

Notice of Meeting



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Eastern Area Planning Committee

Wednesday, 16th August, 2017 at 6.30 pm

in 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, 8 August 2017

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Note: The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded.

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

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 16 August 2017
(continued)

Any queries relating to the Committee should be directed to Stephen Chard / Charlene Hurd / Jessica Bailiss on (01635) 519462/519695/503124 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, 16 August 2017
(continued)

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

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

Agenda

Part I

Page No.

1. **Apologies**
To receive apologies for inability to attend the meeting.
2. **Minutes** 7 - 20
To approve as a correct record the Minutes of the meeting of this Committee held on 26 July 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: 17/00968/FULD - The Rancher, Manor Farm Lane, Tidmarsh, Reading, RG8 8EX** 21 - 42

Proposal: Demolition of existing B8 (egg distribution warehouse) and five garages, relocation of sewage treatment plant and erection of 4 houses; 2 x semi-detached 2-bed and 2 x semi-detached 3-bed homes with associated garden and parking.

Location: The Rancher, Manor Farm Lane, Tidmarsh Reading, Berkshire, RG8 8EX

Applicant: Manor Farm (Tidmarsh) Ltd

Recommendation: To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (section 7.2).



Agenda - Eastern Area Planning Committee to be held on Wednesday, 16 August 2017
(continued)

- (2) **Application No. & Parish: 17/01276/HOUSE - 4 Mortons Lane, Upper Bucklebury, RG7 6QQ** 43 - 54
Proposal: Loft conversion with roof alterations and velux windows
Location: 4 Mortons Lane, Upper Bucklebury, RG7 6QQ
Applicant: Mr & Mrs Dyson
Recommendation: To **DELEGATE** to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1).
- (3) **Application No. & Parish: 17/01889/OUTD - Land Adjacent to Larch House, Sulhamstead, Reading RG7 4BB** 55 - 68
Proposal: Outline planning permission for the redevelopment and change of use of the site to residential (C3) to provide a single storey detached dwellinghouse with rooms in the roof space. Matters to be considered: Access and Layout.
Location: Land Adjacent to Larch House, Sulhamstead, Reading, RG7 4BB
Applicant: Malcolm Hatton
Recommendation: to **DELEGATE** to the Head of Planning & Countryside to **REFUSE PLANNING PERMISSION** for the reasons given below (Section 9.1).

Items for Information

5. **Appeal Decisions relating to Eastern Area Planning** 69 - 70
Purpose: To inform Members of the results of recent appeal decisions relating to the Eastern Area Planning Committee.

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.

Agenda - Eastern Area Planning Committee to be held on Wednesday, 16 August 2017
(continued)



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Agenda Item 2.

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, 26 JULY 2017

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

Also Present: Sharon Armour (Solicitor), Jessica Bailiss (Policy Officer (Executive Support)), Gareth Dowding (Senior Engineer), Emma Nutchey (Principal Planning Officer) and David Pearson (Development Control Team Leader)

Apologies for inability to attend the meeting: Councillor Peter Argyle, Councillor Alan Macro and Councillor Emma Webster

PART I

14. Minutes

The Minutes of the meeting held on 5 July 2017 were approved as a true and correct record and signed by the Chairman, subject to the inclusion of the following amendments:

Item 10 (1) Application 16/03528/FUL:

Page 5, second paragraph, second sentence: Councillor Graham Bridgman asked that the sentence be replaced with the following “He suggested in accordance with the Council’s Constitution, it was for the Chairman to exercise his discretion, if he so wished, to allow the material to be presented at the meeting.”

Pages 5 – 7: Phil Magnum to be replaced with Phil Magurn.

Page 7, penultimate bullet point: be deleted.

Page 11, first paragraph under condition 7: Councillor Richard Crumly suggested that the final sentence should read as follows “No operations shall be undertaken at any time on Sundays and Bank Holidays”

Item 11: 17/00402/ULTEXT:

Page 17, seventh paragraph: Councillor Pamela Bale asked that the first sentence should be replaced with the following; “Councillor Pamela Bale stated the Committee should not focus on mitigating the developer’s actions to build something they did not have permission for however, should work towards reinforcing the previous conditions.”

15. Declarations of Interest

Councillors Richard Crumly and Lee Dillon declared an interest in Agenda Item 4(2), but reported that, as their interest was a personal or other registrable interest, but not a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.

16. Schedule of Planning Applications

(1) Application No. & Parish: 17/00743/FUL - Land North of Englefield Road, Theale

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 17/00743/FUL in respect of a proposal for the change of use of land from agricultural to outdoor recreational and leisure facilities with parking.

Emma Nutchey presented the report to Members of the Committee and confirmed that no overriding objections had been raised by Highways Officers and therefore the recommendation was to delegate to the Head of Development and Planning to grant planning permission, subject to the schedule of conditions.

In accordance with the Council's Constitution, Councillor Jan Richardson, Parish Council representative, a representative from the adjacent Parish, Ms Pamela Sergent and Ms Natalie Lowe, objectors, and Mr Richard Turner and Mr Greg Bowman, applicant/agent, addressed the Committee on this application.

Councillor Jan Richardson in addressing the Committee raised the following points:

- There were currently four full sized sports pitches on the site plus parking.
- Two of the full sized pitches would be lost if the application was approved.
- If the application was approved, the suggested plans would not provide pitches to the current standard on the site.
- Youth teams that currently used the facilities on the site progressed through their ages. In two years time it was not known if there would be adequate facilities for under 15 year olds.
- The parking element of the application was not sufficient and an acceptable solution had not been offered. Cars would be parked two metres away from the run off line and there would be the risk of footballs colliding with vehicles.
- There would be vehicles parked directly behind the goals, which would not only cause a potential risk to vehicles but would also be a distraction for those playing football on the pitches.
- The layout of parking provision would prevent emergency vehicles from accessing the site. It was estimated that the emergency services were called to the site at least once every season.
- The new plans would cause spectators to park on the close by footpath in attempt to avoid damage to their vehicles if parked on the site.
- Englefield Parish Council needed to make a decision as to whether to relinquish the land. This was a very complex issue that needed to be considered.

Councillor Pamela Bale noted that the report stated that one undersized football pitch would be lost in the application was approved and queried whether this detail was incorrect. Councillor Richardson confirmed that all pitches currently on the site were full sized and two of these would be lost.

Councillor Keith Chopping was unsure if he had misunderstood and asked for clarification on whether Councillor Richardson had suggested that the application should be for full size pitches. Councillor Richardson confirmed that this was correct. It was felt that two acres was too small for spectator provision. Councillor Chopping further questioned what the Parish Council would like to see with regards to parking on the site. Councillor

EASTERN AREA PLANNING COMMITTEE - 26 JULY 2017 - MINUTES

Richardson stated that the Parish Council did not have an issue with the amount of parking proposed for the site but with the layout of parking spaces, which were too close to the pitch. Councillor Richardson added that there could potentially be 44 cars manoeuvring within the site and this would be dangerous when paired with children retrieving balls.

Councillor Chopping noted that a 1.8 metre fence was proposed for the site and asked Councillor Richardson if she felt this was adequate to deal with balls leaving the pitch. Councillor Richardson had attended many games on the site and was aware that balls often went much higher than this.

Councillor Graham Bridgman noted that the current site was to the south of the highway and asked when the four pitches were in use how many cars were on site. Councillor Richardson answered that there would be at least 40 cars on site when all pitches were in use however, alternate pitches were often used. Councillor Bridgman referred to Mrs Richardson's statement where she had mentioned that eight acres of land were required to accommodate the pitches and parking. Councillor Bridgman asked if the Parish Council had carried out any work with regards to the layout of the site. In response to the question Councillor Richardson reported that the manager of the site was very knowledgeable and had expressed the view that the proposed plans for the site would only accommodate two full size pitches and parking.

The representative from the adjacent Theale Parish Council confirmed that they had no further comments to add to that which was already included within the report.

Ms Pamela Sergent and Ms Natalie Lowe (Theale Golf Club) in addressing the Committee raised the following points:

- Ms Lowe disagreed with the report that the proposal would compliment the area. She was concerned about the level of noise when football games were taking place. Golf was a quiet sport compared to football and therefore would be negatively impacted upon.
- A pitch had already been lost due to the new school that was proposed for the area.
- The parking proposed would accommodate three pitches and therefore there was fear that spectators would park on the road or in the golf course's car park, which would affect customers using the course.
- Theale Golf Course was responsible for the private drive leading to the course and there was concern that this would become used for parking by those using the football pitches. The golf course's toilet facilities were already being used by those using the pitches.
- Ms Sergent stated that there was no evidence that an under 15s football pitch was required and it was not large enough to meet the needs of the local teams.
- The proposed fencing was inadequate and would make it easy for travellers to enter the site.
- There was insufficient parking proposed for the site and there was an inadequate amount of room available for vehicle turning places. This would cause vehicles to breach the public right of way or encourage use of the golf course's parking.
- Changing facilities were too far away from the site. Young girls were becoming more involved in the sport and needed to be considered before deciding to rule out the need for toilet facilities.

EASTERN AREA PLANNING COMMITTEE - 26 JULY 2017 - MINUTES

- Once the new school was built the private road would be used to drop off and collect children from school.
- Members of the Committee needed to be aware of a recent planning appeal for Lakeside.
- The site would be extremely difficult to access for emergency vehicles, which could cost lives.

Councillor Bridgman expressed his difficulty with the objections raised. There were currently four pitches on site and Officers were saying that four pitches would remain however, the Parish Council were of the view that there would only be three pitches. Councillor Bridgman did not understand how there would be more vehicles movements than what there was currently. In response to Councillor Bridgman's queries Ms Sergent reported that the existing car park would be lost and the new car park was not sufficient. If the school was to be built then the area would lose a further five acres. It was anticipated that the school would accommodate 315 to 320 pupils and because it was a new school there would be an increase in vehicle movements. Ms Sergent confirmed that the proposal was for two full sized pitches and one under 15's pitch.

Councillor Bridgman asked who owned the road leading to the golf course and it was confirmed by Mrs Sergent that this belonged to Englefield Estate who leased Theale Golf Course the land.

Councillor Alan Law agreed that the school would increase traffic to the area and asked whether the access to the school was from the golf course. Ms Sergent reported that there would be no access for collection from the school. There would be a kiss and drop gate but this would only be for use by certain pupils. There would be nowhere else for people to stop outside of the school.

Councillor Graham Pask reminded Members of the Committee that the school was not part of this planning application.

Mr Richard Turner and Mr Greg Bowman in addressing the Committee stated that they had no statement to make however, were happy to receive questions from Members of the Committee. Solicitor, Sharon Armour, stated that in accordance with the Constitution, Members of the Committee were able to ask questions to clarify a point made in a statement. The only other option was for Members to suspend standing orders.

Mr Turner in addressing the Committee raised the following points:

- He invited Members of the Committee to vote in favour of the application and declared that he was happy to receive any questions from Members regarding information contained within the report.
- Mr Turner confirmed that 12 cars would be able to use the kiss and drop facility at any one time.

Councillor Alan Law asked if Mr Turner would expect anyone to cross the pitches to access the school and in response to this question Mr Turner confirmed that he would not.

Councillor Tim Metcalfe highlighted to Members that the application before them had been submitted by West Berkshire Council (WBC) and therefore the conditions would need to be upheld by WBC. Councillor Metcalfe asked who would be responsible for operational functions such as locking the gate and Mr Turner confirmed that these kinds of functions would be managed by the leaseholder. Mr Turner confirmed that the leasehold would be offered to Theale Parish Council and WBC would not manage the

EASTERN AREA PLANNING COMMITTEE - 26 JULY 2017 - MINUTES

site. Councillor Metcalfe asked how the site would be accessed for grass cutting and Mr Turner confirmed that there would be a gap in the fencing for this purpose.

Councillor Metcalfe further questioned about the car parking spaces. He noted from the report that the spaces would be marked bays however, the plans suggested that the bays would be grassed over. Mr Turner confirmed that an artificial product was being used that would allow grass to grow through it.

Councillor Richard Crumly asked for a response from Mr Turner regarding comments raised about car parking including turning circles, risks to children and cars being parked closed to goal areas. Mr Turner confirmed that the distance between the goal and where cars would be parked was 4.7 metres, which according to guidance provided by the Football Association was sufficient.

Councillor Keith Chopping referred to concerns raised by the Parish Council with regards to overhead power lines and asked Mr Turner for comments on this subject. Mr Turner confirmed that power cables were not a planning consideration and therefore had been excluded from the report however, it had been agreed with the power provider that the lines would be rerouted underground away from the site.

Councillor Lee Dillon highlighted concerns raised by Theale Golf Club and asked Mr Turner if re-locating the site away from the Golf Course had been considered. Mr Turner reported that the piece of land in question was the only option offered by the free-holder.

Councillor Quentin Webb felt that the proposal for parking on the site was not clear. Mr Turner confirmed that how the parking was managed would be in the hands of the Parish Council. There would be eight acres remaining. There would be a gated access to the site once the school had been built, that would ensure parking available during competitions.

Councillor Bale expressed her confusion in the fact that the application had been submitted by WBC however, the pitches would be managed by the Parish Council and the surrounding area and therefore queried if there would need to be an agreement between WBC and the Parish Council. Mr Turner confirmed that there would need to be an agreement between the freeholder and the Parish Council.

Councillor Richard Somner referred to the point made by Councillor Metcalfe regarding the marking of parking spaces. He was aware of the reinforced mesh used at Holybrook however, queried if markings could be made on this material. Mr Turner was unaware if markings could be placed on the materials proposed.

Councillor Bridgman asked if it was correct that after the school was accounted for there would only be space for two full sized pitches and parking. According to aerial dimensions taken through GIS, Mr Turner believed that the space could accommodate more than this.

Councillor Marigold Jaques stated that the Parish Council were concerned that those dropping children at school would use the site as an access route to the school. Mr Turner confirmed that the school would have a traffic plan in place to help ensure this did not happen.

Councillor Dillon read a statement on behalf of the Ward Member, Councillor Alan Macro, who had raised the following points:

- He apologised for not being able to be present at the meeting.
- The decision on the application was of personal interest to him as he was a Member of the Parish Council and a Governor at the Primary School.
- The site in question had been the only one the freeholder had been prepared to lease.

EASTERN AREA PLANNING COMMITTEE - 26 JULY 2017 - MINUTES

- He felt that parking provision proposed for the site should be adequate.
- He was of the view that the application should be approved and permission granted.

Councillor Metcalfe stated that the application Members were considering was within the red lines outlined on the plans for the application however, discussions kept referencing areas that fell outside of these redlines. Members needed to consider if the plot of land was suitable for what was proposed within the application.

