereby physically and visually intrusive. The emerging HSA DPD policy on replacement dwellings assessed the basis of the impact of a new property on the character and local distinctiveness of the rural area, compared to that which existed.
- Mrs Dutfield quoted paragraph 4.57 of the HSA DPD, which stated that “Any size increase had to be considered on the basis of the impact of a particular property in a particular location”.
- It had been explained at the site visit by the Case Officer, that the plot was not visible from the footpaths to the rear.
- The line of trees to the front of the site would be retained and therefore Mrs Dutfield felt that the proposed dwelling would be visually intrusive.
- The views of local people had been listened to and there had been no letters of objection received. With this in mind Mrs Dutfield urged Members of the Committee to approve the application.
- Mrs Dutfield confirmed that a full bat survey was submitted with the report.

Councillor Crumly queried if the family would be running their business from the area above the garage. Mrs Dutfield confirmed that Mr and Mrs Hunt’s business was primarily run from a unit at Calleva Park in Tadley. The area above the garage would only be used for working from home purposes.

Councillor Tony Linden queried if there would be any visitors to the house as a result of the business. Mr Hunt confirmed that they ran an air conditioning company and therefore were often out on site. The area above the garage would be a quiet place to work and there would be no additional visitors.

Councillor Tim Metcalfe was concerned about the entrance to the property as the line of trees impaired vision on exit, requiring drivers to encroach onto the road, in order to see traffic coming from either side. Councillor Metcalfe asked if there was any chance of the sight lines being improved. Mr Hunt confirmed that ideally they would like to remove the hedge that was of concern. Mrs Dutfield confirmed that this had been explored however, it would require removal of the trees, which were considered a nice feature to the front of the application site. Mr Hunt confirmed that there was a mirror to aid drivers exiting the site.

Councillor Pamela Bale appreciated that the applicants would need to work from home on occasion however, felt that the size of the work space proposed was particularly generous. Mr Hunt confirmed that due to the nature of his business they had to layout large drawings. There was space for two large desks to allow this to happen and adequate floor space.

It was also noted that there was a double garage on the site and it was confirmed by the agent that this would remain if planning permission was granted.

Councillor Crumly read out comments from Ward Member, Dominic Boeck, who raised the following points:

- Pelynt was unsightly and was not suitable to meet modern needs
- The proposed dwelling was in keeping with the setting.

## **EASTERN AREA PLANNING COMMITTEE - 22 MARCH 2017 - MINUTES**

- Neighbours within the surrounding area had no issue with what was proposed for the site.
- None of the footpaths within the village would be adversely affected by the development.
- The Hunt family wanted to continue to live within the village of Brimpton and were an asset to the community.

Councillor Law referred to page four of the update report, which stated that no conclusion had yet been reached on the extent of the lawful residential curtilage, or the need for planning permission for the recently constructed outbuilding. It also stated that the presence of an outbuilding was a material consideration, which Members could take into account. David Pearson stated that no conclusions had been reached as to whether the outbuilding required planning permission however, the building existed and Members needed to consider whether to approve the plans for the site. Regarding the curtilage, the replacement dwelling was proposed for the part of the site where the curtilage was defined and therefore Members were able to take a decision on the application.

Councillor Law queried if conditions regarding the curtilage being lawfully certified could be added, if the application was approved. David Pearson advised that conditions could not be added for an additional application, however an informative could be.

Councillor Mollie Lock asked if the garage was placed on agricultural land. David Pearson stated that this issue was yet to be resolved and would require further examination of records held by the Planning Department. Councillor Lock also queried if the garden was classed as agricultural land. David Pearson stated that they were still seeking clarification on this. It would be appropriate for an application for a certificate of lawfulness to be submitted.

Councillor Graham Pask asked if the application was approved, would it give the applicant the right to use all the area within the red line, shown on the map on page four of the update report. David Pearson stated that it was within everyone's interest for the issue to be resolved as soon as possible.

Councillor Bridgman asked for clarification on whether the plan on page four of the update report was the most up to date version. Masie Masiwa confirmed that this was the most recent version of the plan. David Pearson stated that they were still unclear about the status of the area where the garage was located. The red line was now being shown closer to the existing dwelling than in the previous plan.

Councillor Graham Pask asked if Members would be making a sound planning decision if they assumed the red line shown was the true curtilage for the site. David Pearson stated that the Committee could make a decision based on the amended plan as the area in which the replacement dwelling was proposed to be sited was accepted as residential curtilage.

Councillor Bale commented that the closer the red line was to the road the smaller the plot would be and the impact of the dwelling would be more significant. David Pearson stated that the policy C7 of the HSADPD regarding replacement dwellings did not include any reference to plot sizes.

Councillor Bridgman asked for clarification that the site was not within the Area of Outstanding Natural Beauty (AONB). David Pearson confirmed that this was correct.

Councillor Marigold Jaques stated that she had listened carefully to the applicant and the agent and acknowledged that the existing property was in a dilapidated state and needed replacing. Councillor Jaques was however, concerned to the extent to which the



## **EASTERN AREA PLANNING COMMITTEE - 22 MARCH 2017 - MINUTES**

application was contrary to planning policy. Councillor Jaques felt that the size of the home, office and garage would have a negative impact on the landscape.

Councillor Law referred to both old and new planning policy. He stated that the new policy referred to the setting of the application. Although Councillor Law supported the concept of replacing an out of date bungalow with a superior building, he was concerned about the overall increase in size. He noted that both the Parish Council and local community were not opposed to the application however, Members needed to consider the whole district and not just one particular area. Councillor Law stated that the application proposed an increase that was almost five times the size of the original dwelling and would set a precedent. On this basis he was minded to refuse the application.

Councillor Crumly expressed a differing view to Councillor Law. He felt that the ageing, dilapidated bungalow was a blot on the landscape. The site in question was of considerable size and the bungalow was particularly small in comparison and did not meet the needs of modern family living. The Hunt family required a modern house and Councillor Crumly supported this application. Councillor Crumly proposed that the Committee approve the application and this was seconded by Councillor Metcalfe.

Councillor Richard Somner was concerned that if the application was refused then numerous extensions to the existing dwelling would be applied for in the future.

Councillor Quentin Webb referred to the reasons for refusal under section eight of the planning report. He was in agreement with Councillor Law and felt that the increase in size was a step to far.

Councillor Lock felt that there were still question to be answered around the use of the land and whether it was designated for agricultural use. Councillor Lock was also concerned about the size of the garage and office.

Councillor Tim Metcalfe referred to a recent application that was approved in Purley, which had consisted of a mixture of different sized houses, including some that had four bedrooms. He recalled that some Members had expressed concern about the size of the gardens as they were particularly small and stressed that the application in question consisted of a good sized plot and garden. Councillor Metcalf referred to new planning policy, which stated that any building should look comfortable within a plot and he felt in this case it would.

Councillor Linden stated that he was still undecided over the application. He queried if the Committee voted to approve the application, would it be referenced up as it was against many of the Council's planning policies. David Pearson stated that although the application was contrary to policy, Officers would not be minded to reference the decision up if the application was approved. David Pearson advised Members to give careful consideration to new policy guidance when making a decision on the application. Planning Officers believed that the proposal if approved, would have large impact on the surrounding area particularly if the line of trees at the front of the property were ever removed.

Councillor Bridgman was not concerned that the application would set a precedent if approved, as each planning application was considered in context and on its own merits. Councillor Bridgman concurred with the point made by Councillor Somner about further extensions and felt that the application was clear about its intentions. Councillor Bridgman was also not concerned about the sight lines and felt that the row of trees should be retained to the front of the site as it would help retain the 'countryside' feel.

Councillor Bridgman moved on to talk about the AONB. Both policies C6 and C7 referred to the AONB and the impact of restricting development in the AONB. C6 covered how

## EASTERN AREA PLANNING COMMITTEE - 22 MARCH 2017 - MINUTES

extensions should be subservient to the existing building. Councillor Bridgman stated that he was concerned about the percentage increase.

Councillor Graham Pask asked if policies mentioned by Councillor Bridgman were relevant to open countryside outside of the AONB. David Pearson confirmed that the text of policy C7 did not mention the AONB and it did cover the district as a whole. Paragraph 5.4.7 stated that if a replacement dwelling was disproportionate then it would be deemed unacceptable. David Pearson stated that in his opinion the proposed dwelling was a step too far.

Councillor Peter Argyle added to the points made by both Councillor Metcalfe and Councillor Bridgman and put great weight on the fact that both the Parish Council and the residents supported the application.

Councillor Bale stated that although the proposed property was large this was not her main concern and her biggest issue was with the garage and work unit.

Councillor Law referred to new planning policy that gave emphasis to proportionality when considering housing within the countryside.

Councillor Somner noted that the applicant could submit an application for a smaller extension and then apply to extend it further in the future. David Pearson stated that they could not stop future occupants from applying for extensions. Each application would have to be judged on its merits.

Councillor Jaques queried whether the applicant had been advised on revising the scale of the proposal and Masie Masiwa confirmed that the applicant had been advised to withdraw and revise the application.

Councillor Graham Pask asked the Committee to vote on the proposal made by Councillor Crumly and seconded by Councillor Metcalfe to approve the application. At the vote this proposal was refused. Councillor Bridgman abstained from voting.

Members highlighted that there were some words missing from the Reasons section of the Planning Officer's report on page 28, paragraph 8.1. Masie Masiwa confirmed that Reason one should read as follows 'The application site is located on a very prominent location and within the countryside.'

Councillor Metcalfe noted the reasons for refusal and stated that it had been discussed that the site was not prominent or sensitive and therefore questioned why these reasons were included. David Pearson stated that if the line of trees at the front of the site were removed then the site would become very prominent and in any event the Officer view was that the site was prominent.

Councillor Law proposed that the Committee accept the Officer's recommendation to refuse planning permission and this was seconded by Councillor Linden. At the vote this proposal was carried. Councillor Bridgman abstained from voting.

**RESOLVED that** the Head of Planning and Countryside be authorised to refuse planning permission for the following reasons:

1. The application site is located on a very prominent and within the countryside. The existing dwelling on the site is a modest bungalow and the new two storey replacement dwelling and carport/garage will significantly increase the built form on the site. The replacement dwelling is overly large and by virtue of its design, size, scale, bulk and massing would dominate the area and would have a detrimental impact on the open character of the area. The proposed dwelling can be viewed from surrounding vantage points including Crookham Common Road and local, thus failing to respect the original dwelling's design, size, scale, massing, character and its

## **EASTERN AREA PLANNING COMMITTEE - 22 MARCH 2017 - MINUTES**

setting within the site and the wider landscape and the pleasant rural character and appearance of the surrounding area.

As such, the proposal fails to demonstrate a high standard of design contrary to the requirements for high quality design within the NPPF, and the provisions of Policies CS14 and CS19 of the West Berkshire Core Strategy. The proposal is contrary to the guidance contained in West Berkshire Supplementary Planning Document- Quality Design 'Residential Development'. The proposal is further contrary to Policies C3 and C7 of the emerging West Berkshire Council Proposed Submission Housing Site Allocations Development Plan Document (DPD).

2. The proposed replacement dwelling and proposed garage will result in a total cumulative increase in floor space of approximately 421%, and the proposed developments are significantly disproportionate to the original dwelling. Furthermore proposed replacement dwelling and proposed garage will result in a total cumulative increase in volume of approximately 312% the proposed replacement dwelling and garage would result in a large, visually prominent, incongruous and bulky residential development within the countryside. Its size, scale, bulk and massing would result in a materially large and dominant structure within the site, not subservient or sympathetic to the original dwelling.

The design, size, bulk and scale of the proposal are contrary to the National Planning Policy Framework, Policies ADPP1, ADPP6, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026. The proposal fails to accord with Policy ENV23 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and the guidance contained within the West Berkshire Supplementary Planning Document: Quality Design: Part 2 Residential Development and the Replacement Dwellings and Extensions to Dwellings in the Countryside (July 2004). The proposal is also contrary to Policies C3 and C7 of the emerging West Berkshire Council Proposed Submission Housing Site Allocations Development Plan Document (DPD).

3. At the heart of the NPPF is a presumption in favour of sustainable development, the NPPF identifies three dimensions to sustainable development: economic, social and environmental. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system and emphasises that a presumption in favour of sustainable development should be the basis for every plan, and every decision. The proposal makes no significant contribution to the wider economic dimensions of sustainable development as there would only be a minor benefit in terms of additional employment during the construction period. With regard to the environmental role of fundamentally contributing to protecting and enhancing our natural, built and historic environment. It is considered that the proposal fails to sufficiently respect and preserve the existing natural and built environment and does not protect and enhance the prevailing pattern of development in the local area and the site specifically and the character and appearance of the site itself. The proposal makes no significant contribution to the wider social dimension of sustainable development due to the significant visual intrusion it will cause which will damage the character and appearance of the local area to the detriment of its enjoyment by local residents.
4. For the above reasons, it is considered that the proposed development is not sustainable development as set out in the NPPF.

### **85. Appeal Decisions relating to Eastern Area Planning**

Members noted the outcome of appeal decisions relating to the Eastern Area.

**EASTERN AREA PLANNING COMMITTEE - 22 MARCH 2017 - MINUTES**

*(The meeting commenced at 6.30 pm and closed at 7.33 pm)*

**CHAIRMAN** .....

**Date of Signature** .....

# Agenda Item 4.(1)

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(1)	17/00351/FULD Beenham	6 April 2017	Conversion of existing barn into residential dwelling with ancillary parking and amenity space  Barn south of Butlers Farm Back Lane Beenham Reading  Mrs T Palmer

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/00351/FULD>

**Recommendation Summary:**

To **DELEGATE** to the Head of Development and Planning to **REFUSE PLANNING PERMISSION** for the reason for refusal set out in section 8.1 of this report.

**Ward Members:**

Councillor Keith Chopping

**Reason for Committee Determination:**

Requested by Councillor Chopping to allow committee to consider the application

**Committee Site Visit:**

**Contact Officer Details**

**Name:** Cheryl Willett  
**Job Title:** Senior Planning Officer  
**Tel No:** (01635) 519111  
**E-mail Address:** cheryl.willett@westberks.gov.uk

## 1. Relevant Site History

- 08/00280/AGRIC: Recladding of existing barn to enable use of structure for storage, etc. Application not required as agricultural use proven 17.03.08.
- 09/01122/AGRIC: Alteration to existing barn and outbuildings to make buildings secure. Application not required 29.07.07
- 14/00242/CLASSM: Change of Use under Paragraph M3 of Class M from Agriculture to B8. LPA notified 07.02.14

## 2. Publicity of Application

Site Notice Expired: 24<sup>th</sup> March 2017  
Neighbour Notification Expired: 9<sup>th</sup> March 2017

## 3. Consultations and Representations

### 3.1 Consultations

**Beenham Parish Council** No objections.

**Highways** No objections.

**Environmental Health** No comments.

**Waste Management** No objections.

**SuDS** No comments received by date of writing.

**North Wessex Downs AONB** No objections. Adjacent to the village and forms part of the envelope of the built environment in this locality. The proposal is simple and sympathetic and appears to retain the existing structure with a small pitched roof added to the single storey projection. Restrictions on external lighting and PD rights for outbuildings.

**Thames Water** No comments received by date of writing.

**Ecologist** No comments received by date of writing.

### 3.2 Representations

Total: 7            Object: 2            Support: 5

Summary of objections:

- No planning notice displayed (prior to it being placed at the entrance);
- Overdevelopment of the site. Large dwelling in an area where there are small semi detached houses and bungalows;
- No residential development north of this section of Back Lane;

- Set a precedent;
- When the barn was constructed it was in a manner conducive to conversion;
- Barn has never been overtly used as an agricultural building;
- Land has recently been partitioned and hedge along Back Lane has been allowed to grow higher over the past 5 years;
- Further vegetation planted to the rear of the site;
- Site is within the AONB, thereby creating an additional intrusion into the AONB;
- Building visually and physically separated from the adjacent built development.

Summary of support:

- Houses are needed in the village;
- Good use for an unused building;
- Conversion is a visually sympathetic method of providing residential housing in the village;
- Assist the local economy, providing additional custom to the pub and to surrounding towns;
- Building is within the building line;
- No impact on access to allotments;
- No impact on neighbours.

#### **4 Planning Policy**

4.1 The statutory development plan comprises the West Berkshire Core Strategy 2006-2026 and those saved policies within the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP).