Councillor Alan Law stated that according to the Football Associations website a standard football pitch could be a minimum of 90 by 45 metres and what was being proposed was 91 by 61 metres and therefore should be adequate. Councillor Law asked if Officers agreed with this. Planning Officer, David Pearson, expressed his view that an adult game of football could be played on the proposed pitches.

The Chairman asked the Highways Officer if he had any comments to add to the discussion regarding parking provision on the site. Highways Officer Gareth Dowding, stated that grass crete had been mentioned and this plastic system accommodated white markings, as long as the grass was kept short.

Councillor Dillon noted that there was a 1.8 metre mesh fence proposed for the eastern side of the site and asked Officers if they felt this was high enough and whether it might be sensible to increase the height. Emma Nutchey reported that the height of 1.8 metres had been suggested by the Public Rights of Way Officer as it had been felt that the scattered trees and hedge line together with the fence offered sufficient protection.

Councillor Metcalfe expressed that he was in favour of an application that encouraged sport and that health was a key aspect of work undertaken by WBC. Councillor Law concurred with Councillor Metcalfe and proposed that the application should be approved in line with Officers' recommendation. This was seconded by Councillor Crumly and the motion was carried at the vote.

RESOLVED that the Head of Development and Planning be authorised to grant planning permission subject to the following conditions:

Conditions

1. Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Plans

The development hereby approved shall be carried out in accordance with drawing title numbers:

- Proposed Site Plan drawing number PL301 rev. 9
- Hard and Soft Landscape GA drawing number LLD1063/01 rev. 10
- Detailed Plant Schedule and Planting Specification July 2017
- Landscape Specification July 2017
- Gate & Fence Details drawing number PL302 rev. 1
- Preliminary Ecological Appraisal report, Protected Species Assessment October 2016

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

EASTERN AREA PLANNING COMMITTEE - 26 JULY 2017 - MINUTES

3. Boundary treatment

No development shall commence until a plan to show the addition of a pedestrian gate within the post and rail fence along the southern boundary has been submitted to and approved in writing by the Local Planning Authority. The pitch shall not be bought into use until the fencing has been constructed in accordance with the approved details and in accordance with the drawing titled Gate & Fence details drawing number PL302 rev. 1. The boundary treatment shall thereafter be retained in accordance with the approved details.

Reason: The boundary treatments are an important element in the design of the scheme. A pedestrian access at the eastern end of the pitch is considered desirable to allow for easy access onto footpath THEA/7/2 thus minimising the need for people to walk along the access road. This is in accordance with Policy CS14 of the West Berkshire District Local Plan 2006-2026.

4. Landscaping

All landscape works shall be completed in accordance with the submitted plans, schedule of planting and retention, programme of works and other supporting information including drawing numbers LLD1063/01 REV 10 dated 13.10.2016 and supported by the Detailed plant schedule and planting specification ref LLD1063/KM/06.07.17. Any trees, shrubs or hedges planted in accordance with the approved scheme which are removed, die, or become diseased within five years from completion of this development shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy July 2006-2026.

5. External Lighting

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no external lighting shall be installed across the site without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To have regard to the setting of the development within the open countryside and to protect the amenity of neighbouring occupiers and wildlife. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

6. Signage for PROW and cars

The sports pitch hereby approved shall not be bought into use until details of the proposed signage to be erected at the vehicular entrance into the site has been submitted to and approved in writing by the Local Planning Authority and thereafter constructed and retained in accordance with the approved details. The signage must warn vehicle drivers of the existence of the footpath, and footpath users of the fact that vehicles will be turning into and out of the site across the footpath. The submitted details shall include a plan to show where each sign will be positioned, what it will say and its appearance.

Reason: To ensure the safety of users of footpath THEA/13/1 in accordance with Policy CS14 of the West Berkshire Core Strategy (2006-2026) and paragraph 75 of the National Planning Policy Framework.

EASTERN AREA PLANNING COMMITTEE - 26 JULY 2017 - MINUTES

7. Erection of a 1.8m high mesh fence parallel to the parking

No development shall commence until a plan is submitted to show the siting and details of a 1.8m high mesh fence running parallel to the western end of the pitch and the parking spaces. The pitch hereby approved shall not be brought into use until the approved 1.8m high fence has been erected in accordance with the approved details.

Reason: To protect cars parked in proximity to the pitch from stray balls in accordance with Policy CS14 of the West Berkshire District Local Plan 2006-2026 with respect to good design.

8. Use restriction

The playing field shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in Class D2 Use Classes Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To protect the playing field from loss and/or damage, to maintain the quality of and secure the safe use of sports pitch.

9. Construction and management plan for the pitch

No development shall commence until a construction and management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall provide for:

- (a) A detailed scheme which ensures that the playing field will be provided to an acceptable quality (in terms of soil structure, drainage, cultivation and other associated operations), informed by a detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field;
- (b) Details of how the pitch will be maintained and managed
- (c) Details of community use arrangements;
- (d) A programme of implementation.

The land shall thereafter be provided and managed and maintained in accordance with the approved plan.

Reason: To ensure the quality of the pitches is satisfactory, in accordance with Policy CS18 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.

10. Height restriction across car park is hinged and lockable

The height restriction barrier to be installed at the entrance to the car park shall be hinged and lockable to allow emergency vehicles into and out of the site. This type of barrier shall be retained in perpetuity.

Reason: To ensure the site is accessible to emergency vehicles in accordance with Policy CS14 of the West Berkshire Core Strategy 2006-2026.

Informative:

No cars shall be parked on or within the legal width of the footpath.

EASTERN AREA PLANNING COMMITTEE - 26 JULY 2017 - MINUTES

(2) **Application No. & Parish: 17/00472/FULMAJ - Land North of Travellers Friend, Crookham Common Road, Crookham Common.**

(Councillor Richard Crumly declared a personal interest in Agenda Item 4(2) by virtue of the fact that the owner of the land in question was known to him. He was a Member of Thatcham Town Council and had been present during the discussion of this item, but had abstained from voting and would consider the application afresh. As his interest was personal and not prejudicial or a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)

(Councillor Lee Dillon declared a personal interest in Agenda Item 4(2) by virtue of the fact that he was a Member of Thatcham Town Council and had served with the applicant on the Town Council. As his interest was personal and not prejudicial or a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)

The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 17/00742/FULMAJ in respect of the development of five live/work units on land north of the Travellers Friend.

In accordance with the Council's Constitution, Mrs Jean Norman and Mrs Sheila Ellison, supporters, Mr Duncan Crook, applicant, and Councillor Dominic Boeck, adjacent Ward Member, addressed the Committee on this application.

The Chairman asked what the acronym CPHOA represented and it was confirmed that this stood for Crookham Park Home Owners Association.

Mrs Jean Norman and Mrs Sheila Ellison in addressing the Committee raised the following points:

- Sheila Ellison stated that she had lived close to the Crookham Park since 1982. The Traveller's Friend had always been an important part of Crookham Common.
- There were already houses near to the site including some nice bungalows. These were lived in by both young families and people who had lived in the area for many years.
- The area offered some excellent walks and a pub that was a great asset to the area.
- The bus that served the area would continue to run as it took local children to the Hurst Community School.
- Mrs Ellison could not see why Highways had raised an objection to the application as the site was easily accessible and offered good parking provision.
- Mrs Norman expressed that she and her husband were in support of the application
- The reduction to a two hourly bus service had adversely affected many within the community including disabled residents, meaning some were resorting to the use of taxi services.
- The application included the provision of a shared electric car, which would be available to local residents through a car club scheme and would help resolve the impact of fewer buses to the area.
- Crookham Common was a pleasant place to live and if approved plans would bring added security to the area. There would also be improvements made to the footpath close by, which had not been looked after adequately in the past.

Councillor Keith Chopping noted that Mrs Norman had said that there was a bus service that operated on a two hourly basis. Mrs Ellison reported that it was less frequent that

EASTERN AREA PLANNING COMMITTEE - 26 JULY 2017 - MINUTES

this and felt that the car club aspect of the application would be extremely beneficial to other residents in the area, particularly those who were elderly.

Mr Duncan Crook in addressing the Committee raised the following points:

- The strategy for development was within a sustainable location.
- The location was rural. He took a different view to the Planning Officers. The report referenced that the application was relevant to Core Strategy Policy C1 however, Mr Crook also felt that the application was relevant to ADPP6.
- Mr Crook felt that the site was within a sustainable location because it was in a countryside setting. All sites were assessed against the sustainable transport criteria.
- Policy C1 singled out Brimpton as a sustainable location. If Brimpton was considered to be sustainable then Mr Crook was of the view that the Traveller's Friend site was sustainable too.
- The electric car and Car Club scheme would provide a sustainable source of transport and there were already electric charging points across West Berkshire.
- The proposal sought to make improvements to the footpath that ran west from the site along Crookham Common Road, linking it to a public footpath which ran along the western boundary of the mobile homes park.
- There were many differences between the application in question to that which had been brought before Members of the Committee in 2015 for the same site. It had not included a car club scheme or improvements to the close by footpath.
- Thatcham Town Council did not object to the proposal.

In considering the above application Councillor Richard Crumly referred to paragraph 6.6 of the Planning Officer's report on affordable housing, which stated that 20% of the units should be provided as affordable housing. Mr Crook stated that if the application was refused then the suggested affordable housing provision would be added to the proposal and if the application was approved then this would be secured via a Section 106 Agreement.

Councillor Alan Law noted that Mr Crook had referred to ADPP6 however, he disagreed that the application had any reference to this policy. Mr Crook reported that it was included within part of the Appeal Statement of Common Grounds and did not form part of the inspection report.

Councillor Graham Bridgman asked how important the live/work aspect of the application was. Mr Crook stated that this was very important. The site was in a good location and there was demand for such units. Superfast broad band was being rolled out across the district, which supported home working. Public consultation undertaken evidenced that there were ample labour sources within the area. The site was within a sustainable location and the live/work element of the site would ensure fewer vehicle movements by residents.

Councillor Bridgman stated that he had not realised that he lived in a live/work unit. Before retirement Councillor Bridgman stated that he used to work from home however, now that he was retired he no longer used his home for this purpose. Councillor Bridgman asked what guarantee there was that the units would be used appropriately and that the working element would not cease to exist. In answering Councillor Bridgman's question Mr Crook stated that it was possible that the work space could become vacant however, the occupier would be required to pay business rates as an incentive to use it for work purposes. Mr Crook added that a live/work unit was not the

EASTERN AREA PLANNING COMMITTEE - 26 JULY 2017 - MINUTES

same as using a home as an office, as a quarter of the unit would be equipped for work purposes.

Councillor Lee Dillon asked if Mr Crook was aware of the longevity of a electric car club scheme. Mr Crook answered that the scheme would be secured by S106 money and he expected the scheme to continue for a long time. Mr Crook stated that the car share scheme had originated from public consultation. It was not economically viable for five dwellings however, the community would contribute on a hire basis.

Richard Crumly was of the view that the proposal would increase dependency on car usage as it would still generate movements for the family element of living. Mr Crook stated that although domestic car usage would not decrease, car usage in relation to work would do.

Councillor Dominic Boeck as adjacent Ward Member raised the following points:

- He had called the item in and had done so with the interest of Brimpton in mind.
- He was a Member for Aldermaston however, had lived in Brimpton in the past.
- Many of his residents struggled to access facilities and therefore he was in support of any developer who wanted to help sustain local amenities such as the village shop.
- He urged Members to approve the application.

The Chairman noted that part of Councillor Boeck's reason for calling the item in was that it would be making use of previously developed land however, the report suggested that this was not the case. Councillor Boeck accepted that he might have been mistaken on this point.

(Councillor Tony Linden joined the meeting at 8:16pm however, was not permitted to vote on the item)

Councillor Jason Collis in addressing the Committee, raise the following points:

- Both he and his fellow Ward Member, Councillor Rob Denton-Powell supported the application.
- The site in question was an odd part of the ward in that it was very rural.
- It was becoming increasingly difficult to support development within rural areas.
- If the site was considered as unsustainable then the whole community was as well.
- The shop acted as a hub within the community.
- He felt that the development acted as an infill.
- The additional element of a car club scheme was a real step forward and was an innovative solution.
- The live/work aspect of the development would help support the economy in the area.

The Chairman asked Planning Officer, David Pearson, to make a statement on sustainability. David Pearson explained that when Members identified settlements within settlements boundaries, they were identifying areas that they considered to be sustainable. Any areas outside of these boundaries were not considered to be sustainable. David Pearson added that Members needed to assess each application on its own merits. The Planning Officer's view was that the location was not sustainable and this had been upheld by an inspector.

EASTERN AREA PLANNING COMMITTEE - 26 JULY 2017 - MINUTES

Councillor Law asked David Pearson to comment on the application's relevance to Policy ADPP6. Planning Officer, Emma Nutchey, explained that the relevance of this policy was reliant upon the location of the site as it applied to the East Kennet Valley. The application site was too far west for ADPP6 to be relevant.

Councillor Keith Chopping queried if the provision of a car club scheme would deal with the non sustainable element of the site and David Pearson stated that although it was a nice aspect to the proposal it was peripheral to Members' decision on the application.

Councillor Dillon raised a query about affordable housing and Emma Nutchey reiterated the fact that West Berkshire Planning Policy stated that this needed to apply to 20% of the site (the percentage of affordable housing depended on the number of units and ranged between 20% and 40%). Councillor Dillon queried if the application was delivered with affordable housing, if this would be a S106 Contribution rather than a plot on the site. Emma Nutchey stated that if a site was deemed to be unsustainable then a contribution would normally be agreed. Councillor Dillon asked if the application would be referenced up to the District Planning Committee if Members were minded to vote against Officer recommendation and David Pearson confirmed that this would be the case.

Councillor Tim Metcalfe had noted at the site visit that access to the pub would need to be completely altered. He queried if this would form part of the application. Emma Nutchey confirmed that this would involve negotiations between the developer and the pub. The entrance to the pub would not need to be closed however, the layout would need to be changed.

Councillor Metcalfe further queried when a site was not longer considered a Greenfield site, for example if it was covered in tarmac. Emma Nutchey reported that the criteria for a Greenfield site was not strictly about surface material.

Councillor Bridgman understood why Mr Crook had referenced ADPP6 and queried if its relevance should be considered by Members. David Pearson stated that Policy C1 was worded in a very strict manner. ADPP6 did not apply to site that was outside of a dwelling cluster and was set back from the road.

Councillor Bridgman recalled Members debating over a property in Padworth, where Members had also been confronted by Policy. These policies had been agreed as part of the Council's Development Planning Document. He did not see the proposal as an infill development. The application failed to adhere to Policy C1.