4.2 Other material considerations include government legislation and guidance, in particular:

- The National Planning Policy Framework (March 2012) (NPPF);
- The National Planning Practice Guidance (March 2014) (PPG).

4.3 According to paragraph 215 of the NPPF, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

The policies within the West Berkshire Core Strategy (2006-2026) attract full weight. The following policies are relevant to this application:

- ADPP1: Spatial Strategy;
- ADPP5: North Wessex Downs AONB;
- CS1: Delivering New Homes and Retaining the Housing Stock;
- CS13: Transport;
- CS14: Design Principles;
- CS17: Biodiversity and Geodiversity;
- CS19: Historic Environment and Landscape Character.

4.4 The policies of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007 attract due weight in accordance with their degree of consistency with the

policies of the National Planning Policy Framework. The following saved policies are relevant to this application:

- OVS5: Environmental Nuisance and Pollution Control
- OVS6: Noise Pollution
- TRANS1: Meeting the Transport Needs of New Development;
- HSG1: The Identification of Settlements for Planning Purposes;
- ENV19: The Reuse and Adaptation of Rural Buildings

4.5 In addition, the following locally adopted West Berkshire Council policy documents are relevant to this application:

- Supplementary Planning Document, Quality Design (June 2006): Part 2, Residential Development
- The West Berkshire Planning Obligations Supplementary Planning Document (2014)
- The North Wessex Downs Area of outstanding Natural Beauty Management Plan 2014-2019
- Community Infrastructure Levy Charging Schedule (adopted March 2014)
- Beenham: A Parish Design Statement

4.6 According to Paragraph 216 of the NPPF, decision-takers may also give weight to relevant policies in emerging plans according to:

(1) The stage of preparation,

(2) The extent to which there are unresolved objections to relevant policies and

(3) The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

The Local Development Scheme (LDS) provides a timetable for the preparation of emerging development plan documents.

4.7 The emerging Housing Site Allocations Development Plan Document (HSA DPD) is the second DPD of the new West Berkshire Local Plan, which will allocate non-strategic housing sites across the district. The Proposed Submission Version of the HSA DPD was published in December 2016. The HSA DPD has undergone examination and consultation on Main Modifications, and is now pending the Inspectors report. According to the latest LDS update, adoption of the HSA DPD is now anticipated in Spring 2017. It is therefore at an advanced stage of preparation. No specific housing allocations are relevant to this appeal, but its progress is relevant to the housing supply considerations raised by the Appellant. The following policies from the HSA DPD are relevant to this development and now carry significant weight.

- C1: Location of New Housing in the Countryside
- C3: Design of Housing in the Countryside
- C4: Conversion of Existing Redundant Buildings in the Countryside to Residential Use
- P1: Parking Standards for New Residential Development



## **5. Description of Development**

- 5.1 The application seeks full permission to convert the existing barn into a four bedroom dwelling, with garaging. The existing doors would be converted into full height glazing. New openings are proposed in the other elevations. The hardstanding to the front would be retained. The proposed garden would be confined to the existing application site. A fence and hedging has been erected to denote the western boundary.
- 5.2 According to the applicant the barn currently houses equipment such as a tractor and trailer. No hay is stored and has not been stored for the past year. The applicant advises that the building is surplus to requirements and the equipment will be relocated to an existing building on Butlers Farm.
- 5.3 The barn was adapted / reconstructed in 2009, and is of a modern appearance. The building was previously dilapidated, with aerial photographs showing that the roof was partly missing.

## **6. Appraisal**

### **6.1 Environmental Impact Assessment (EIA)**

- 6.1.1 The application has been considered under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended). A screening opinion has been issued confirming the proposed development is not EIA development and therefore an Environmental Statement is not required.

### **6.2 Community Infrastructure Levy**

- 6.2.1 The proposed works would be liable for payment of the Community Infrastructure Levy. This has been provisionally calculated at a sum of £16,467.50, subject to confirmation of the floor area.

### **6.3 Consideration**

- 6.3.1 The main issues for consideration in the determination of this application are:
- Principle of development;
  - Impact of the proposed works on the character and appearance of the North Wessex Downs Area of Outstanding Natural Beauty;
  - Impact on neighbouring amenity and amenity of future occupants;
  - Impact on highway safety;
  - Impact on ecology;
  - Planning balance

### **6.4 The principle of development**

- 6.4.1 The application site is located outside of the defined settlement boundary, where new development is more strictly controlled. The NPPF outlines in paragraph 55 that housing should be located where it will enhance or maintain the vitality of rural communities, and isolated new homes should be avoided unless where, amongst

others, 'the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting'.

- 6.4.2 Policy ADPP1 of the Core Strategy requires development to follow the existing settlement pattern and comply with the spatial strategy. Beenham is not a village listed within the settlement hierarchy, and the site is located outside of the settlement boundary, as identified by Local Plan policy HSG1. Core Strategy policy ADPP1 outlines that in smaller villages with settlement boundaries (including Beenham) only limited infill development would be suitable, subject to the character and form of the settlement. Outside of the settlement boundaries only appropriate limited development would be allowed, focused on addressing identified needs and maintaining a strong rural economy. The supporting text to Policy ADPP1 outlines the following at paragraph 4.17 (with officer emphasis in bold):

'Settlements below the service village level in the hierarchy would deliver additional housing but this would be limited to infill or minor development where a settlement boundary has been defined, and to rural exception schemes for affordable housing to meet local needs. Some limited development is important for the long-term sustainability of rural communities. As no allocations are proposed for villages that are not listed in the settlement hierarchy, infill and rural exceptions sites in these settlements would be additional sources of housing supply which would introduce a further element of flexibility to help meet the development objectives of the strategy. Outside these settlements, **in the countryside, a more restrictive approach to development will be taken. Specific exceptions to this approach could include barn conversions** and agricultural workers dwellings to support the rural economy. **Any development within the North Wessex Downs AONB will be more restrictive than in the general countryside, reflecting the national designation of the landscape**'.

Policy ADPP5 of the Core Strategy, when discussing the AONB, seeks to focus housing allocations in rural service centres and service villages.

- 6.4.3 Moving away from the development plan policies the Housing Site Allocations Development Plan Document (HSA DPD) now attracts substantial weight in decision making. Policy C1 of the emerging HSA DPD also outlines that exceptions to the restriction on new residential development outside of the settlement boundaries would be limited to the conversion of redundant buildings, among others.
- 6.4.4 Policy C4 of the emerging HSA DPD applies to the conversion of existing redundant buildings in the countryside, specifically to those that are structurally sound. The applicant outlines that the building is surplus to requirements, and the existing machinery stored in the building would be relocated to an existing barn at Butlers Farm. Therefore, the change of use would not result in a subsequent application for a replacement building, despite the building not being genuinely redundant.
- 6.4.5 Beenham is a small settlement, with services including a primary school, public house and church. There is a limited bus service serving the village between Thatcham and Calcot Savacentre on Mondays and Wednesdays, and between Newbury and Theale on Tuesday, Thursday and Friday, and a late service to set customers down on Monday to Friday. There would be a reliance on the private car to access other services and places of employment. This is not in line with the Core

Planning Principles in the NPPF which states that planning should manage growth through making the most of public transport, walking and cycling, and focusing development in locations which are or which can be made sustainable.

- 6.4.6 In consideration of the scheme the barn is capable of conversion without significant adaptation and is not in an isolated location. The Building Survey submitted with the report shows that the building is in good condition capable of conversion without demolition or substantial change. The conversion is supported in principle by Local Plan Policy ENV19, subject to compliance with the criteria set out within. However, the barn is not genuinely redundant and therefore conflicts with emerging policy C4 of the HSA DPD. Beenham is not an example of a sustainable settlement, where travel would be necessary to access most services and places of employment. Another point is that if the site was not in the AONB permitted development rights would exist for conversion to residential, subject to the prior notification procedure. The Government's intention is to bring buildings back into beneficial use and help boost the supply of housing. The building is currently being used, despite the claim it is surplus to requirements.
- 6.4.7 In consideration of the development plan policies the principle of whether the development is acceptable is subject to compliance with criteria set out within development plan policies and to emerging policies. This is discussed below. However, there is conflict with emerging planning policies as it hasn't been proven that the barn is genuinely redundant.