Councillor Crumly disagreed with Councillor Bridgman as he felt the proposed development could be considered as an infill, which he felt was neat in design. He accepted views that had been raised about the countryside location however, he expressed his view that the proposal was novel and therefore would like to see Members support the application.

Further to Councillor Crumly's comments, Councillor Law stated that the site was not considered to be an infill development by Planning Officers or the Planning Inspector. Councillor Law reiterated that it was not previously developed land or an in-fill development.

Councillor Law felt that a brave attempt at an application had been brought before Members. The developer had looked carefully at the site and consulted local people. Working from home was completely different to the concept of a live/work unit. Regarding sustainability, Councillor Law expressed the view that the site was not sustainable and this had been supported by the point raised by Ward Member Denton-Powell when he had stated that it was in a rural location.

EASTERN AREA PLANNING COMMITTEE - 26 JULY 2017 - MINUTES

Councillor Law added that he had been Portfolio Holder when the policies in question had been agreed and therefore he supported Officers' view that the application did not comply with these policies. Councillor Law felt that if approved the decision would set a very dangerous precedent.

Councillor Quentin Webb recalled the Spire Ridge live/work unit along the A4 and concurred with Councillor Law and disagreed with the points made by Councillor Crumly. Councillor Webb proposed that Members refuse the application and this was seconded by Councillor Bridgman.

Councillor Metcalfe was concerned that there was a gap in the policy regarding live/work units. David Pearson confirmed that Officers had worked hard in seeking national guidance on live/work units and what was available was minimal. Historically applications had been for replacement dwellings and there were few examples of applications for empty Greenfield sites. The application was within the remit of what was deemed by Officers as acceptable.

Councillor Somner expressed his struggles with the application and concurred with Members comments regarding adhering to policy.

Councillor Dillon was sympathetic to the overall development. He respected that policies were in place however, felt that those policies were failing Members in this instance. He suggested that it was something the Planning Advisory Group (PAG) should look into. The Chairman suggested that Members' speak to the Chairman of PAG.

Councillor Law sympathised with the views of Councillor Dillon however, stressed that policy should be adhered to. If Members felt that there was a strong enough reason for an exception to the policy, then no precedent would be set. In his opinion the application in question did not warrant exception to the policy.

Councillor Marigold Jaques understood that the application was against policy however, Members had to take into consideration the 41 signatures of support.

The Chairman invited Members of the Committee to vote on the proposal put forward by Councillor Webb, seconded by Councillor Bridgman. At the vote the Chairman used his casting vote and the motion to refuse planning permission was approved. Councillor Somner abstained from voting.

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

1. The proposed development conflicts with the up-to-date housing supply policies of the statutory development plan in terms of the location and scale of new housing. The proposed development of five live/work units would result in the siting of new residential development within the open countryside in a location that is poorly served by access to local services and amenities and would result in an increase in the use of the private motor vehicle. Accordingly, the application is contrary to the National Planning Policy Framework, Policies ADPP1, ADPP3, CS1 and CS13 of the West Berkshire Local Plan Core Strategy (2006-2026), and Policy C1 of the Housing Site Allocations Development Plan Document (2006-2026).
2. The development fails to provide a planning obligation to deliver affordable housing. The application is therefore contrary to the National Planning Policy Framework, the Planning Practice Guidance, Policy CS6 of the West Berkshire Core Strategy (2006-2026) and the Planning Obligations SPD.

EASTERN AREA PLANNING COMMITTEE - 26 JULY 2017 - MINUTES

17. Appeal Decisions relating to Eastern Area Planning

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

(The meeting commenced at 6.30pm and closed at 8.53pm)

CHAIRMAN

Date of Signature

Agenda Item 4.(1)

Item No	Application and Parish	No.	8/13 week date	Proposal, Location and Applicant
(1)	17/00968/FULD Tidmarsh Parish Council		17 th August 2017	Demolition of existing B8 (egg distribution warehouse) and five garages, relocation of sewage treatment plant and erection of 4 houses; 2 x semi-detached 2-bed and 2 x semi-detached 3-bed homes with associated garden and parking. The Rancher, Manor Farm Lane, Tidmarsh Reading, Berkshire, RG8 8EX Manor Farm (Tidmarsh) Ltd

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/00968/FULD>

Recommendation Summary: To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the **schedule of conditions (section 7.2)**.

Ward Members: Councillor Tim Metcalfe
Councillor Rick Jones

Reason for determination: **Committee** More than ten letters of objection.

Committee Site Visit: 09th August 2017

Contact Officer Details

Name: Masie Masiwa
Job Title: Planning Officer
Tel No: (01635) 519111
Email: Masie.Masiwa@westberks.gov.uk

1. PLANNING HISTORY

1.1 Below is a summary of the relevant planning history of the application site.

1.1.1 Refused application: 74/00300/ADD Provision of bed sitting room for one

1.1.2 Refused application: 74/00301/ADD Provision of bungalow for staff

1.1.3 Approved application: 75/03208/ADD Alterations to provide staff accommodation

1.1.4 Approved application: 76/04271/ADD Alterations to store to provide staff

1.1.5 Approved application: 78/08947/ADD Provision of a patio

1.1.6 Refused application: 82/18047/ADD Erection of one detached house with garage

1.1.7 Approved application 89/35857/ADD: Erection of proprietary conservatory for residential purposes

2. PUBLICITY

2.1 A site notice was displayed on 29 June 2017 and expired on 20 July 2017. Neighbour notification letters have been sent to 24 local recipients.

2.2 The Council has therefore complied with the publicity requirements of the Town and Country (Development Management Procedure) Order 2015 and the Council's Statement of Community Involvement.

3. CONSULTATIONS AND REPRESENTATIONS

3.1 Consultations

Parish Council: : Objection response received

Risk for the increase in traffic.

Amount of vehicles will exacerbate the problems on the A340 access.

Concerns over emergency vehicle access.

If approved how would large vehicles access the site.

Concern that access at the top of Manor Farm Lane will be increased

Massing and red brick is not in keeping with the area.

No access route for the sewage treatment plant.

Construction work starting at 0730 would clash with residents who commute.

Highways

No objection response subject to conditions. The proposal complies with West Berkshire Council's car parking standards and so should be adequate and not worsen the current arrangements. With regards to visibility onto the A340 – this is an existing deficiency in the highway. It has been demonstrated that proposed vehicle movements for the proposed development would be

comparable with the existing permitted use, as the land is outside of the applicant's control – therefore no improvements to this splay can be undertaken

Waste Management	No objection comments received subject to conditions, as no issues are raised with regard to the storage and collection of waste from the 4 proposed properties.
Environmental Health	No objection response received subject to conditions due to previous uses of the site that could have caused contamination, traffic noise from the A340 that could impact on the amenity of future residents and the need to control demolition and construction activities.
Public Rights of way	No objection response received subject to the installation of a footpath sign at the junction with the A340.
Pang Valley Group of Ramblers	No objection comments received subject to condition with regard to operatives' vehicles parking on the footpath.
Environmental Agency:	No comment response received stating that the proposal was outside the Environmental Agency's consultation criteria.

3.2 Representations

Total: 12	Object: 12	Support: 0
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Twelve letters have been received. In addition a response to the comments was submitted by the applicant. The relevant planning comments are summarised below:

- Massing is not in keeping with the semi rural setting
- Setting in terms of the sizes of gardens
- Visitor parking not addressed, dwellings have insufficient parking
- Access rights to the land
- Four houses will generate a high number of visitors
- Restricted and difficult access to and from the A340.
- Increasing traffic to the lane
- Freehold ownership of the garages
- The rear properties of No 1-5 Manor Farm Lane are prone to flooding.
- Construction vehicles and operators' parking will seriously impact the residents
- Previous applications to refuse the Rancher
- The proposal should include parking allocation of the Rancher.
- Cottages to the north will be overlooked
- Overdevelopment
- Loss of trees

Response comments from the applicant

- Design suitable for this location
- The gardens comply with current standards
- There is a diverse range of design within Manor Farm Lane
- The red line is correct
- No 1-5 Manor Farm have rights of access to the rear which have been maintained.

- Transport studies and report have been provided by iTransport.
- The opening of the top lane of Manor Farm Lane is not part of this application.
- The Rancher has parking within its curtilage

4. PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise. The statutory Development Plan comprises:

- West Berkshire Core Strategy (2006-2026)
- The Housing Site Allocations Development Plan Document (HSA DPD May 2017)
- West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)

4.2 The West Berkshire Core Strategy was adopted by the Council in 2012 and as such now forms the Local Plan. Therefore the following policies carry significant weight in the consideration and decision making process:

- ADPP1: Spatial Strategy
- ADPP5: North Wessex Downs Area of Outstanding Natural Beauty
- Policy CS1: Delivering New Homes and Retaining the Housing Stock
- Policy CS4: Housing Type and Mix
- Policy CS5: Infrastructure Requirements and Delivery
- Policy CS 6: Provision of Affordable Housing
- Policy CS 9 Location and Type of Business Development
- Policy CS13: Transport
- Policy CS14: Design Principles
- Policy CS16: Flooding
- Policy CS19: Historic Environment and Landscape Character

4.3 The Housing Site Allocations Development Plan Document (HSA DPD) is the second DPD of the new West Berkshire Local Plan. It allocates non-strategic housing sites and sites for gypsies, travellers and travelling show people, and provides updated residential parking standards and a set of policies to guide housing in the countryside. The HSADPD has gone through examination and following revisions by the Inspector, the final document has now been approved by the Council (09 May 2017). As such the HSADPD is now part of the development plan. The following policy from the HSA DPD is relevant to this development:

- P1: Residential parking for new development

4.4 The West Berkshire Core Strategy replaced a number of Planning Policies in the West Berkshire District Local Plan 1991-2006 Saved Policies 2007. However the following Policies remain in place until they are replaced by development plan documents and should be given due weight according to their degree of consistency with the National Planning Policy Framework:

- TRANS.1: Meeting the Transport Needs of New Development
- OVS.5: Environmental Nuisance and Pollution Control
- OVS.6: Noise Pollution

4.5 The National Planning Policy Framework (NPPF) was published in March 2012. The Framework sets out Government planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions.

4.6 The National Planning Practice Guidance (NPPG) was published in March 2014 (<http://planningguidance.planningportal.gov.uk/blog/guidance/>). The Planning Practice Guidance is a material consideration for all planning decisions and provides guidance on planning procedural matters including how to attach planning conditions to permissions and other material planning considerations.

4.7 In addition, the following locally adopted policy document is relevant to this application:

- The National Planning Policy Framework (March 2012) (NPPF).
- West Berkshire Supplementary Planning Document Series: Quality Design (SPDQD), (adopted June 2006)
- West Berkshire Supplementary Planning Document: Quality Design: Quality Design : Part 1 Achieving Quality Design
- West Berkshire Supplementary Planning Document: Quality Design: Part 2 Residential Development
- West Berkshire Supplementary Planning Guidance 04/2 House Extensions (July 2004)
- West Berkshire Supplementary Planning Document: Delivering Investment from Sustainable Development
- West Berkshire Supplementary Planning Document: Planning Obligations (2015)
- North Wessex Downs AONB Management Plan
- Manual for Streets (DfT; March 2007)
- Manual for Streets 2 (DfT; September 2010)

5. DESCRIPTION OF DEVELOPMENT AND THE SITE

5.1 This application seeks full permission for the demolition of the existing B8 (egg distribution building) and five garages, relocation of an existing sewage treatment plant and the erection of 4 dwellings; 2 x semi-detached 2-bed dwellings and 2 x semi-detached 3-bed dwellings with associated garden and parking at Land to the south east of the Rancher, Manor Farm Lane, Tidmarsh, Reading, Berkshire, RG8 8EX.

5.2 The proposed 4 No dwellings will consist of two floors with the vehicle parking proposed to the front (northern) elevation. Amenity space will be provided to the rear (south of the site).

5.3 Each 2 bedroom dwelling will be provided with 2 parking spaces. The 3 bedroom dwellings will each be provided with 2 parking spaces and a carport.

5.4 The existing building will be demolished and the existing access off Manor Farm Lane will be utilised to provide access to the site. A bin collection area has been provided in a suitable location close to the collection vehicle stopping point on Manor Farm Lane.

5.5 The site is serviced by an existing sewage treatment plant located in the middle of the plot. It is proposed that the sewage treatment plant will be moved south and installed underground. A fence around the sewage treatment plant is also proposed.

5.6 As this application is for less than 5 dwellings, there is no policy requirement for the provision of affordable housing.

5.7 The site is set within the settlement boundary in Tidmarsh and is also located within the North Wessex Downs Area of Outstanding Natural Beauty. The site consists of an existing B8 -egg distribution building which will be replaced by two sets of semi detached dwellings. The existing egg distribution building is a single storey structure. The site benefits from an existing access from Manor Farm Lane. To the north of the site is a row of 5 No terraced cottages along Manor Farm Lane, which is also a designated a Right of Way Footpath that links the site to the A340 located to the east.

5.8 There are detached cottages located to the north of Manor Farm Lane namely Church Cott, Four Oaks, Avalon and Cherry Trees. The Rancher is a detached property located to the west of the site. Immediately to the west of the garages to be demolished is a terrace of previous garages converted into dwellings (3 units). These converted garages are outside the realm of this planning application.

5.9 There has been recent applications for Certificates of Lawfulness (Existing use) for these three units and the current status of the applications is outlined below:

- 17/01018/CERTE (One dwelling): The Bungalow, Manor Farm Lane – **Pending Consideration**
- 17/01017/CERTE: The Bungalow - Unit 1 , Manor Farm Lane – **Refused**
- 17/01013/CERTE: The Bungalow - Unit 3 , Manor Farm Lane – **Pending Consideration**

6. APPRAISAL

The main issues for consideration in the determination of this application are:

6.1 The principle of development,

6.2 The impact on the character and appearance of the AONB area.

6.3 The impact on neighbour's amenity and adjoining land uses in terms of:

- Sunlight/Daylight
- overlooking / privacy
- overbearing
- noise and disturbance

6.4 The impact upon transport, highways and footpath (safety and use),

6.5 Garden amenity standards

6.6 The impact on Green Infrastructure

6.7 The Impact on Flooding and Drainage

Other matters:

6.8 Sewage treatment plant located on Agricultural Land

6.9 Community Infrastructure Levy

6.10 The assessment of sustainable development

6.1 Principle of the development

6.1.1 The site is located within a defined settlement boundary in Tidmarsh. The principle of residential development is therefore considered acceptable subject to compliance with other policies and material considerations.