## **6.5 Design and impact of the proposed works on the character and appearance of the North Wessex Downs Area of Outstanding Natural Beauty**

- 6.5.1 The site is situated within the North Wessex Downs Area of Outstanding Natural Beauty, which is an area of nationally significant landscape importance where the conservation of the character and appearance of the AONB is given a high level of importance in planning decision making.
- 6.5.2 Policy ENV19 of the Local Plan requires that proposals for the re-use of buildings are in keeping with their surroundings, and respect local building styles and materials. Policy C3 of the emerging HSA DPD states 'the design of new housing, including rural housing exception sites, conversions, extensions and replacement dwellings, must have regard to the impact individually and collectively on the landscape character of the area and its sensitivity to change'. Furthermore, development should have regard to the character of the area, taking into account the local settlement and built character.
- 6.5.3 Due to the open character of fields surrounding the site it is highly visible in views from surrounding locations. The public right of way BEEN/19/1 is located approximately 75 metres to the west of the site, and shared with the entrance road to Butler's Farm. A hedge is sited along the eastern edge of the road, providing some screening to the site. There are gaps in the hedge where the barn can be seen. The barn is viewed against the backdrop of existing houses along Back Lane.
- 6.5.4 The height and form of the building would remain unchanged. The proposed external alterations to the building would be clearly visible from surrounding public viewpoints. The change of use of the land forming the proposed curtilage to

residential use would detract from the character of the area and the AONB, with the introduction of domestic landscaping and domestic paraphernalia. Such paraphernalia could include children's play equipment, closely mown grass, washing lines, hard landscaping such as garden paths, and soft landscaping including planted areas. This cannot be controlled by planning conditions. Permitted development rights could be used to manage any planned residential extensions, outbuildings and alterations to the building itself.

- 6.5.5 The barn is large, and visually stands in isolation beyond the edge of the settlement. However, it currently is an agricultural barn and an example of such rural buildings that are part of the established countryside scene. It is recognised to be a building which is utilitarian in style, and the proposed adaptation would retain this utilitarian style, particularly with the insertion of a significant amount of glazing. The conversion of the building would not lead to an enhancement of the site but would accentuate the prominence of the building within the site and draw attention to its presence.
- 6.5.6 There is a clearly defined pattern of development in the locality, where houses are located south of Back Lane opposite to the site and either side of Back Lane when turning the corner. There is no other development, including any non-residential, north of Back Lane in the immediate locality. There is more established development either side of Back Lane on the western side of the village, which is visually distinct from the application site.
- 6.5.7 In the context of surrounding development the existing building is conspicuous and not in keeping with the general small scale bungalows and two storey housing in close proximity. The creation of a dwelling on this location would go against the general grain of existing residential development which is concentrated to the south of Back Lane, and along the east and west of Back Lane as the corner is turned away from the site. The proposal would introduce a new tier of residential development in the immediate locality where none currently exists. The site is particularly sensitive, especially from the adjacent public right of way and views from Back Lane, when viewed from the south-east.
- 6.5.8 Landscape works would not on their own make the development acceptable, as the height and overall massing of the barn would mean that such landscape would need to be substantial. Furthermore, landscaping cannot make an unacceptable scheme acceptable.
- 6.5.9 The AONB is an intrinsically dark landscape. The proposed development with its extensive glazed areas would be likely contribute to increased light pollution at sight. External lighting can be controlled by planning condition. The preservation of dark night skies within the AONB is specifically mentioned in policy ADPP5 of the core strategy.
- 6.5.10 Overall, the proposal is considered to domesticate the building and its curtilage, and the building would be plainly visible from public viewpoints. The building would harmfully juxtapose against the countryside and diminish the existing extent of the settlement. When considering the context of the site a large dwelling and its associated curtilage would not follow the established character of the immediate locality and would have a negative impact on the local distinctiveness and sense of place of this part of the AONB contrary to the aims of policy ADPP5

## **6.6 Impact on highway safety**

- 6.6.1 The existing access from Back Lane and the existing hardstanding would be utilised.
- 6.6.2 The proposed works are not considered to result any additional impact on highway safety. Parking would be provided at a sufficient level to meet with the requirements of both existing and emerging policies.

## **6.7 Impact on neighbouring amenity and amenity of future occupants**

- 6.7.1 The proposed dwelling would be well separated from any surrounding residential property, and as such is not considered to result in any undue impact on residential amenity.
- 6.7.2 The proposed works would secure a good quality of amenity space for future occupants in accordance with the recommendations of the Quality Design SPD.

## **6.8 Impact on ecology**

- 6.8.1 As works are proposed to an existing barn and in accordance with Local Plan policy ENV19, Core Strategy Policy CS17, the NPPF and emerging HSA DPD policy C4 the applicants have commissioned an ecological survey to check for protected species. The report concludes that there are no priority habitats present and very limited opportunities for priority species to exist on site. There are recommendations outlined in the survey for biodiversity enhancement.
- 6.8.2 The Council's ecological consultant's comments will be reported on the committee update sheet

## **6.9 Planning balance**

- 6.9.1 When considering the benefits of the proposal the additional dwelling would add to the supply of housing in the district, though this is limited to one dwelling.
- 6.9.2 When considering the adverse impacts of the proposed development the conversion of the building, owing to its size, scale and utilitarian appearance, together with large curtilage, would result in harm to the character of the area and to the AONB. Furthermore there would be light pollution at night due to the amount and type of glazing. The site is not within a sustainable location. There is no proof that the barn is genuinely redundant. The site visit and the application documents, including the CIL form, outline that the building is in use.
- 6.9.3 Great weight should be given to conserving the landscape and scenic beauty of the AONB. This harm to the environment outweighs the benefits set out above and, as such, the proposal does not represent sustainable development.

## **7. Conclusion**

- 7.1 The proposal to convert the existing barn into a residential dwelling with ancillary parking and amenity space would result in a significant and harmful impact on the

character of the surrounding rural and agricultural landscape in a visually sensitive location within the North Wessex Downs AONB. As such it is contrary to the requirements of policies on development in the countryside and the requirements of the NPPF.

## 8. Recommendation

To **DELEGATE** to the Head of Development and Planning to **REFUSE PLANNING PERMISSION** subject to the reason for refusal set out in Section 8.1.

### 8.1.1 Reason

1. The application site is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), visible from public viewpoints including the public footpath to the west BEEN/19/1. The existing agricultural barn is large and utilitarian in appearance. The conversion of the building and surrounding land to residential use would detract from the character and appearance of the character of the area and the AONB, with the introduction of domestic landscaping and domestic paraphernalia. The conversion would retain the existing utilitarian style, of the buildings and the insertion of a significant amount of glazing would degrade the intrinsically dark skies of the AONB. As a result the development will significantly harm rather than conserve the character of the immediate area and of the AONB.

As such the application is contrary to the provisions of Policy ADPP5 of the West Berkshire Core Strategy (2006-2026) July 2012 and section 7 and paragraph 115 of the National Planning Policy Framework which requires good design and seeks to ensure that development in the AONB conserves and enhances its special qualities. The proposal also runs contrary to criteria (a), (e) and (g) of Policy ENV19 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007. The application is contrary to emerging planning policy, specifically Policy C3 of the Housing Site Allocations Development Plan Document (2016) which requires development to be designed having regard to the character of the area in which the site is located; and Policy C4 of the Housing Site Allocations Development Plan Document (2016) which seeks to ensure that conversions of rural buildings to residential use protect the rural character of the application site and its setting in the wider landscape

2. Visually the barn stands in isolation beyond the edge of the settlement, and is distinct in location, scale and massing from the surrounding residential development in Back Lane. There is a clearly defined pattern of development in the locality. The appearance of the barn is in unsympathetic contrast to the bungalows located on the opposite side of Back Lane, and to the modest two storey houses to the east of the site in Back Lane.

As such the application is contrary to the provisions of Policy ADPP5 of the West Berkshire Core Strategy (2006-2026) July 2012 and section 7 and paragraph 115 of the National Planning Policy Framework which requires good design and seeks to ensure that development in the AONB conserves and enhances its special qualities. The proposal also runs contrary to criteria (a), (d) and (g) of Policy ENV19 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007, and does not accord with points 8 and 13 of the planning guidance outlined in the Beenham Parish Design Statement (2003). The application is contrary to emerging planning policy, specifically Policy C3 of the Housing Site Allocations Development Plan

Document (2016) which requires development to be designed having regard to the character of the area in which the site is located; and Policy C4 of the Housing Site Allocations Development Plan Document (2016) which seeks to ensure that conversions of rural buildings to residential use protect the rural character of the site and its setting in the wider landscape.