- 6.1.2 Policy ADPP1 of the West Berkshire Core Strategy 2006-2026 identifies the District Settlement Hierarchy where new development will be focused, primarily on previously developed land.
- 6.1.3 Policy ADPP5 outlines that there will be further opportunities for infill development and for development on previously developed land. New housing allocations will be focused on the rural service centres and service villages within the North Wessex Downs, with the emphasis on meeting identified local needs. As an infill development within a settlement, the proposal complies with Policy ADPP5.
- 6.1.4 Policy CS 1 Delivering New Homes and Retaining the Housing Stock of the West Berkshire Core Strategy states that new homes will be located in accordance with the settlement hierarchy outlined in the spatial strategy and area delivery plan policies as indicated above. Policy CS1 further states that new homes will be primarily developed on suitable previously developed land within settlement boundaries and other suitable land within settlement boundaries. The site is considered brownfield land in terms of being previously developed, as such the proposal is consistent with Policy CS1.
- 6.1.5 Policy CS 4 Housing Type and Mix states that residential development will be expected to contribute to the delivery of an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community, including those with specialist requirements. The mix on an individual site should have regard to the character of the surrounding area, the accessibility of the location and availability of existing and proposed local services, facilities and infrastructure. Policy CS4 is complied with, as the proposed semi detached dwellings will positively add to the dwelling mix within the area.
- 6.1.6 Policy CS 9 Location and Type of Business Development provides that proposals for industry, distribution and storage uses will be directed to the District's defined Protected Employment Areas. Policy CS 9 focuses mainly on the loss of office space as a key material consideration to be granted weight.
- 6.1.7 The loss of the B8 building (warehouse and distribution) would be a negative against the proposal, however the site is isolated and away from protected employment areas, as such there is no policy requirement for the protection of the existing B8 use on this site.
- 6.1.8 The proposed new dwellings on this site will comply with the above policies and will be located within a defined settlement boundary. As such the proposal is considered to be acceptable in principle, subject to compliance with other planning policies and material considerations as listed above and fully considered below.

6.2 The Impact upon the character and appearance of the site and the AONB area

- 6.2.1 The NPPF is clear that good design is indivisible from good planning, it attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, and should contribute positively to making places better for people. It emphasises the importance to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. The NPPF also adds that the visual appearance is a very important factor, securing high quality and inclusive design goes beyond aesthetic considerations.

- 6.2.2 Policies CS14 and CS19 of the West Berkshire Core Strategy 2006 - 2026 are also relevant in this instance. Policy CS14 states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire.
- 6.2.3 The area is characterised by a mixture of building styles, but predominately semi detached and detached properties. Gable and pitched roof designs are a common design feature within the area. Red brick and render are commonly in use as external finishes. The amended final design includes a reduced roof ridge height, which matches the adjacent cottages at No 1 – 5 Manor Farm Lane. The final plans also include a removal of the first floor windows on the northern elevation. The removal of the windows followed overlooking and loss of privacy objections from adjacent properties.
- 6.2.4 The proposed dwellings are set behind the cottages at No 1 -5 Manor Farm Lane and will be seen from the footpath by way of glimpses through the access. The roof design, overall massing, bulk and the effective appearance of the dwellings and how they relate to the adjacent built form will not result in an adverse impact on the character and appearance of the area including the wider AONB. To the south of the site, the land use is agricultural with mature trees offering significant screening along the boundaries. There are minimal impacts on the character and appearance of the AONB area.
- 6.2.5 It is considered that the design, scale, bulk and appearance of the development is acceptable and will not be detrimental to the character and appearance of the area and the adjacent dwellings.

6.3 The impact on the neighbouring amenity and adjoining land uses;

- 6.3.1 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the National Planning Policy Framework.
- 6.3.2 West Berkshire Core Strategy Core Strategy Policy CS14 states that new development must make a positive contribution to the quality of life in West Berkshire.
- 6.3.3 The neighbouring properties closest to the proposed development are No 1 – 5 Manor Farm Lane. The existing units located to the north west are converted outbuildings which are currently the subject of applications for Certificate of Lawfulness – existing use (Section 5.9 of this report). Notwithstanding the pending decisions on these units, it is considered that the final amended plans will not result in any impact on these units due to the level of changes on the proposed northern elevations, as discussed below.
- 6.3.4 The proposed dwellings will be located approximately 10 metres from the rear garden fences for No 1 – 5 Manor Farm Lane.
- Sunlight / daylight
- 6.3.5 The development is a sufficient distance from the neighbouring gardens and will not present an impact on neighbouring amenity in terms of overshadowing, a loss of sunlight and daylight.

Overlooking / privacy

- 6.3.6 The proposed dwellings will be located approximately 24 metres from the rear walls at Nos 1 – 5 Manor Farm Lane. This distance has been measured from wall to wall. The original plans included windows at first floor level on the northern elevations of the dwellings. However following overlooking and loss of privacy objections from the neighbours at No 1 – 5 Manor Farm Lane, this has been addressed sufficiently on the final plans. The bedroom windows have been revised and bathroom windows have been inserted to the front elevations. The Supplementary Planning Document: Quality Design: Part 2 Residential Development states that at the rear of a dwelling the expectation of the resident will be that they should experience a high level of privacy and that overlooking windows, whether in neighbouring workplaces or other homes, should be avoided or be some distance away. There is a long established good practice guideline of 21 metres as a minimum privacy distance between houses backing onto each other.
- 6.3.7 A blocked in tax window has been introduced to the front elevations of the larger semi detached pair to the west. Roof lights have been added to provide light to the proposed first floor bedrooms. Obscure glazing is proposed on each of the bathroom windows on the northern elevation. It is considered that amended window designs and the distances between the properties would secure a sufficiently good standard of amenity.

Overbearing

- 6.3.8 Given the separation distances to the properties at No 1 – 5 Manor Farm Lane, the acceptable design, scale, size and form, it is considered that the proposed development will not present an overbearing impact on neighbouring amenity.

Noise and disturbance

- 6.3.9 As the development involves demolition, a restriction on the hours of work can be secured by condition. However as the use is residential, there would be no long term additional noise and disturbance than that currently experienced by the adjacent properties.
- 6.3.10 Overall it is considered that the proposed development will secure sufficient levels of amenity for existing and future occupiers of neighbouring properties and the occupants of the proposed new dwellings.

6.4 The impact on the Transport, Highways and Footpath (safety and use)

- 6.4.1 Road safety in West Berkshire is a key consideration for all development in accordance with Core Strategy Policy CS13.
- 6.4.2 Chapter 4 of the NPPF relates to promoting sustainable transport and giving people real choice about how they travel. There is recognition that opportunity to 'maximise sustainable transport solutions will vary in different areas' (paragraph 29).
- 6.4.3 All proposals for development that generate significant amounts of movement will need to be supported by a Transport Statement or Transport Assessment. Decisions should take into account whether opportunities for sustainable transport have been taken to reduce the need for major transport infrastructure; safe and suitable access to the site can be achieved for all people; and improvements within the network can be undertaken to effectively limit the significant impacts of the development (paragraph 32).

- 6.4.4 Importantly, development should only be prevented or refused on transport grounds where the residential cumulative impacts of development are “severe” (Paragraph 32).
- 6.4.5 With regard to ease of movement, the PPG states that the ability to move safely, conveniently and efficiently to and within a place will have a great influence on how successful it is. Furthermore, a place should have an appropriate number of routes to and through it, not too many to make it anonymous but enough to allow easy legitimate movement.
- 6.4.6 The PPG sets out the scope and level of detail which will be need to be included within a Transport Statement. Following initial comments by the Highways Officer objecting to the proposal, the applicant has submitted an amended Transport Statement and additional information.
- 6.4.7 Policy P1 of the HSADPD outlines that the parking standards for new residential development. The layout and design of parking spaces should follow the parking design guidance from the Building for Life Partnership, 2012 and principles contained in the Manual for Streets in order that good quality homes and neighbourhoods are created. A total of 10 driveway car parking spaces are required. This has been met with the inclusion of the proposed car ports. The car ports have no link to the main dwelling which is acceptable for parking purposes. A condition restricting the permitted development rights for the conversion of the car ports will be attached to ensure that the car ports are retained for parking purposes.
- 6.4.8 Policy TRANS1 of the West Berkshire Local Plan Saved Policies 2007 states that the transportation needs of new development should be met through the provision of a range of facilities associated with different transport modes including public transport, walking, cycling and parking provision. The level of parking provision will depend on the availability of alternative modes, having regard to the maximum standards adopted by West Berkshire Council. Cycle parking will be provided in line with the West Berkshire Cycle and Motorcycle Advice and Standards for New Development. This requires a total of 2 cycle parking spaces per unit that will be provided within the cartilage sheds of the properties.
- 6.4.9 As discussed above, following an initial objection by the Council’s Highway Officers, the applicant submitted an amended Transport Statement, which included details of existing and proposed vehicle trips. Due to the level of Highway objections, an assessment of the existing and proposed vehicle movements is outlined below:
- 6.4.10 **B8 Egg Packing Business (To be demolished)**
- 2 deliveries per week - 4 movements – 1 large van and one 7.5 tonne
 - Transit Van – 16 movements per week
 - 20 other vehicle movements per week.
 - Total of 40 vehicle movements per week or 9 per day.
- 6.4.11 **Garage Units (To be demolished)**
- 8 vehicle movements per day – McCarthy Properties
 - 4 vehicle movements per day – catering business
 - Total of 12 daily movements.
- 6.4.12 The total existing uses generate an approximate total of 21 daily vehicle movements.

6.4.13 Proposed residential use

6.4.14 The Highway Officer has indicated that it is not the size of the dwellings that should be taken into consideration, but the location. The site is located within an area where there is a heavy reliance on the private vehicle which has ultimately set the required car parking standards – 2 spaces for each 2-bedroom property and 2.5 spaces for each 3 bedroom property.

6.4.15 The applicant submitted a Transport Statement which at Table 3 provides data from TRICS based upon bedroom numbers which indicates an overall figure of 22 vehicle movements per day. The Highway Officer's figure of likely vehicle movements was approximately 24 due to the rural location. This is an increase of around 1-3 vehicle movements per day on the existing permitted uses, which is considered too minimal to warrant a refusal on Highway grounds.

6.4.16 The Highways Officer has also concluded that the Manor Farm Lane access onto the A340 does have sub-standard existing visibility splays. The information submitted identifies that this proposal would generate a level of vehicle movements comparably similar to the existing uses on the site. Therefore refusal on this ground would be very difficult to defend at appeal.

6.4.17 Public Rights of Way use

6.4.18 Manor Farm Lane is a designated footpath (Tidmarsh Footpath 7-3.). The existing vehicle movements accessing the site from the A340 are similar to the likely vehicle movements for the proposed dwellings. It is therefore considered that there will be no increased impacts on the users of the footpath. The Council's Rights of Way Officer (ROWO) has requested that the footpath signpost at the junction with the A340 be replaced as part of the development. The sign post would be required to state that "THIS IS A PUBLIC FOOTPATH NO ACCESS FOR UNAUTHORISED VEHICLES". The Council has indicated that it can supply and deliver the sign to reinforce the existence of the footpath. As the application has generated highway and footpath safety concerns, it is considered that a condition requiring the installation of the sign would be reasonable and necessary.

6.4.19 Overall, it is considered that the proposed development would not have a material impact on highway safety and would be provided with sufficient parking. The proposed development is considered to meet Highway and safety requirements and complies with the NPPF, Policy CS13 of the Core Strategy, Policy TRANS1 of the West Berkshire Local Plan Saved Policies 2007 and Policy P1 of the HSADPD.

6.5 Garden Amenity Standards

6.5.1 Securing a good standard of amenity for future occupants of land and buildings is one of the core planning principles of the Framework. According to Part 2 of the Council's Supplementary Planning Document "Quality Design (SPDQD), the Council considers it essential for the living conditions of future residents that suitable outdoor amenity space (e.g. private gardens) is provided in most new residential development.

6.5.2 The proposed garden space for the new dwellings would be required to meet the standard of 70 square metres for a 2 bedroom dwelling and 100 square metres for 3 bedroom dwelling as required by Supplementary Planning Document SPD: Quality Design, part 2 Residential Development. The following garden sizes are proposed:

- House 1 (2 bedrooms) = 73 square metres

- House 2 (2 bedrooms) = 87 square metres
- House 3 (3 bedrooms) = 104 square metres
- House 4 (3 bedrooms) = 103 square metres

6.5.3 The proposed and useable main garden areas for each dwelling are compliant with the size and use guidance within the SPDQD.

6.6 The impact on Green Infrastructure;

6.6.1 Policy CS18 seeks to protect and enhance the District's green infrastructure. The trees on the site are not subject to any protection by Tree Preservation Orders. It is recognised that the trees on the site may be of value in terms of landscaping within the site. It is considered that a condition requesting a plan of the trees to be retained is appropriate.

6.7 The Impact on Flooding and Drainage

6.7.1 The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Core Strategy Policy CS16 (Flooding) applies across the district and highlights the cumulative impacts of development on flooding within the district. The proposed dwellings and the sewage treatment plant are located within the Environmental Agency's (EA) Ground Water Source Zone. As the proposal includes a sewage treatment plant within a Ground Water Source Zone, the Council consulted the Environment Agency, however no comments were received and after a follow up email, the EA stated that the application did not meet any of their consultation criteria. No further comments have been received from the Council's Drainage Engineer.

6.7.2 There is no planning policy restricting the installation of an underground sewage treatment plant, however regulations exist as part of the Building Control process to ensure sufficient standards of installation are met. As such officers are content with the inclusion of the sewage treatment plant as part of this proposal.

6.7.3 Policy CS16 states that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS). A condition requiring sustainable drainage measures has been attached accordingly.

6.8 Other Matters

6.8.1 The relevant planning comments received from local residents have been considered fully as part of this committee report, no other objections have been received.

Sewage treatment plant located on Agricultural Land

6.8.2 The proposed sewage treatment plant will be re-located on to an area designated as agricultural land. The area to the south of the site is approximately 36 square metres and is set away from the field. It is considered that location of the sewage treatment plant will not impact on any existing or future agricultural activities. In addition the sewage treatment plant will be stored underground and the site enclosed by fencing, therefore any landscape impacts will be minimal and largely as a result of the proposed fence. The type and appearance of the fence can be requested by condition. The loss of the agricultural land is considered to be minimal.

Community Infrastructure Levy

- 6.8.3 Core Strategy Policy CS5 (Infrastructure) states that the Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery. The Council has implemented its Community Infrastructure Levy (CIL) as from 1st April 2015.
- 6.8.4 Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations, residential development of 100m² or more will be liable to pay the Community Infrastructure Levy.
- 6.8.5 The existing egg building does not fall within residential use class C3. The proposal's total proposed gross internal floor space area (GIA is 353 square metres (excludes the roofspace).
- 6.8.6 As such this application is CIL Liable and the Community Infrastructure Levy liability notice detailing the chargeable amount will be sent under separate cover. Applicants may claim an exemption (subject to meeting the criteria) from the charge where the required forms for the Assumption of Liability, exemption request and supporting documentation have been provided to the local authority.

The assessment of sustainable development

- 6.8.7 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.
- 6.8.8 Economic Dimension: It is considered that the proposal makes no significant contribution to the wider economic dimension of sustainable development. There would be a temporary benefit in terms of additional employment during the construction period and the provision of additional housing within a defined settlement.
- 6.8.9 Environmental dimension: With regard to the environmental role of fundamentally contributing to protecting and enhancing our natural, built and historic environment, the impact on the character and appearance of the surrounding area has been assessed as part of this application. It is considered that the proposal sufficiently respects and preserves the existing natural and built environment and that the proposal adequately protects and enhances the prevailing pattern of development in the AONB area and the site specifically.
- 6.8.10 Social dimension: It is considered that the proposal makes no significant contribution to the wider social dimension of sustainable development. Social considerations overlap those of environmental in terms of amenity provision. It is considered that following an assessment of the highway impacts and the impacts on existing amenity levels, the final amended scheme sufficiently secures an acceptable level of amenity for adjoining land users.
- 6.8.11 For the above reasons it is considered that the proposed development is supported by the presumption in favour of sustainable development as outlined within the NPPF.

6.9 Conclusion, Planning Balance and recommendation

- 6.9.1 Having regard to the relevant development plan policy considerations and the other material considerations referred to above, it is considered that given the clear reasons in support, the proposed development is acceptable and a conditional approval is justifiable for the following reasons:
- 6.9.2 The proposal will not unduly harm the character and appearance of the surrounding area, or neighbouring amenity. The proposal will ensure sufficient provision of parking and movement to secure the safety of highway and footpath users. There are no other material considerations that indicate planning permission should otherwise be refused. It is recommended that the application be approved.
- 6.9.3 This decision has been considered using the relevant policies related to the proposal. These are; ADPP1, ADPP5, CS1, CS4, CS5, CS6, CS9, CS13, CS14, CS15, CS16 and CS19 of The West Berkshire Core Strategy 2006 - 2026, Policy OVS5, OVS6, TRANS1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007, Policy P1 of the West Berkshire Council Housing Site Allocations Development Plan Document (May 2017) (DPD), and the National Planning Policy Framework.

7. FULL RECOMMENDATION

7.1 DELEGATE to the Head of Development & Planning to GRANT PLANNING PERMISSION subject to the schedule of conditions (Section 7.2).

7.2 Schedule of conditions

1. Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Approved Plans and documents

The development hereby permitted shall be carried out in accordance with the application form, the design and access statement, the amended transport statement, the amended location plan, and the following approved drawings:

- a) Proposed site plan drawing No PL-05 received on 12 April 2017
- b) Amended proposed plans drawing No PL-07C received on 28 July 2017
- c) Amended proposed elevations drawing No PL-08 C received on 28 July 2017
- d) Amended proposed section through site drawing No PL-10B received on 22 June 2017
- e) Amended existing and proposed block plan drawing No PL-03B received on 22 June 2017
- f) Visibility splays drawing No TB12502-GA-005 received on 09 June 2017.

- g) Proposed swept path analysis – fire tender and large panel van drawing No TB12502-GA-001 received on 09 June 2017.

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

3. Schedule of materials (details required)

No development shall take place until samples, and an accompanying schedule, of the materials to be used in the construction of the external surfaces of the dwellings and hard surfaced areas hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Samples of the materials shall be made available for inspection on request. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), the National Planning Practice Guidance (March 2014), Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and the Supplementary Planning Document Quality Design (June 2006).

4. Details of boundary treatment (details required)

No development shall take place until details, to include a plan, indicating the positions, design, materials and type of boundary treatment to be erected around the dwellings and the sewage treatment plant have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved scheme before the dwellings hereby permitted are occupied or 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 approved boundary treatments shall thereafter be retained.

Reason: The boundary treatment is an essential element in the detailed design of this development and the application is not accompanied by sufficient details to enable the Local Planning Authority to give proper consideration to these matters. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Supplementary Planning Document Quality Design (June 2006).

5. Unforeseen contamination

Should any unforeseen contamination be encountered during the development, the developer shall inform the Local Planning Authority immediately. Any subsequent investigation/remedial/protective works deemed necessary by the Local Planning Authority shall be carried out to agreed timescales and approved by the Local Planning Authority in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the Local Planning Authority upon completion of the development.

Reason: In order to protect the amenities of proposed occupants of the application site. This condition is imposed in accordance with the National Planning Policy Framework (2012) and Policy OVS5 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

6. Noise protection scheme (details required)

No development shall commence until details of a scheme of works, for protecting the occupiers of the development from externally generated noise, have been submitted to and approved in writing by the Local Planning Authority. All works forming part of the scheme shall be completed before any dwelling is first occupied.

Reason: In order to protect the amenities of proposed occupiers of the development. This condition is imposed in accordance with the National Planning Policy and Policy OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

7. Hours of working

The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing be limited to:

7:30am to 6:00pm Mondays to Fridays;
8:30am to 1:00pm Saturdays;
nor at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land users and occupiers. This is in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026), and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

8. Refuse and recycling

The dwellings hereby approved shall not be occupied until the refuse and recycling facilities have been provided in accordance with the approved details. The refuse and recycling facilities shall be retained for this purpose thereafter.

Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and the Supplementary Planning Document Quality Design (June 2006).

9. Tree protection scheme (details required)

No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. All such fencing shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Note: The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026

10. Surface water drainage (details required)

No development shall take place until a scheme of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate sustainable drainage principles to deal with surface water run-off from the roof of the dwellings and within the application site. The dwellings hereby permitted shall not be first occupied until the scheme of surface water drainage has been implemented in accordance with the approved details. The approved method of surface water drainage shall be retained and maintained thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS16 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design – Part 4 Sustainable Design Techniques (June 2006).

11. Construction Method Statement (details required)

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- a) The parking of vehicles of site operatives and visitors
- b) Loading and unloading of plant and materials
- c) Storage of plant and materials used in constructing the development
- d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- e) Wheel washing facilities
- f) Measures to control the emission of dust and dirt during construction
- g) A scheme for recycling/disposing of waste resulting from demolition and construction works
- h) A scheme given full details of how any spoil or debris arising from the proposed development will be disposed of.

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

12. Vehicle parking and turning space

No dwelling shall be occupied until the vehicle parking and turning space have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Policy P1 of the Housing Site Allocation DPD.

13. Cycle parking and storage

No dwelling shall be occupied until the cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Policy P1 of the Housing Site Allocation DPD.

14. Windows on north elevation – obscure glazing

The windows at first floor level, including roof lights in the northern elevations on all four dwellings shall be top hung and fitted with obscure glass before the dwellings hereby permitted are occupied. The obscure glazing shall be permanently retained in that condition thereafter.

Reason: In the interests of the privacy and amenity of neighbouring properties and to prevent the overlooking of adjacent properties in the interests of neighbouring amenity. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (2006) and Supplementary Planning Guidance 04/2 House Extensions (July 2004).

15. Footpath signpost

No development shall take place until a footpath signpost at the junction with the A340 has been installed in an appropriate location agreed in writing with the Local Planning Authority. The message details and location of the sign and signpost shall be agreed in writing with the Local Planning Authority and shown on a plan prior to any development commencing. The approved sign and signpost shall be retained thereafter as part of the proposed development.

Reason: To reinforce the existence of Manor Farm Lane as a designated footpath, to warn vehicles entering the site and to maintain the safety between vehicles and pedestrians. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), and Policies CS 13 and CS14 of the West Berkshire Core Strategy.

16. Car Ports – Parking use and PD Removal

Irrespective of the provisions of The Town and Country Planning (General Permitted Development) Order 2015, the car ports approved on the site shall not be used for any purpose other than as parking spaces for the dwellings, unless permission has been granted by the Local Planning Authority as a result of an application being submitted for that purpose.

Reason: To ensure that the car ports are kept available for vehicle parking in the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Policy P1 of the Housing Site Allocation DPD.

17. Extensions, alterations, ancillary outbuildings – PD Removal

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C and E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To prevent the overdevelopment of the site, given the limited amenity space, and in the interests of respecting the character and appearance of the surrounding area. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5, CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

18. Windows/ dormer windows and roof lights – PD Removal

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no windows including dormer windows and roof lights (other than those expressly authorised by this permission) which would otherwise be permitted by Schedule 2, Part 1, of that Order shall be constructed at first floor level or the roof slope on the northern elevations of the dwellings hereby permitted, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: In the interests of the privacy and amenity of neighbouring properties and to prevent the overlooking of adjacent properties in the interests of neighbouring amenity. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (2006) and Supplementary Planning Guidance 04/2 House Extensions (July 2004).

INFORMATIVE:

Construction / demolition Noise

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

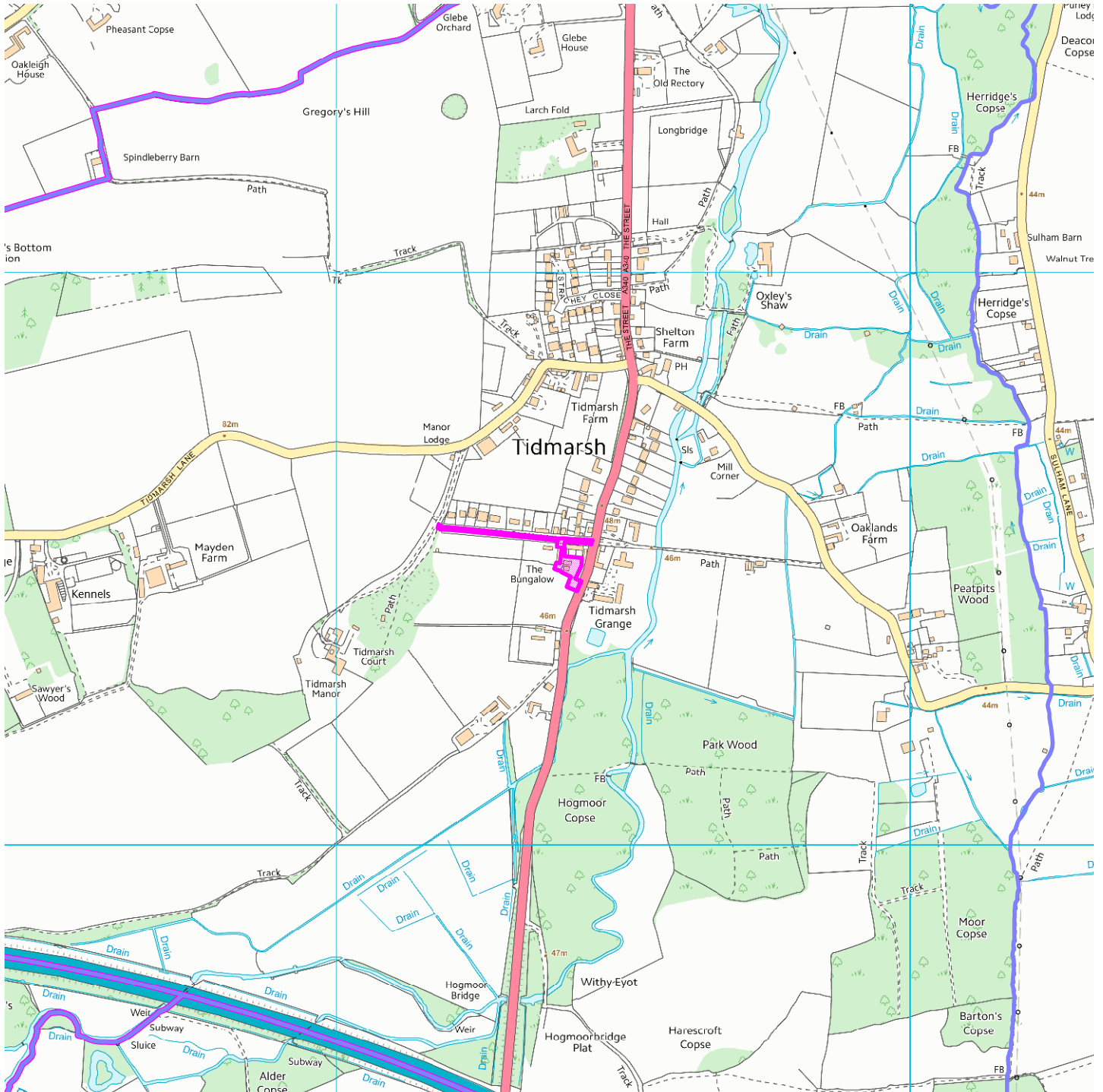
Damage to footways, cycleways and verges

The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.

Damage to the carriageway

The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

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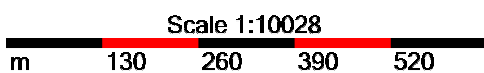
Map Centre Coordinates :

Scale : 1:10027

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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	03 August 2017
SLA Number	0100024151



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Agenda Item 4.(2)

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(2)	17/01276/HOUSE Bucklebury Parish	12 th July 2017 Extended to 17 th August 2017	Loft conversion with roof alterations and velux windows 4 Mortons Lane Upper Bucklebury Berkshire RG7 6QQ Mr and Mrs Dyson

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/01276/HOUSE>

Recommendation Summary: To **DELEGATE** to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1).

Ward Member(s): Councillor Quentin Webb
Councillor Graham Pask

Reason for Committee determination: Called in by Councillor Webb if the recommendation is for approval. Reason: The design of roof and roof windows and general design not in keeping with surrounding designs.

Committee Site Visit: 9 August 2017

Contact Officer Details

Name: Helen Robertson
Job Title: Assistant Planning Officer
Tel No: (01635) 519111
Email: Helen.Robertson@westberks.gov.uk

1. RELEVANT PLANNING HISTORY

11/02202/HOUSE Single storey rear/side extension and adjustment of existing brick wall to widen existing parking bay. Approved 13th October 2011 (not implemented)

2. PUBLICITY

Site Notice Expired: 28th June 2017
Neighbour Notification Expired: 15th June 2017

3. CONSULTATIONS AND REPRESENTATIONS

3.1 Consultations

Parish Council: OBJECT - Bucklebury Parish Council objects to this application on the following grounds:

- Increase in massing
- Overdevelopment of the site
- Appearance
- Inappropriate to the street scene
- Insufficient off road parking.

This property is one of a pair of semi-detached houses which were originally designed to resemble a Berkshire farmhouse. The result of this application (which is in a very prominent position on the entrance to Mortons Lane) will be to unbalance the pair of houses.