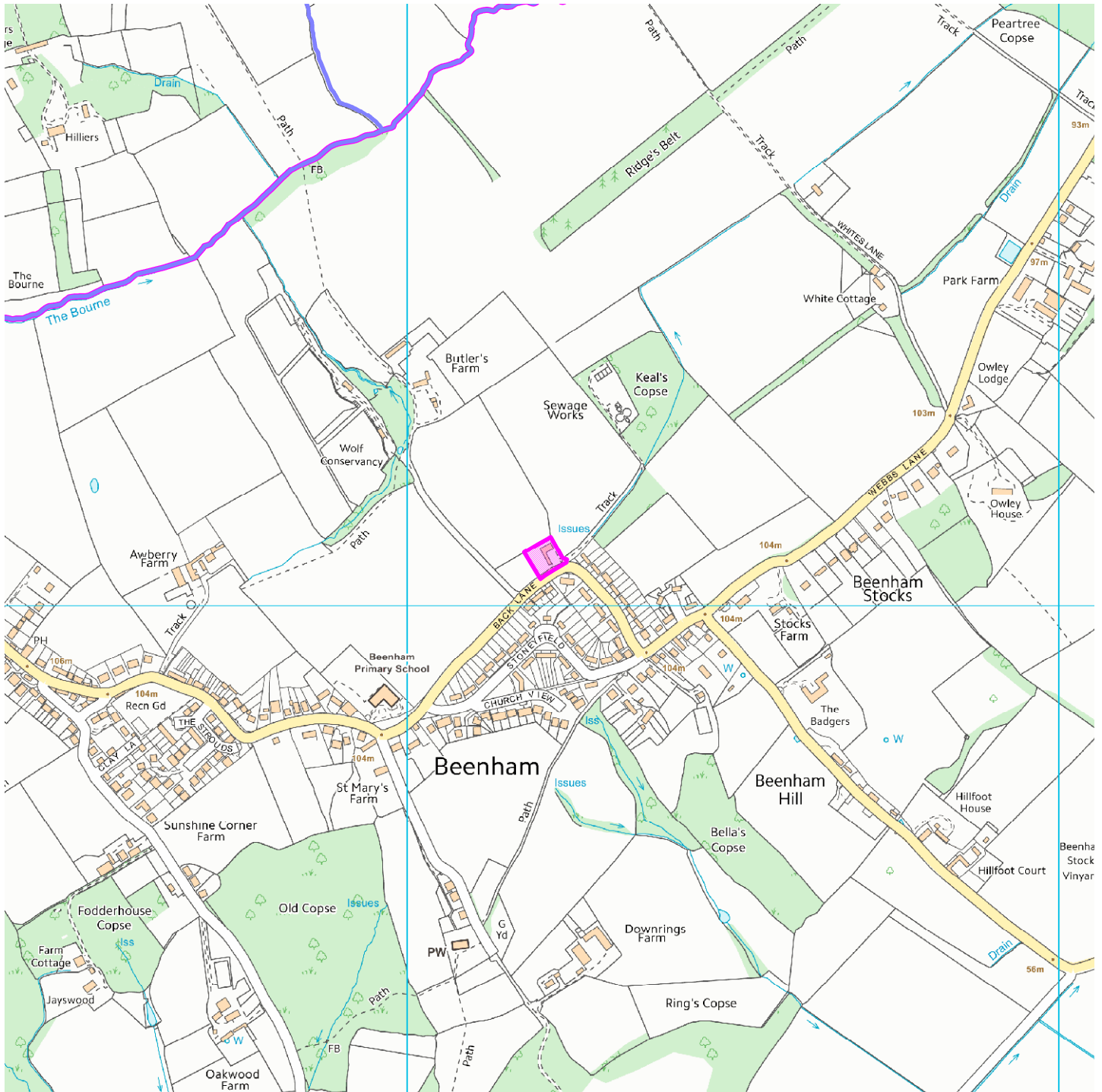
3. It has not been proven that the barn is genuinely redundant, as even though it is claimed to be surplus to requirements it is still used for the storage of agricultural related equipment. Therefore the proposed conversion is contrary to paragraph 55 of the NPPF and emerging Policy C4 of the Housing Site Allocations DPD.

DC

This page is intentionally left blank



Barn South Of Butlers Farm, Back Lane, Beenham



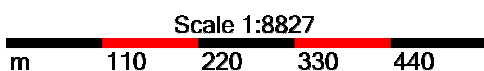
Map Centre Coordinates :

Scale : 1:8826

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2003.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

<b>Organisation</b>	West Berkshire Council
<b>Department</b>	
<b>Comments</b>	
<b>Date</b>	30 March 2017
<b>SLA Number</b>	0100024151



This page is intentionally left blank

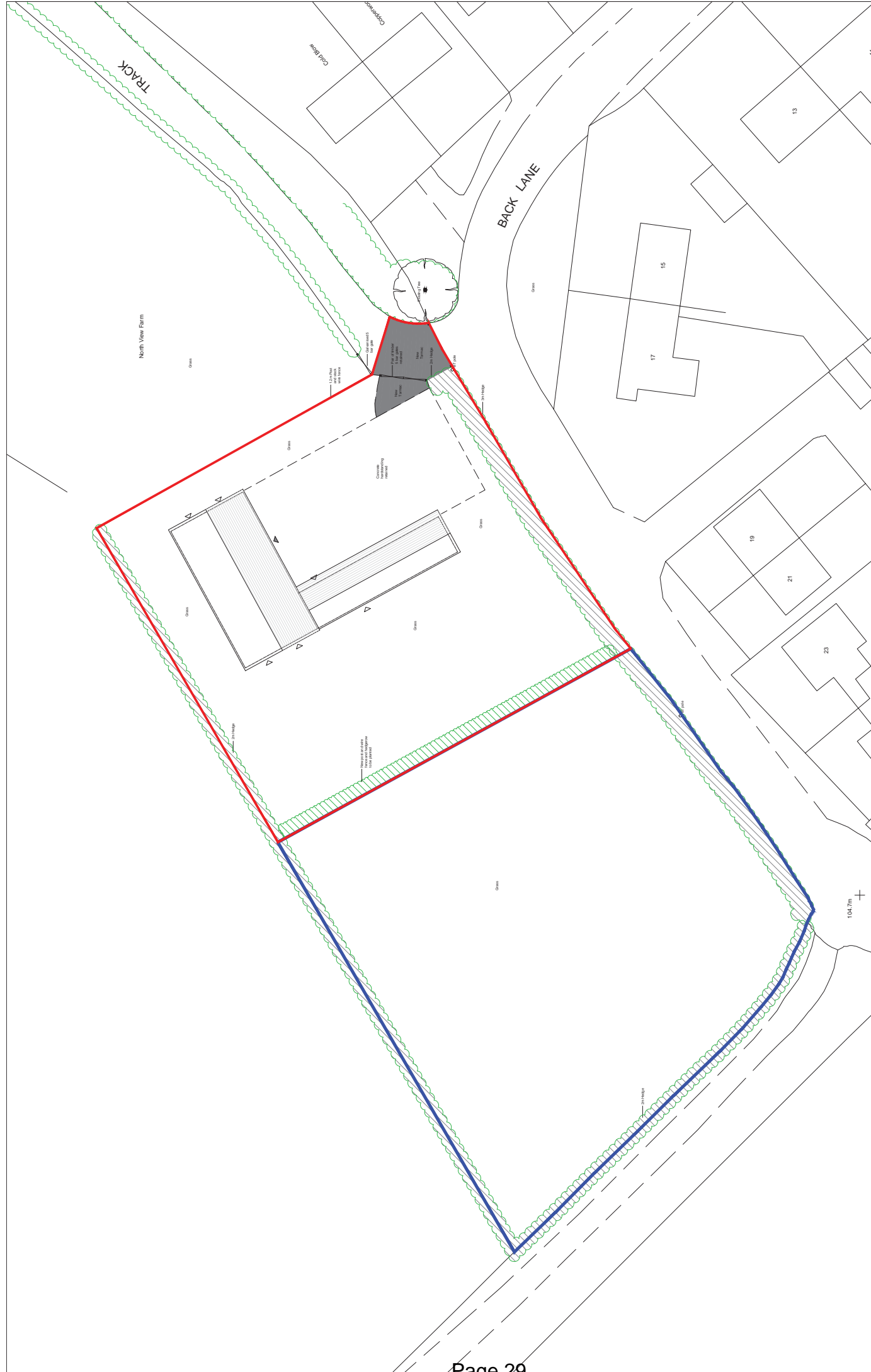
**Plans and drawings relevant to reports submitted to  
Eastern Area Planning Committee  
12 April 2017 at 6.30pm  
at the Calcot Centre, Highview (off Royal Avenue),  
Calcot**

**[to be read in conjunction with the main agenda]**

*Please note:*

- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at [www.westberks.gov.uk](http://www.westberks.gov.uk)*
- *The application files will be available for half an hour before the meeting*

17/00351/FULD  
Barn South Of Butlers Farm  
Back Lane  
Beenham



**Ian Sullivan Architecture Ltd**  
 101 Victoria Road, Sandown, Wiltshire SN1 8SD.  
 Telephone: 01753 612062 - Email: ian@sullivanarchitecture.com

**PROPOSED SITE PLAN**

Project No: 2125  
 Scale: 1:200 @ A1  
 Date: 10/2016

Client: **Mrs T Palmer**

Site: **BACK LANE  
 BEENHAM  
 BERKSHIRE  
 RG7 5NG**

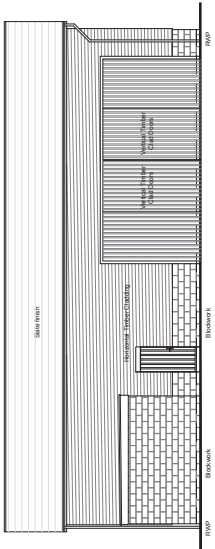
1: All drawings are to scale unless otherwise stated.  
 2: All dimensions are in metres unless otherwise stated.  
 3: All dimensions are to be checked on site.

**KEY**

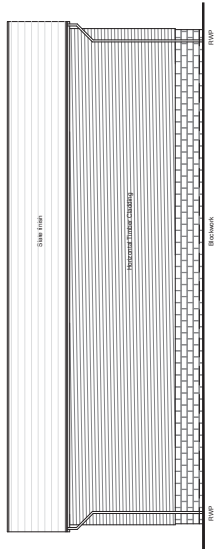
- Existing Trees & Planting to be retained
- Demolish Site Boundary
- Demolish Application Area

**KEY**

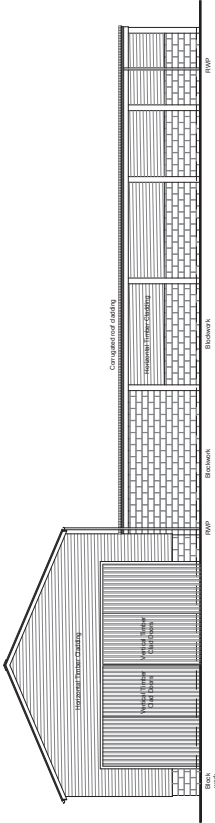
- Existing Trees & Planting to be retained
- Demolish Site Boundary
- Demolish Application Area



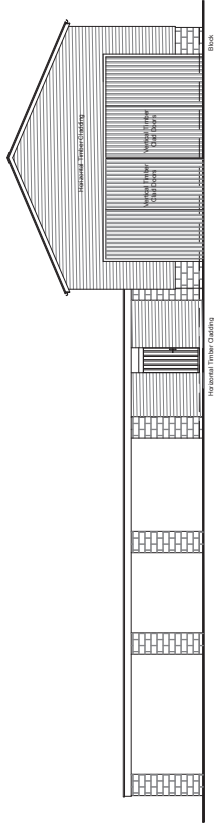
South Elevation



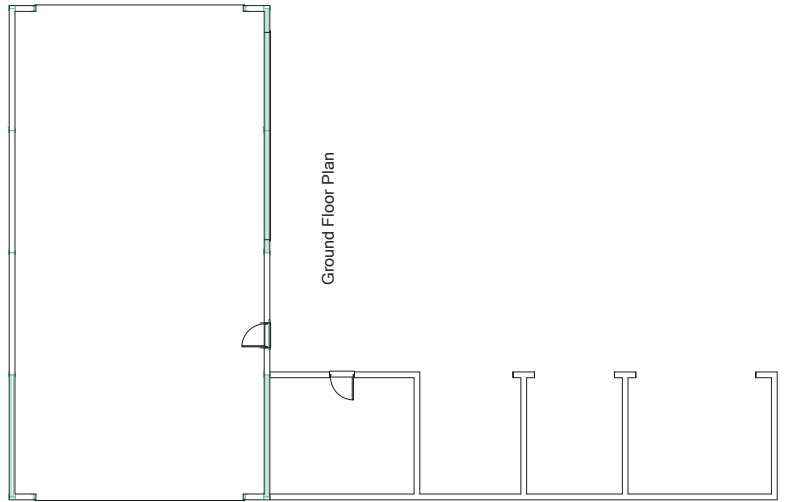
North Elevation



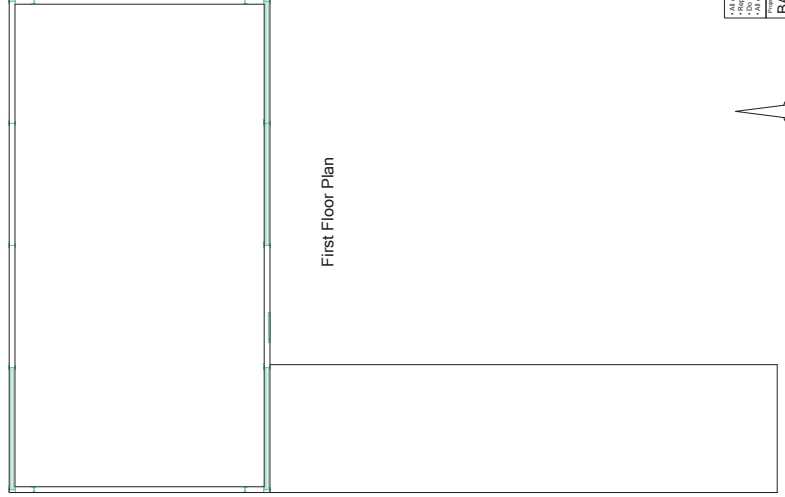
West Elevation



East Elevation



Ground Floor Plan



First Floor Plan



All drawings are copyright  
 IAN SULLIVAN ARCHITECTURE LTD  
 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of Ian Sullivan Architecture Ltd.