Highways: The proposal includes increasing the number of bedrooms from three to four. According to the Councils new car parking standards, this site is in zone 3 and would increase the car parking requirement from an existing 2.5 spaces to 3.0 space with the proposal. For the existing, we would round up the 2.5 to 3.0 spaces, so technically there is no increase in car parking demand.

I understand that the garage is not used for car parking, and this is very common, and this is why the new car parking standards do not count garages. Therefore there is one car parking space currently available that would be retained with the proposal. With reference to the above paragraph, the existing shortfall in car parking will remain at 2 spaces.

Even if there was an increase in parking shortfall, we would normally only object if we considered that the area already had parking congestion and any additional on street parking could be potentially detrimental to the public highway. From pictures taken during the evening of Thursday July 20th 2017, I consider that it would have been difficult to have justified refusing the planning application. From

observations made on site, there were vehicles parked on street, but I wouldn't say it was a significant number.

I therefore raise no objection to this planning application.

Environmental

Health: Have no comments to make.

AONB

Management

Board: No comments received to date

Drainage Team No comments received to date

Ecology No comments received to date

3.2 Representations

Total: 5 Object: 5 Support: 0

Summary of comments:

Object:

- Undermines original farmhouse/farmyard entrance concept. Affects the character of the area
- Gives the appearance of a townhouse
- Unbalances the pair of properties at the entrance to the site
- Change in outlook
- Sets precedent for more extensions of this type
- Existing parking concerns. Only one parking space. Vehicles currently parked in an obstructive manner.
- Creating a further room would increase parking need

Other matters (such as maintenance of the property and affect on house values) have been raised however they are not material planning considerations

4. PLANNING POLICY

4.1 The statutory development plan comprises the West Berkshire Core Strategy (2006-2026) (CS) and those saved policies within the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and the West Berkshire Housing Site Allocations Development Plan Document (2006 – 2026) (DPD)

4.2 Other material considerations include government guidance, in particular:

- The National Planning Policy Framework (March 2012) (NPPF)
- The National Planning Practice Guidance (March 2014),

4.3 The policies within the West Berkshire Core Strategy (2006-2026) and West Berkshire Housing Site Allocations Development Plan Document (2006 – 2026) attract full weight.

The following policies are relevant to this application:

Core Strategy Policies -

- Area Delivery Plan Policy 1: Spatial Strategy;
- Area Delivery Plan Policy 5: The Area of Outstanding Natural Beauty;
- CS 13: Transport;
- CS 14: Design Principles;
- CS17: Biodiversity and Geodiversity
- CS 19: Historic Environment and Landscape Character

Development Plan Document Policy –

- C1: Location of New Housing in the Countryside
- P1: Residential Parking for New Development

4.4 Paragraph 215 of the NPPF advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. There are no saved West Berkshire District Local Plan Policies relevant to this application.

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

- Supplementary Planning Document, Quality Design (June 2006);
- Supplementary Planning Guidance, House Extensions (July 2004);
- Planning Obligations Supplementary Planning Document (December 2014);
- Bucklebury Village Design Statement (April 2002).

5. DESCRIPTION OF DEVELOPMENT

5.1 The application is for a loft conversion that involves altering the roof profile from a full hip to a part hip with velux windows to the front and rear elevations. The converted space will form an additional bedroom. The total number of bedrooms is increased from 3 to 4.

6. APPRAISAL

The main issues for consideration in the determination of this application are:

- The principle of the development
- The impact on the character of the area and the Area of Outstanding Natural Beauty;
- The impact on neighbouring amenity;
- The impact on highways and parking;
- The impact on biodiversity and geodiversity;
- Assessment of sustainability
- Community Infrastructure Levy

6.1. The principle of the development

- 6.1.1. The application site is located inside of the defined settlement boundary of Upper Bucklebury and within an Area of Outstanding Natural Beauty (AONB).
- 6.1.2 Policy ADPP1 advises that most development will be within or adjacent to existing settlements.

6.2 The impact on the character of the area and the Area of Outstanding Natural Beauty

- 6.2.1 Through the provisions of the NPPF the government outlines the importance of the design of the built environment. Policy CS14 of the Core Strategy states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area.
- 6.2.2 The site is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The NPPF provides AONBs the highest level of protection. Policy ADPP5 of the core strategy states that 'development will conserve and enhance the local distinctiveness, sense of place and setting of the AONB'.
- 6.2.3 Mortons Lane is a pleasant, spacious cul de sac of mixed property types and designs. The entrance to the development is approached via a stretch of landscaped access road and the properties are set well within the site. The application property is a one of a semi-detached pair set at a right angle to the highway and facing the entrance to the site in a prominent position within the streetscene of the development but not highly visible from Broad Lane. The development was granted approval in 2005 and it is understood from the original drawings that the properties set towards the entrance to the site were arranged to form a farmyard courtyard entrance feature. The pair of semi-detached properties numbers 3 and 4 are labelled 'farmhouses' on the original drawings. They are not a matched pair although from the front view the roof is symmetrical and fully hipped to both properties in the pair.
- 6.2.4 The proposed roof extension alters the existing full hip at number 4 to a smaller barn hip increasing the mass of the roof. The roof profile of the pair is therefore altered so that they are no longer symmetrical from the front view. The existing pair is not symmetrical from the rear view given the catslide roof and dormer to the rear of number 4. Mortons Lane is characterised by pairs of cottages that have different roof shapes as seen at numbers 5 and 6 to the north, where there is a half hip and a gable, and elsewhere on the development. On detached properties within the development there are also differing roof shapes to each side elevation as seen at numbers 1 and 2. Whilst the proposal will detract from the appearance of the existing pair it will also maintain this variety of roof designs within the development, which is a feature of the existing streetscene and roofscape. In the context of the existing streetscene the unbalancing of the pair is not considered, on balance, to be so significantly harmful to warrant refusal and is considered in accordance with para 7G1 of the Bucklebury VDS which states that extensions should respect the scale, density, style, and general line of existing buildings.

- 6.2.5 As stated this pair of properties is located in a prominent position at the entrance to the site. Comments are noted regarding numbers 3 and 4 representing the farmhouse in the farmyard courtyard entrance feature. There is however no homogenous farmhouse design in West Berkshire. Farmhouses of many different designs are altered and extended, each application being dealt with on its own merits. The consideration here is whether the proposal respects the character of Mortons Lane. As detailed above, on balance, the proposal is not considered to significantly alter the design ethos of this relatively new housing development or the existing setting of Mortons Lane to an unacceptable degree.
- 6.2.6 The extended side elevation is to be finished in matching brick and roof tiles are to match the existing to accord with 7 G 2 of the Bucklebury VDS as they will be sympathetic and appropriate in colour and form to harmonise with the surroundings. Existing roof windows on the barn style property at number 1 are of a conservation type however standard roof lights are visible elsewhere. A condition is proposed that, notwithstanding what is shown on the drawings, details of the rooflights be agreed prior to commencement of related development to ensure they are appropriate in size and design to the area.
- 6.2.7 The proposed development is not considered to constitute overdevelopment of the site. The proposal does not increase the footprint of the property. The rear garden space would not be reduced as a result of this proposal. The amenity space remains at approximately 145 square metres which accords with 1.16.4 of the SPD where as a general guide 100 square metres or more amenity space is recommended for houses of 3 bedrooms or more.
- 6.2.8 The property is set within the built environment of Mortons Lane and is not immediately adjacent to any open countryside. The proposal is not considered to have a harmful impact upon the landscape quality of the North Wessex Downs AONB. Nor is it considered to have an impact that is more harmful than the existing building on the rural character of the area.

6.3 Impact on neighbouring amenity

- 6.3.1 The Core Principles of the NPPF state that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings and Policy CS14 states that development should make a positive contribution to the quality of life. As such amenity is an important consideration.
- 6.3.2 **Sunlight & Daylight:** Due to the location of the proposal on the east elevation of number 4 and/or the degree of separation there would be no impact on overshadowing or daylight to numbers 2 and 3 to the west, number 1 to the south west, number 5 to the north, number 39 to the north east or numbers 41 and 42 to the south east. Number 40 is set to the east and could potentially be affected by the proposal. However, as there remains a separation distance of approximately 15 metres between the properties the assessed impact is considered acceptable.

- 6.3.3 **Overlooking / privacy:** The issue of overlooking and loss of privacy has been considered in relation to neighbouring properties. Existing windows in the side elevation at first floor serve non habitable areas in the dwelling and this will remain the case. There are no new second floor windows proposed to the side elevation that would overlook number 40. Although from the floorplan it appears that the staircase and wardrobes are to be located adjacent to the east elevation a condition is proposed that no windows be inserted at second floor level without prior approval. Rooflights are in addition to existing first floor windows serving the existing bedrooms on the front and rear elevations and when also considering the oblique angle at which views would be available are not considered to lead to any further significantly harmful overlooking.
- 6.3.4 **Overbearing:** The issue of overbearing impact has been considered in relation to the surrounding properties. Whilst the proposal increases the massing of the roof and will be visible to the surrounding properties given the orientation and degree of separation between the properties there is not considered to be any significantly harmful overbearing impact on numbers 1, 2, 3, 5, 39, 41 or 42. As a distance of approximately 15 metres will remain between number 4 and number 40 the impact is, on balance, not considered sufficiently harmful to warrant refusal. Loss of a view is not considered to be a planning matter.
- 6.3.5 **Noise and disturbance:** The proposal is an extension to an existing residential property. It is not therefore considered that there will be any significant impact in terms of noise and disturbance from its use. Given the semi rural location it is considered a condition to restrict the hours of work during construction is appropriate.

6.4 Impact on highways and parking

- 6.4.1 The Highways Officer has considered the proposal in relation to the existing parking provision at the site and for the reasons outlined in the consultation response above has raised no objections. In the absence of a Highways objection it is considered that, on balance, no significant harm has been identified that would make the proposal unacceptable on Highways grounds.

6.5 Impact on biodiversity and geodiversity

- 6.5.1 The site is within a Biodiversity Opportunity Area as defined in the West Berkshire Core Strategy. These areas do not represent a statutory designation or represent a constraint on development but are areas where biodiversity improvements are likely to have beneficial results at a strategic scale. Given the scale of this householder proposal and the location of the site within an existing housing development no biodiversity improvements have been sought.

6.6 Presumption in favour of sustainable development

- 6.6.1 The NPPF places a strong emphasis on sustainable development. Planning applications must result in a sustainable form of development with consideration of the economic, social and environmental sustainability aspects of the proposal.

- 6.6.2 This application is an extension to an existing residential property and has limited economic considerations. Contributing to and protecting and enhancing the natural and built environment is fundamental to the environmental role of planning. The impact on the character and appearance of the surrounding area has been carefully assessed and found to be acceptable and the proposal is not considered to have any significantly detrimental impact on the surrounding area. Social considerations overlap those of environmental in terms of amenity and this must be balanced against the impact upon the amenity of surrounding neighbours. The extensions proposed are not considered to have sufficient detrimental impact on the amenities of neighbouring occupiers to warrant refusal.
- 6.6.3 For the above reasons it is considered that the proposed development complies with the presumption in favour of sustainable development.

6.7 Community Infrastructure Levy

- 6.7.1 The increase in internal floor space of the proposed house extension is less than 100m². Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council house extensions of less than 100m² are not liable to pay the Community Infrastructure Levy.

7. CONCLUSION

- 7.1 The impact of the proposed extension on the character and appearance of the AONB and the character of the area and the setting of Mortons Lane has been carefully assessed. It is considered that due to its scale, layout, form and appearance, the proposed loft conversion and alterations to the roof will not, on balance, have a significantly detrimental impact on the character and appearance of the area.
- 7.2 Whilst it is acknowledged there will be some visual impact on the adjacent surrounding properties, on balance, it is not considered that the proposal would have sufficient detrimental impact on the amenities of the occupiers to warrant refusal.
- 7.3 Given the advice of the Highways Officer there is not considered to be any significant detrimental impact upon highways and parking.
- 7.4 Overall, it is considered that the proposed development would be consistent with the presumption in favour of sustainable development introduced by the NPPF.
- 7.5 Having taken account all of the relevant policy considerations and the other material considerations referred to above, and having regard to the reasons to support the proposal, the proposed development is recommended for approval subject to the conditions listed below

8. RECOMMENDATION

DELEGATE to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1)

8.1 Schedule of conditions

1. Full planning permission time limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004); to enable the Local Planning Authority to review the desirability of the development should it not be started within a reasonable time.

2. Standard approved plans

The development hereby permitted shall be carried out in accordance with the approved drawings: LP-3250-02 and Block Plan; received on 17th May 2017.

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

3. Materials as Specified

The materials to be used in the development shall be as specified on the plans or the application forms. No other materials shall be used unless prior agreement in writing has been obtained from the Local Planning Authority. Where bricks and tiles are specified these shall match those on the existing development to the satisfaction of the Local Planning Authority.

Reason: To ensure that the materials are appropriate to the existing development, the site and its surroundings. This condition is imposed to comply with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

4. Hours of work (construction)

No demolition or construction works shall take place outside the following hours:

- 8:00am to 6:00pm Mondays to Fridays;
- 8:30am to 1:00pm Saturdays;
- nor at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026).

5. Windows PD removal

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting or modifying that Order), no windows which would otherwise

be permitted by Schedule 2, Part 1, Class A of that Order shall be constructed at second floor level on the east elevation without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

Reason: In the interests of the privacy and amenity of neighbouring properties. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (2006) and Supplementary Planning Guidance 04/2 House Extensions (July 2004).

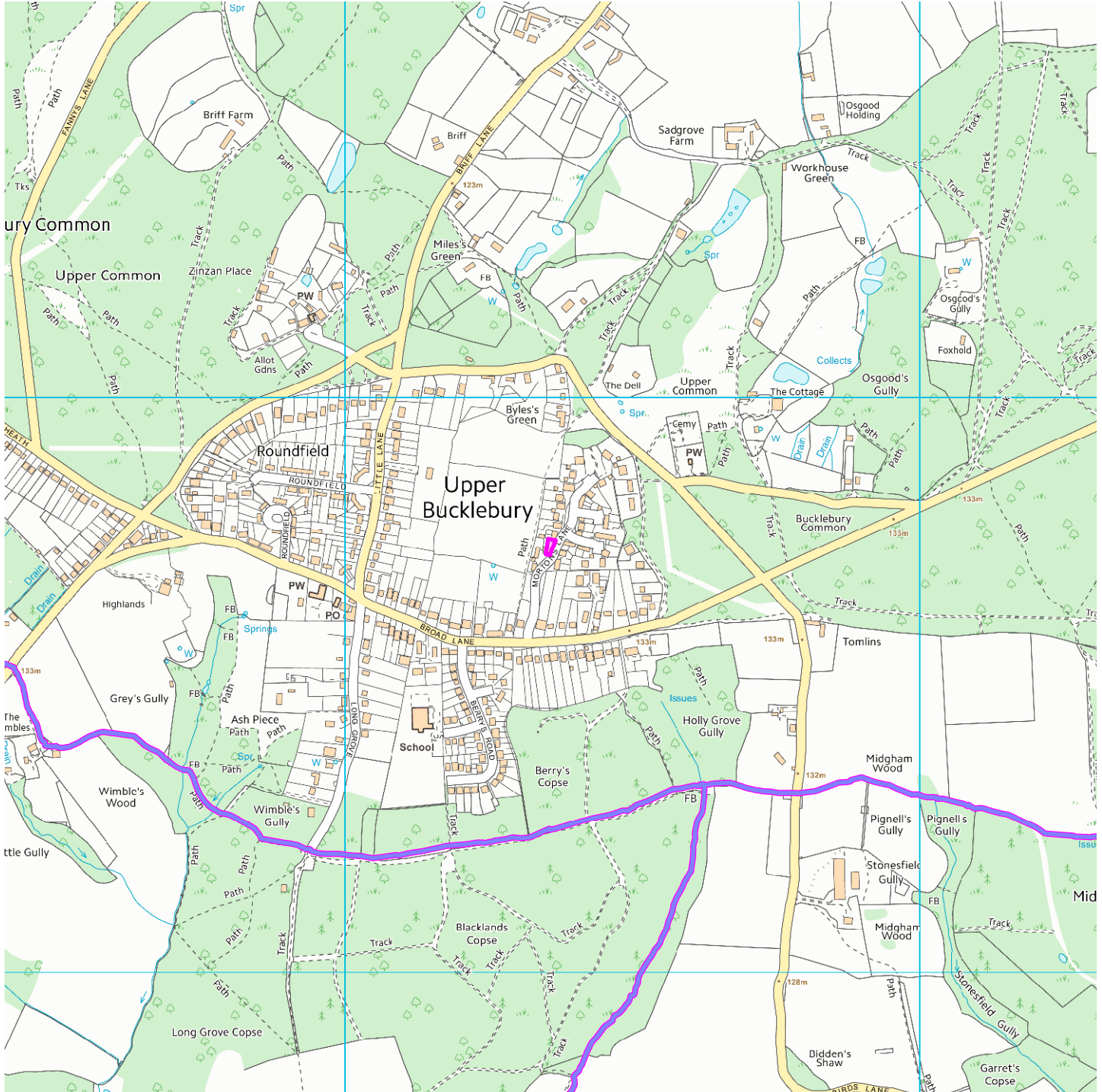
6. **Details of rooflights** No related development shall commence until details of the rooflights to be used in the proposed development have been submitted to and approved in writing by the Local Planning Authority on an application made for the purpose. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application. Thereafter the roof lights used in the development shall be in accordance with the approved details.

Reason: To ensure that the rooflights are appropriate to the existing development, the site and its surroundings. This condition is imposed to comply with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026)

Informatives:

1 **Approval - Representations received**

This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.



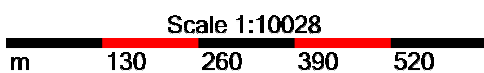
Map Centre Coordinates :

Scale : 1:10027

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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	03 August 2017
SLA Number	0100024151



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Agenda Item 4.(3)

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(3)	17/01889/OUTD Burghfield Parish	4 th September 2017.	Outline planning permission for the redevelopment and change of use of the site to residential (C3) to provide a single storey detached dwellinghouse with rooms in the roof space. Matters to be considered: Access and Layout. Land Adjacent to Larch House Sulhamstead Reading RG7 4BB Malcolm Hatton

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/01889/OUTD>

Recommendation Summary: to **DELEGATE** to the Head of Planning & Countryside to **REFUSE PLANNING PERMISSION** for the reasons given below (Section 9.1).

Ward Members: Councillor Carol Jackson-Doerge
Councillor Ian Morrin

Reason for Committee Determination: Called in by Ward Member

Committee Site Visit: 28 June 2017

Contact Officer Details

Name: Sian Cutts
Job Title: Planning Officer
Tel No: (01635) 519111
E-mail Address: Sian.cutts@westberks.gov.uk

1. Relevant Site History

97/50920/FUL	Conversion of barns for small business use. Refused 20.10.1997. Appeal dismissed 28.08.1998
01/00860/FUL	Retrospective application for C.O.U/conversion of Larch House, Swallows Cottage and the Long Barn for B1 use. C.O.U of agricultural buildings to parking area. C.O.U of part of paddock to provide car parking. Approved 29 January 2002.
10/03037/FULD	Redevelopment and change of use of existing sheds into new studio accommodation (business use) with new attached three bedroomed dwelling. Refused 28.04.2011
16/03603/OUTD	Outline planning permission for the redevelopment and change of use of site to residential (C3) to provide single storey detached dwellinghouse with rooms in roof space. Matters to be considered: Access and Layout. Withdrawn 31.03.2017
17/01042/OUTD	Outline planning permission for the redevelopment and change of use of site to residential (C3) to provide single storey detached dwellinghouse with rooms in roof space. Matters to be considered: Access and Layout. Invalid 03.07.2017

2. Publicity of Application

Site Notice Expired:	3 rd August 2017
Neighbour Notification Expired:	2 nd August 2017

3. Consultations and Representations

3.1 Consultations

Burghfield Parish Council No objections,

Archaeology I have reviewed the application using the approach set down in the National Planning Policy Framework and have checked the proposed development against the information we currently hold regarding the heritage assets and historic land uses in this area. The site historically formed a second yard for the former Hosehill Farm, perhaps for stock but the evidence suggests that there will be no major impact on any features of archaeological significance. The existing shelter sheds have also been considered and do not warrant full historic building recording. I do not believe that any archaeological assessment or programme of investigation and recording will be necessary in relation to the current proposal.

Conservation Conservation Officers made the following comments on the previous application, and there has not been a material change

which alters these comments. The nearest heritage asset is the Grade II listed as Hose Hill Farm, and, potentially the (curtilage) buildings comprising Larch House to the north of it. However the fact that the application site now appears to be a separate curtilage to either of the aforementioned, and separated from the listed farm house by intervening buildings and boundary walls, any proposals for the application site will not impact directly or on the setting of the listed building, nor materially on the (potentially curtilage) Larch House buildings. No objections are raised to the current application from a purely building conservation perspective.

Environment Agency No objection, subject to a condition requiring that the development is carried out in accordance with the submitted Flood Risk Assessment and suitable flood mitigation measures, and to ensure that a void remains open for the lifetime of the development.

Highways The Transport Statement has demonstrated trips from the existing paddock are comparable with the proposed residential use. However, according to the application form only two parking spaces are proposed, a minimum of three driveway spaces are required, as is storage for two cycles. Recommend approval subject to conditions with regard to the submission of a construction method statement, and the provision of vehicle parking and cycle storage.

Tree Officer The application has been fully supported in the Arboricultural report, with details on tree protection provided, further details on services and hard surfaces will be required and details on Arboricultural supervision will be required to oversee some parts of the development. I have no objection to the application subject to planning conditions being attached to any formal consent.

Natural England No comments to make on this application

Waste Management The location provides easy access to the public highway at Hose Hill and therefore application raises no concerns with regard to the storage and collection of refuse and recycling.

3.2 Representations

Total: 6 Object: 0 Support: 6

The material planning considerations raised in the support of the application are as follows:

- The barns are in urgent need of repair, the proposal will be an improvement to the area
- Conversion to residential use will help stop opportunists snooping and breaking into outbuildings

- The new house is in keeping with the surroundings and will not encroach on the paddock.
- Will reduce fly tipping
- There will not be an impact on the wildlife
- It will not have an adverse impact on anyone or the surrounding area
- I have known the site since 1970, when it was a farm, since that time all other buildings have been converted with care and consideration within the original footprint, the buildings in this application are within the original working area of the farm, not the arable area, it is no longer a farm. In the light of the previous conversions, this development seems logical.

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) and the Housing Sites Allocations DPD (2006-2026).
- 4.2 The policies within the West Berkshire Core Strategy (2006-2026) attract full weight. The following policies are relevant to this application:
- ADPP1: Spatial Strategy;
 - ADPP6: The East Kennet Valley
 - CS1: Delivering New Homes and Retaining the Housing Stock;
 - CS4: Housing Type and Mix;
 - CS 13: Transport;
 - CS 14: Design Principles;
 - CS 16: Flooding;
 - CS17: Biodiversity and Geodiversity
 - CS 18: Green Infrastructure;
 - CS 19: Historic Environment and Landscape Character.
- 4.3 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
- 4.4 The policies within the Housing Site Allocations Development Plan Document (DPD) attract full weight. The following policies are relevant to this application:
- C1: Location of New Housing in the Countryside;
 - C3: Design of Housing in the Countryside
 - P1: Residential Parking for New Development
- 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 Burghfield Village Design Statement (2011)

5. Description of Development

5.1 The site is within the area known as Hose Hill, which is outside of any defined settlement boundary, and within a rural location. It consists of a group of timber sheds. One of the timber sheds is open on one side, and a larger timber barn/shed with a metal barrelled roof, which is also partially open-sided and has a smaller shed attached to it. These buildings are arranged in an L-shape, with a hardstanding in front of the buildings. A post and rail fence separates the collection of buildings and hardstanding from the paddock which is also included within the application site. The site is bounded by mature trees and hedges to the east and north of the site. The site covers an area of 0.24 hectares. The access to the site is controlled by traffic lights, and also provides access to Larch House, and a group of dwellings, which were converted from redundant farm buildings, grouped around Larch House, these form part of the grade II listed Hose Hill Farm. Planning permission has previously been granted to use the shed for car parking, as well as a small part of the paddock, in association with business use of the former farm buildings at Larch House. That business use has ceased, and the creation of spaces within the paddock was never implemented. The application site is separated from the groups of dwellings by brick walls, fences and domestic hedges. The groups of dwellings around Larch House are situated within open countryside, outside of any defined settlement boundaries.

5.2 The application is in outline, with access and layout to be considered at this stage. It is proposing the demolition of the buildings, and a change of use of the site, to residential, to provide a single storey detached dwelling, with rooms in the roof space. The dwelling would be sited on the area of hardstanding, and the domestic curtilage would extend into the existing paddock area. The existing buildings have a footprint of 179 square metres, and the proposed dwelling has a footprint of 278 square metres. Indicative drawings have been submitted to indicate what a dwelling on the site could look like; these are being considered for illustrative purposes only.

6. Community Infrastructure Levy

6.1 The proposed works are likely to be liable for CIL, however this would be established at the reserved matters stage, when the proposed Gross Internal Area is known.

7. Consideration of the proposal

The main issues raised by the proposal are:

- The principle of development
- Design and Impact on the Surrounding Countryside;
- Highway Safety
- Ecology
- Flooding
- Impact on Heritage Assets
- Sustainability

7.1. The principle of development

- 7.1.1 The application site is situated in the open countryside beyond any defined settlement boundary, where Policy ADPP1 says that only appropriate limited development will be allowed, which is focussed on addressing identified needs and maintaining a strong economy. Within the East Kennet Valley, Policy ADPP6 focuses housing development in the rural service centre of Burghfield Common and Mortimer, with more modest development within the service village of Woolhampton. Policy C1 of the recently adopted Housing Sites Allocation DPD (HSADPD) states that there will be a presumption against new residential development outside of the settlement boundaries. It sets out exceptions to this policy which are rural exception housing schemes; conversion of redundant buildings, housing to accommodate rural workers extension to or replacement of existing residential units, and limited infill in settlements in the countryside with no defined settlement boundaries.
- 7.1.2. The proposed development does not form a type of development which is included within the list of permitted exceptions, within policy C1. The proposal involves the redevelopment of the site, rather than the conversion of the existing buildings, and whilst is it near to a group of dwellings in the former Hosehill Farm, is does not meet the criteria for infilling provided by Policy C1, as it is not within a cluster of 10 or more dwellings facing the highways, and is not an infilling plot. Furthermore the NPPF in paragraph 55 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the viability of rural communities, and says that isolated new homes in the countryside should be avoided unless there are special circumstances which include housing for rural workers, the optimal viable use of a heritage asset, the re-use of a redundant or disused buildings or the exceptional quality or innovative design of the dwelling. The application proposes the redevelopment of the site, as the proposed buildings are not suitable for, and are not proposed to be converted, and the proposed redevelopment not does not fall into one of the excepted categories for rural housing in national policy or within the development plan is therefore contrary in principle to Policy C1 of the HSADPD. According to paragraph 12 of the NPPF, proposed development that conflicts with an up-to-date Local Plan should be refused unless material considerations indicate otherwise.

7.2 Design and Impact on the Surrounding Countryside

- 7.2.1 Policy CS14 says that development should demonstrate a high quality and sustainable design which respects and enhances the character and appearance of the area, and that good design relates not only to the appearance of the development, but the way it functions. Policy CS19 (amongst other things) says that to ensure that the diversity and local distinctiveness of the landscape character of the district is conserved and enhanced, particular regard will be had, to the sensitivity of the area to change, and ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character. Policy C3 says that the design of new housing must have regard to the impact collectively and individually on the landscape character of the area and its sensitivity to change.