Project Name  
**BACK LANE  
 BEENHAM  
 BERKSHIRE  
 RG7 5NG**

Client Name  
**EXISTING BARN**

Project No  
**2125**

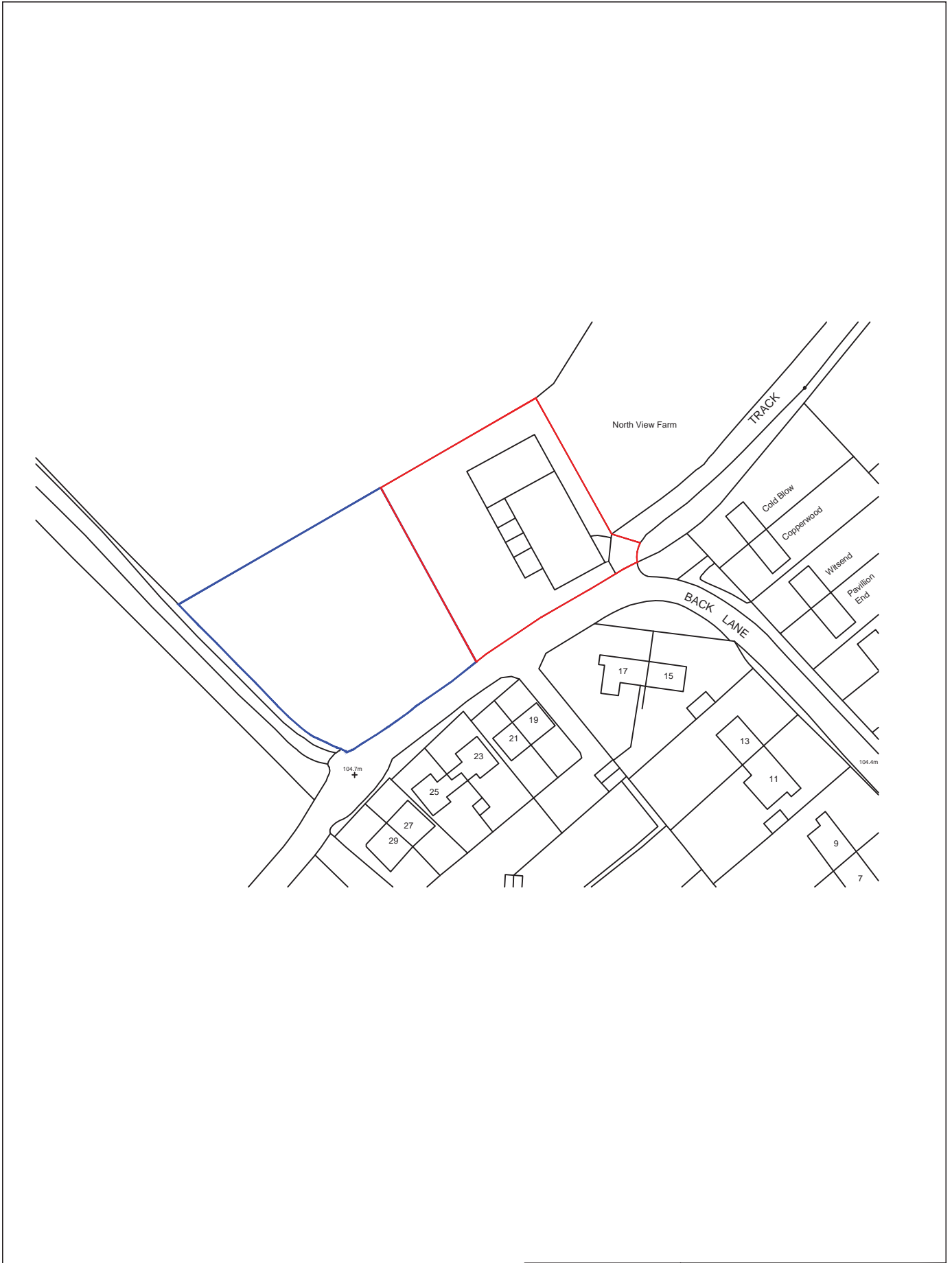
Drawn No  
**102**

Scale  
**1 : 100 @ A1**

Issue No  
**MP**

Date  
**10 / 2016**

**Ian Sullivan Architecture Ltd**  
 101 Victoria Road, Sarum, Wiltshire SN1 8SD,  
 Telephone: 01753 612667 - Email: ian@sullivanarchitecture.com



Rev	Description	Date



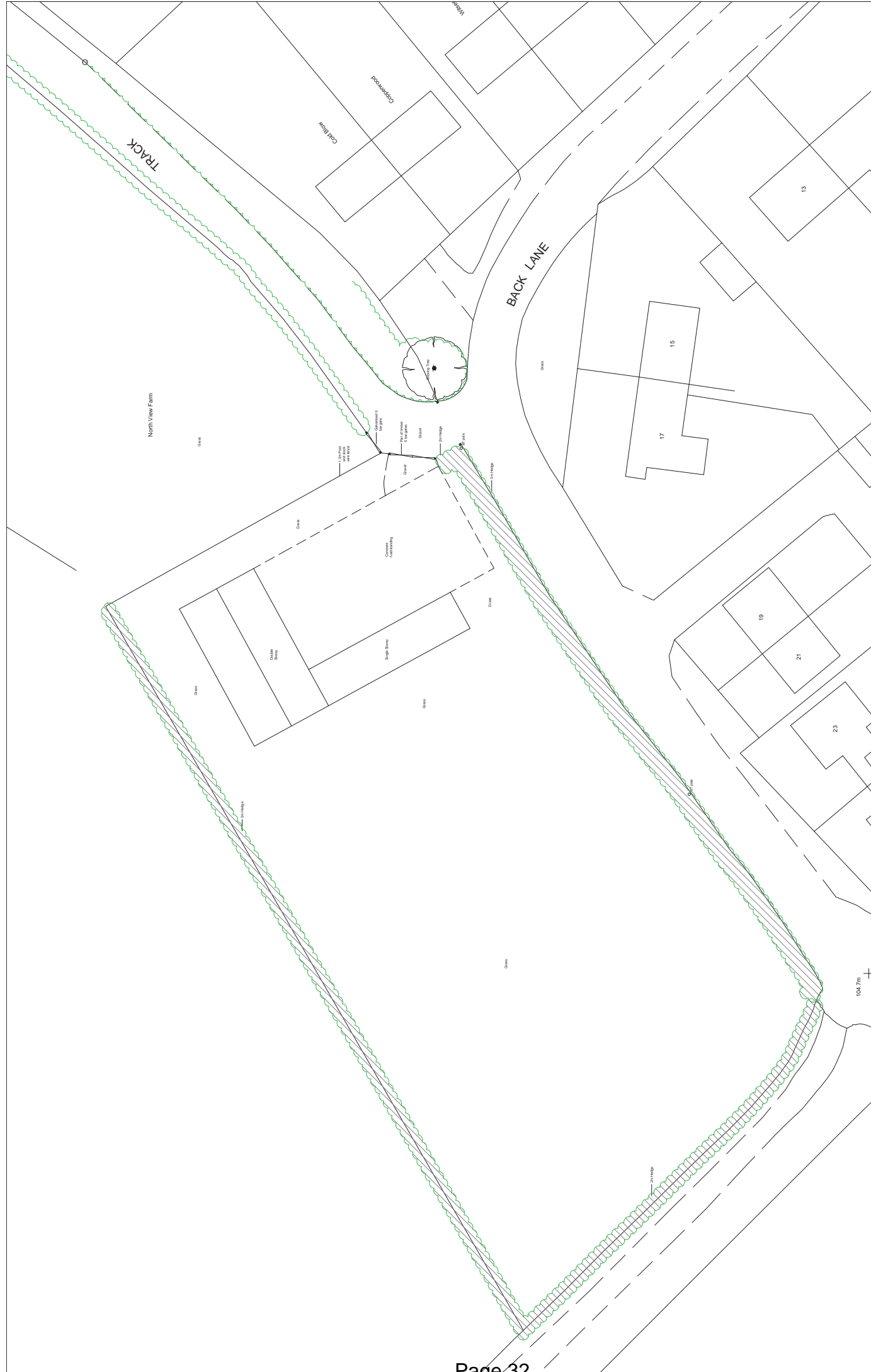
• All drawings are copyright  
• Report all discrepancies to project administrator  
• Do not scale drawing for construction purposes  
• All dimensions to be checked on site

Project Title  
**BACK LANE  
BEENHAM  
BERKSHIRE  
RG7 5NG**

Client  
**Mrs T Palmer**

<b>Ian Sullivan Architecture Ltd</b>			
<small>101 Victoria Road, Swindon, Wiltshire SN1 3BD. Tel/Fax 01793 612663 - E-mail- <a href="mailto:ian.sullivan@btconnect.com">ian.sullivan@btconnect.com</a></small>			

Drawing Title			
<b>SITE LOCATION PLAN</b>			
Job No	Drawing No	Drawn	Rev
<b>2125</b>	<b>100</b>	<b>MP</b>	<b>A</b>
Scale	Client	Checked	Date
<b>1 : 1250 @ A4</b>	<b>MP</b>	<b>ISA</b>	<b>10 / 2016</b>



North View Farm

BACK LANE

TRACK

Cowshed

Cald Brury

Duck Brury

High Brury

17

15

19

21

23

104.7m

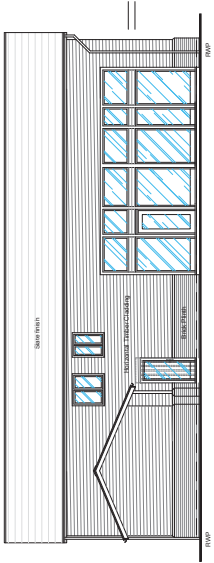


IAN SULLIVAN ARCHITECTURE LTD  
 101 VICARAGE ROAD, SALVADO, WINDYBUSH NSW 2870  
 Telephone: 01788 612662 - Email: ian@sullivanarchitecture.com

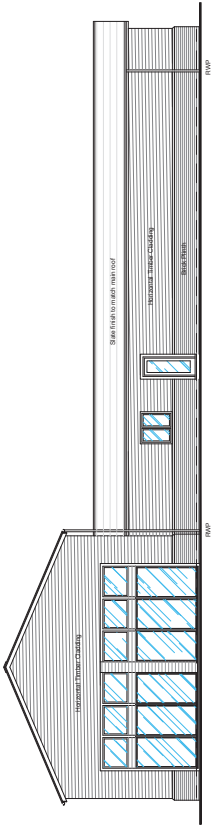
PROJECT NO: 2125  
 DRAWING NO: 101  
 DATE: 10/10/2016  
 SCALE: 1:200 @ A1  
 DRAWN BY: MTS  
 CHECKED BY: TPA

PROJECT NAME: **EXISTING SITE PLAN**  
 PROJECT ADDRESS: **BACK LANE, BEENHAM, BERKSHIRE, RG7 5NG**  
 CLIENT: **Mrs T Palmer**

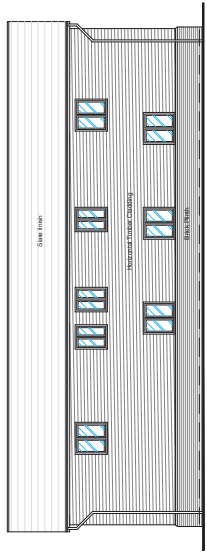




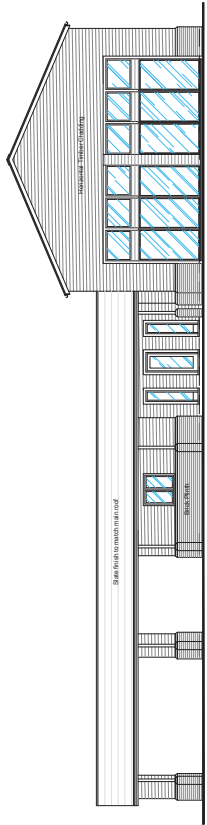
South Elevation



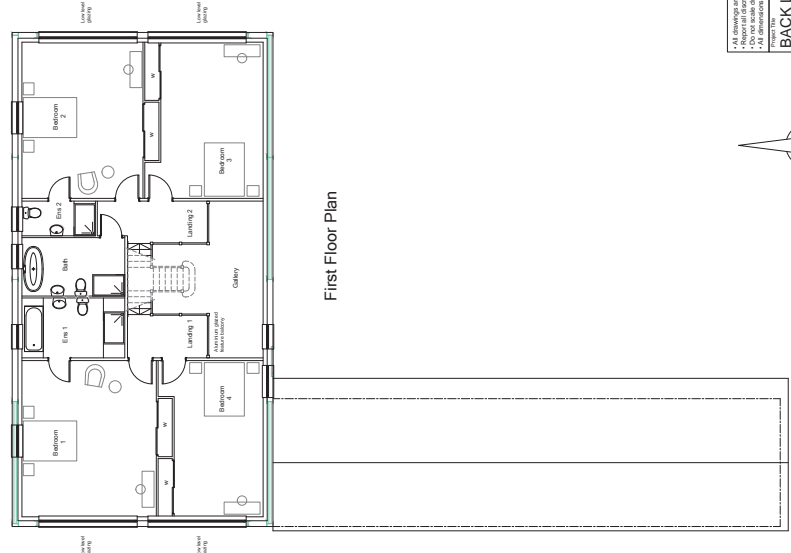
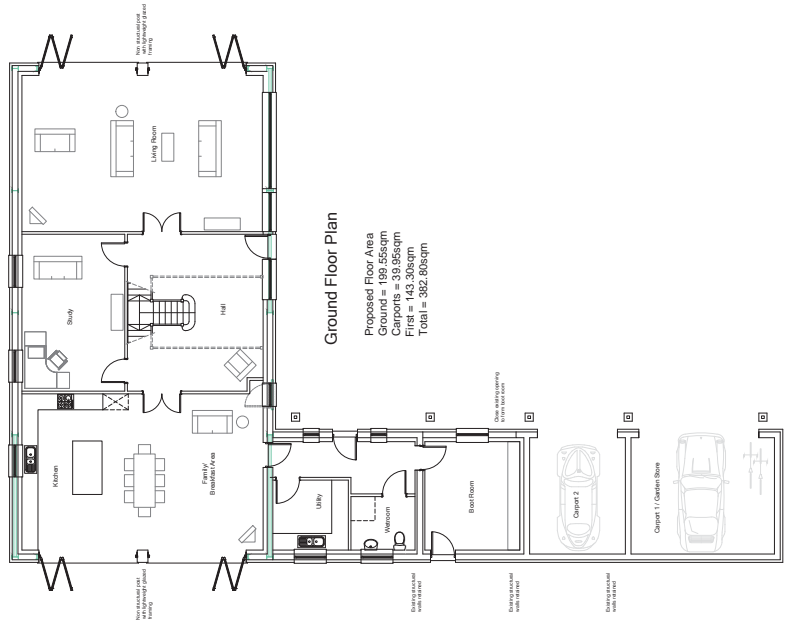
West Elevation



North Elevation



East Elevation



**Ian Sullivan Architecture Ltd**  
 101 Victoria Road, Sarum, Wiltshire SN1 8SD.  
 Telephone: 01753 612662 - Email: ian@sullivanarchitecture.com

**PROPOSED CONVERSION**

2125  
 201  
 1: 100 @ A1

**BACK LANE  
 BEENHAM  
 BERKSHIRE  
 RG7 5NG**

Mrs T Palmer

10/2016

Scale 1:100  
 0 10m 20m 30m 40m 50m

North Arrow

1:100 @ A1

10/2016

10/2016

This page is intentionally left blank

# Agenda Item 5.

## APPEAL DECISIONS EASTERN AREA-COMMITTEE

Parish and Application No Inspectorate's Ref	Location and Appellant	Proposal	Officer Recommendation	Decision
THEALE 16/01846/OUTMAJ  PINS REF 3163215	North Lakeside The Green Theale Reading  Central Corporation Estates Ltd	Residential development comprising the erection of 25 dwellings with associated access, parking and landscaping works. Matters to be considered Access.	Non-Determination	Allowed 15.3.17
THEALE 15/02842/OUTMAJ  PINS Ref 3159722	Lakeside The Green Theale  Central Corporation Securities Ltd; Alliance Security	Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.	Non-Determination	Allowed 15.3.17
TILEHURST 16/00448/FULC  PINS Ref 3162564	Land Adjacent To 1 Turnhams Green Business Park Pincents Lane Tilehurst  Shieldpride Ltd	Erection of a single storey B1 office building, parking and landscaping	Delegated Refusal	Allowed 15.3.17
BURGHFIELD 16/01473/FULD  PINS Ref 3164195	Land To The Side and Rear Of Greenways Greenways Theale Road Burghfield  Henry Cyfka	Removal of storage sheds/garage and erection of 2 bedroom dormer bungalow	Delegated Refusal	Dismissed 16.3.17
THEALE 15/01312/FULD  PINS Ref 3161019	The Red Lion 5 Church Street Theale  Red Line Land Ltd	Change of use from Public House to residential use, demolition of the former skittle alley and outbuildings replaced with a	Approval	Allowed 23.3.17

		new two storey side extension comprising of an additional 7 dwellings.		
THEALE 16/00853/FULD  PINS Ref 3160633	The Red Lion 5 Church Street Theale  Red Line Land Ltd	Change of use from Public House to residential use, demolition of the former skittle alley and outbuildings replaced with a new two storey side extension comprising of an additional 8 dwellings.	Delegated Refusal	Allowed 23.3.17
BUCKLEBURY 16/01926/HOUSE	Osgoods Gully Bucklebury Reading Berkshire RG7 6RT  Mr C Tarrant	Two storey rear extension.	Delegated Refusal	Allowed 28.3.17