- 7.2.2 The application is in outline, with access and layout to be considered at this stage. The application is proposing the demolition of the existing buildings, with a floor space of 170sq metres, and the replacement with a new dwelling of 280 sq metres. It is proposed to site the dwelling on the existing area which is occupied by one of the barns and the hardstanding. The remaining hardstanding and barn area will form a courtyard, which will be enclosed to the north and west by the dwelling. The remainder of the site to the north and west of the dwelling is proposed to be the residential curtilage of the site. That area is referred to as a paddock area. It is not developed land, and whilst enclosed to the west by a bund and deciduous trees to the north, the site is rural in character and contributes to the rural character of the local the open countryside. Whilst the site is close to the residential dwellings at Larch House and Hosehill Farm, the site is clearly separate to that group of dwellings. Whilst it shares the access point onto the road, there is a clear delineation between the buildings and surrounding countryside formed by the brick boundary wall, and the bund. The dwellings within the Hosehill Farm, are converted agricultural buildings, and are read within the wider countryside context as a group of former agricultural buildings, and the history of the function of those buildings can be clearly seen. The application site is clearly separated from that group of dwellings. Whilst it is screened during the summer months, the erection of a dwelling, which the illustrative plans indicate, utilises the roof space to accommodate a second storey, and to potentially build a house of lower height than a conventional house with two storeys and roof. The proposed dwelling does not relate well to the existing settlement pattern, which is characterised in this area by farmhouses and associated agricultural buildings closely grouped together, in one curtilage, with surrounding fields. The proposed dwelling will be detached from the complex of dwelling at Hose Hill Farm.
- 7.2.3 The supporting information say that this is an appropriate design within the location. Whilst the footprint of the house is contained within the existing hardstanding, it will be more prominent in the site than the existing buildings, as there are sheds which nestle against the tree and hedge boundary. The agent has indicated that it is not possible to use the existing buildings as their position for redevelopment or conversion due to the impact that the construction would have on the trees along the boundary. This highlights the sensitivity of the location, and whilst the materials may be appropriate, the creation of a substantial curtilage and garden of approximately 1,742 sq metres, with associated domestic paraphernalia will change the nature and the character of the surrounding countryside, which is currently characterised by open fields, and lakes formed from former gravel pits. The inclusion of existing non-residential land as domestic curtilage can have a considerable visual impact on the local character of the rural area and wider landscape due to the urbanising effect of the change of use due to the different character to that of residential gardens. The construction of a dwelling on this site which is currently occupied by very low level inconspicuous buildings which are lower in height than the adjacent complex of farm buildings, will be more obtrusive in the countryside, and will lead to additional domestication of the surrounding countryside, which will be contrary to the rural character of the area, and will be contrary to policies C3, CS14 and CS19 and the Quality Design SPD, which seek to protect and enhance the quality of the rural landscape.
- 7.2.4 An appeal was dismissed in June 2017 at High Elms Aldworth Road, Compton (planning application reference 16/00624/FULD). That application proposed the redevelopment of buildings constructed with metal sheeting and timber, with informal

storage and parking within the site, and some keeping of poultry on the site, and it was proposed to replace the buildings with a dwelling as in the instance. It was concluded that the appeal should be dismissed as it was contrary to policy C1. Whilst the proposed dwelling had been designed to take account of the surrounding features, land levels and existing buildings, it would still be harmful to the AONB and surrounding countryside, due to the increasing domestication of the scene, and the formalised gravel driveway. Whilst each application should be considered on its own merits, the principles used in the determination of that appeal apply in this case, and the increasing domestication of the countryside and visual intrusion that would result will be harmful to the rural scene, and detrimental to the rural character and appearance of the area.

7.2.5. The proposed dwelling would be sited in such a way and distance from the neighbouring properties, that it would not have an adverse impact on the amenities of adjoining occupiers. The position of the access is such that the proposals would be acceptable in terms of waste management and refuse collections. The Tree Officer has indicated that whilst some low quality trees would be lost, these are of little merit, within the landscape, and their loss can be mitigated through appropriate landscaping, together with adequate protection for the retained trees.

7.3 Highway Safety

7.3.1 Policy CS13 refers to development that requires a transport impact, and policy P1 sets out the requirement for parking provision for residential dwellings. The proposed access to the site will utilise the existing access from Hose Hill using the traffic light controlled junction. Whilst the number of trips proposed is comparable to the existing use, the plans do not make clear adequate parking spaces, to meet the requirement of a minimum of three parking spaces, and a cycle store for two cycles. The site is situated 1.3 miles from the nearest public transport at Theale station which is a 26- 27 minute walk, along roads without pavements, it is not considered to be close to public transport, with heavy reliance upon the private car, and so the site is not in a sustainable location, and is sited away from any existing settlements, with no realistic alternative to the private car for most journeys, and to access essential services in Theale and Burghfield Common. The proposed development is therefore contrary to Policy CS13 as it will not reduce the need to travel, nor will it improve travel choice and facilitate sustainable travel. The site does not have good access to key services and facilities.

7.3.2 There are no objections to the proposed access, and it is considered that sufficient off-road parking could be provided, which accords with policy P1 and for adequate cycle storage to be provided. These can be secured through the imposition of suitably worded conditions.

7.4 Ecology

7.4.1 Policy CS17 requires the biodiversity assets across West Berkshire to be conserved and enhanced. The site is in close proximity to The Hose Hill Lake Nature Reserve and is within a Biodiversity Opportunity Area. The application was submitted with an Ecological Impact Assessment which concluded that the habitats present are of low ecological value, and there is some scope for providing bird boxes to provide biodiversity enhancements. These can be secured by condition.

7.5 Flooding

7.5.1. The site is partially within Flood Zone 3, and Policy CS16 requires a flood risk assessment to be submitted with the application. The application was submitted with a Flood Risk Assessment, and the Environment Agency has indicated that if the development is carried in accordance with the FRA and the mitigation measures indicated then the proposal will not result in an unacceptable risk to the environment. These measures can be secured by condition.

7.6 Impact on Heritage Assets

7.6.1 The nearest heritage asset to the site is the grade II listed Hose Hill Farm, and potentially the curtilage buildings to the north of it. The NPPF and CS19 advises that the setting and significance of any heritage asset should be considered in the determination of planning applications. However, the site is separated from the listed farm house by intervening buildings and boundary walls and so the proposed development is not considered to impact directly on the listed buildings or their setting. The site is not considered to impact on any features of archaeological significance. The proposed development is not considered to be harmful to any heritage assets.

7.7 Sustainability

7.7.1 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. The proposed development, has only limited public economic benefits, which are largely limited to the construction process. The social aspects of this proposal are limited to the addition of one new dwelling, which is not significant in the supply of housing within the district to be a benefit which outweighs the demonstrative harm of the development. The third element of sustainable development is the environmental role, contributing to protecting and enhancing the natural, built and historic environment. The development will have an intrusive and detrimental impact on the rural environment as it will be harmful to the character and appearance of the dwelling, leading to sporadic residential development which does not blend well with the existing surroundings. The scale of the development proposed does not outweigh the minimal economic benefits. In addition, the site is not within close proximity to public transport links, with the nearest available public transport being Theale Station, 2.1 km away which is accessed along country roads, which do not have pavements, and are not conducive to pedestrian use. Whilst there is some potential for cycling, the occupants of the new dwelling would be heavily reliant on the private car for access to local services, and employment, which is not a prudent use of natural resources, and the site is not in a sustainable location, and as indicated that the proposal would lead to an intrusive form of development which is not supported by development plan policies, and will result in an intrusive form of development which will harm the character and appearance of the rural area, and does not constitute a sustainable form of development.

8. Conclusion

- 8.1. Having regard to the relevant development plan policy considerations and the other material considerations referred to above it is considered that the proposed development is unacceptable and should be refused for the reasons set out below:

9. Recommendation

Subject to no objections being raised by the tree officer to **DELEGATE** to the Head of Development & Planning to **REFUSE PLANNING PERMISSION** for the reasons set out in Section 9.1.

9.1 Reasons

1. Outline planning permission is sought for the redevelopment and change of use of the site to residential use to provide a single storey detached dwellinghouse on land adjacent to Larch House, Sulhamstead. The site is situated within open countryside outside of any defined settlement boundary. According to Core Strategy Policy CS1, new homes will be primarily developed on land within settlement boundaries and allocated sites, in accordance with the settlement hierarchy outlined in the Spatial Strategy and Area Delivery Plan Policies (Policies ADPP1 and ADPP6). According to Policy ADPP1, only appropriate limited development will be allowed in the open countryside. According to Policy ADPP6, development in the open countryside of the East Kennet Valley will be strictly controlled. Policy C1 of the House Site Allocations DPD (2006-2026) provides a presumption against new residential development outside the settlement boundaries, with a few prescribed exceptions.

The application site is located outside of any defined settlement boundary, and does not fall within any of the specified exceptions to the presumption against new residential development. Moreover, the site is in a remote, unsustainable location that would not facilitate sustainable travel to key services and facilities. The application is therefore contrary to the NPPF, Policies ADPP1, ADPP6, CS1 and CS13 of the West Berkshire Core Strategy (2006-2026), and Policy C1 of the House Site Allocations DPD (2006-2026).

2. Core Strategy Policies CS14 and CS19 seek to ensure that new development demonstrates high quality and sustainable design that respects and enhances the character and appearance of the area, and should be appropriate in terms of location, scale, and design in the context of the existing settlement form, pattern and character. According to Policy C3 of the Housing Site Allocations DPD, the design of new housing in the countryside must have regard to the impact individually and collectively on the landscape character and its sensitivity to change.

The existing buildings are low key, utilitarian in character and inconspicuous. The proposed building represents a significant increase in built form on the site; it has a greater footprint, floor space, number of storeys, and height than the existing buildings. According to the illustrative elevations, despite a simple form, the building would have a residential character. The conversion of the existing paddock to create a substantial residential curtilage would also have an urbanising effect on the character and appearance of the area.

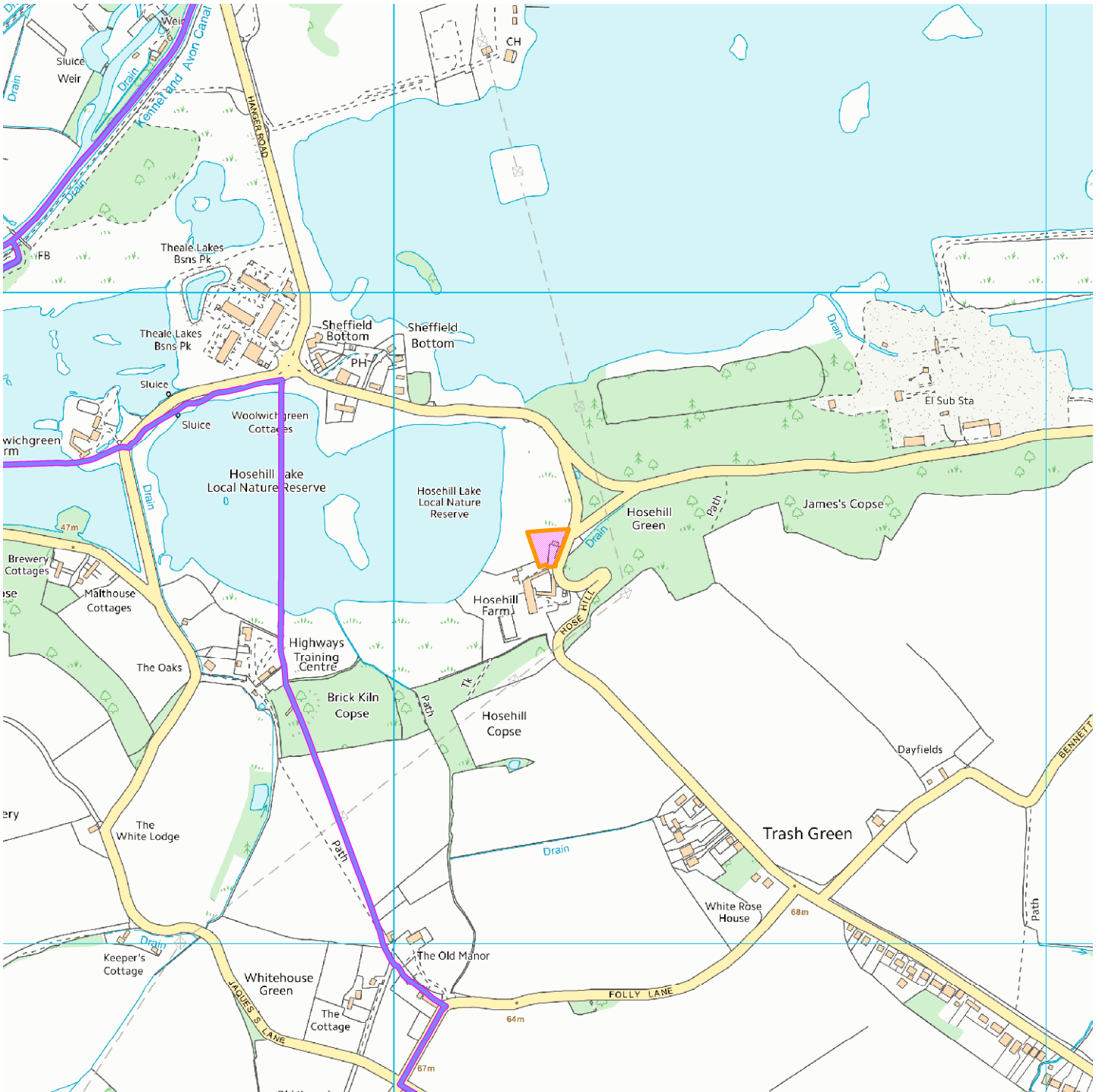
Overall, the replacement of the existing low key utilitarian buildings with a substantial residential dwelling and associated residential curtilage would have an adverse effect on the character and appearance of the area. As such, the proposed development is contrary to the NPPF, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD (2006-2026), and the West Berkshire Quality Design SPD.

Informative

1. In attempting to determine the application in a way that can foster the delivery of sustainable development, the local planning authority has approached this decision in a positive way having regard to Development Plan policies and available guidance to try to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has also been unable to find an acceptable solution to the problems with the development so that the development can be said to improve the economic, social and environmental conditions of the area.

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Land Adjacent to Larch House, Sulhamstead



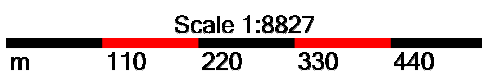
Map Centre Coordinates :

Scale : 1:8826

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Organisation	West Berkshire Council
Department	
Comments	
Date	07 August 2017
SLA Number	0100024151



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Agenda Item 5.

APPEAL DECISIONS EASTERN AREA-COMMITTEE

Parish and Application No Inspectorate's Ref	Location and Appellant	Proposal	Officer Recommendation	Decision
<p>THATCHAM 15/00296/OUTMAJ</p> <p>Pins Ref 3141449</p>	<p>Land At Siege Cross Farm, Bath Road, Colthrop A2 Dominion Developments Ltd</p>	<p>Outline application for the phased development of up to 495 dwellings; up to 250sqm of Use Class D1 floor space; a new primary school of up to 2 forms of entry; vehicular, pedestrian and cycle accesses; public open space; children's play areas; landscaping; structural planting; new woodland planting; sustainable urban drainage measures including water detention basins; associated ground modelling; and all associated works. Means of vehicular access into the site proposed in full. Matters to be considered: Access - Into the Site.</p>	<p>Del Refusal</p>	<p>Dismissed 27.7.17</p>
<p>STRATFIELD MORTIMER 16/02600/FULEXT</p> <p>PINS Ref 3170877</p>	<p>Fairwinds and Land at Tower House The Street Mortimer Common T A Fisher (Mortimer) Ltd</p>	<p>Section 73 removal of condition 17- five units of affordable housing of approved application 15/02667/FULEXT - Erection of 17 dwellings following demolition of existing dwelling</p>	<p>Committee Refusal</p>	<p>Allowed 31.7.17</p>

		and clearance of the site, alteration of the existing means of access off the street and associated landscape work.		
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