

Notice of Meeting



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Western Area Planning Committee

Wednesday, 1 September 2021 at 6.30pm

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

The Council will be live streaming its meetings.

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

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If members of the public wish to attend the Planning Committee they can do so either remotely or in person. Members of the public need to notify the Planning Team (planningcommittee@westberks.gov.uk) by no later than 4.00pm on Tuesday 31 August 2021, if they wish to attend the Planning Committee.

Please note that due to the current Coronavirus restrictions there is a limit on the number of people who can enter the Council Chamber. Remote attendance at the meeting is therefore encouraged at this time.

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: Monday, 23 August 2021.

Further information for members of the public

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

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148

Email: planningcommittee@westberks.gov.uk



WestBerkshire
C O U N C I L

Agenda - Western Area Planning Committee to be held on Wednesday, 1 September 2021
(continued)

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

Any queries relating to the Committee should be directed to Jenny Legge on
(01635) 503043 Email: jenny.legge@westberks.gov.uk



West Berkshire
C O U N C I L

Agenda - Western Area Planning Committee to be held on Wednesday, 1 September 2021
(continued)

To: Councillors Adrian Abbs, Phil Barnett, Dennis Benneyworth (Chairman), Jeff Cant, Hilary Cole, Carolyn Culver, Lynne Doherty, Clive Hooker, Tony Vickers (Vice-Chairman) and Howard Woollaston

Substitutes: Councillors Jeff Beck, David Marsh, Steve Masters, Andy Moore, Erik Pattenden, Garth Simpson and Martha Vickers

Agenda

Part I

Page No.

1. **Apologies**
To receive apologies for inability to attend the meeting (if any).
2. **Minutes**
Minutes for the meetings held on 21 July and 11 August 2021 will be considered at the next meeting of the Western Area Planning Committee. This is due to the early dispatch of this agenda to accommodate the bank holiday on 30 August 2021.
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).

Agenda - Western Area Planning Committee to be held on Wednesday, 1 September 2021
(continued)

- (1) **Application No. and Parish: 21/01079/COMIND, Newbury Racecourse, Racecourse Road, Newbury, Greenham** 7 - 44
- Proposal:** Temporary 1 year permission: Great Newbury Christmas Carnival (with attractions including market stalls, bigtop, fairground rides, Christmas tree maze, ice-rink, Santa's grotto). Associated cut and fill works are also proposal to level the centre of the Racecourse.
- Location:** Newbury Racecourse, Racecourse Road, Newbury, West Berkshire, RG14 7NZ.
- Applicant:** Newbury Racecourse.
- Recommendation:** To DELEGATE to the Head of Development and Planning to **GRANT** PLANNING PERMISSION subject to the schedule of conditions (Section 8.2 of the report).
- (2) **Application No. and Parish: 20/02993/FUL, Eddington Mill House, Upper Eddington, Hungerford** 45 - 72
- Proposal:** Detached Oak Framed Agricultural Storage Barn.
- Location:** Eddington Mill House, Upper Eddington, Hungerford, RG17 0HL.
- Applicant:** John Willmott.
- Recommendation:** To delegate to the Head of Development and Planning to **GRANT** PLANNING PERMISSION subject to the conditions listed in Section 8 of the report.
- (3) **Application No. and Parish: 20/02245/FUL, Swan Inn, Newbury Road, Great Shefford** 73 - 98
- Proposal:** Farm Shop in association with The Great Shefford Public House.
- Location:** Swan Inn, Newbury Road, Great Shefford, Hungerford, RG17 7DS.
- Applicant:** J and G (Pub) (UK) Ltd.
- Recommendation:** To delegate to the Head of Development and Planning to **REFUSE** PLANNING PERMISSION for the reasons listed in section 8 of the report.

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.

Agenda - Western Area Planning Committee to be held on Wednesday, 1 September 2021
(continued)

- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Sarah Clarke

Service Director (Strategy and Governance)

If you require this information in a different format or translation, please contact
Stephen Chard on (01635) 519462.

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Agenda Item 4.(1)

Item No.	Application No. and Parish	Statutory Date	Target	Proposal, Location, Applicant
(1)	21/01079/COMIND Greenham Parish Council	12 August 2021*		Temporary 1 year permission: Great Newbury Christmas Carnival (with attractions including market stalls, bigtop, fairground rides, Christmas tree maze, ice-rink, Santa's grotto). Associated cut and fill works are also proposal to level the centre of the Racecourse Newbury Racecourse, Racecourse Road Newbury, West Berkshire, RG14 7NZ Newbury Racecourse
*Extension of time agreed until 02 September 2021				

The application can be viewed on the Council's website at the following link
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01079/COMIND>

Recommendation Summary:

To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.2 of the report)

Ward Members:

Councillor Phil Barnett
 Councillor Billy Drummond
 Councillor Erik Pattenden

Reason for Committee determination:

More than 10 letters of objection

Committee Site Visit:

26th August 2021

Contact Officer Details

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

1. Introduction

- 1.1 This planning application seeks a 1 year temporary planning permission for a Christmas Carnival which will include, market stalls, bigtop tent, fairground rides, Christmas tree maze, ice-rink and a santa's grotto). The proposal will also involve associated cut and fill works to level the centre of the Racecourse.
- 1.2 It is put forward that the event will run for 38 days (5 weeks) from November 2021 until January 2022, during the times set out below:
- Monday to Wednesday: 12:00 - 21:00
 - Thursdays: 12:00 – 22:00
 - Fridays – Saturdays: 10:00 – 22:00
 - Sundays: 10:00 – 21:00
- 1.3 After the four race days that are scheduled during the event period, the Carnival would be open from 16:00 – 22:00. During the week leading up to Christmas, the event will start at 10:00 hrs.
- 1.4 The event will comprise the following elements:
- 50 concession chalets (Christmas market)
 - 18 Christmas themed Carnival rides,
 - 500 seat circus or variety show venue
 - Maze
 - Grotto
 - Ice Rink
 - central bar
 - outdoor seating
 - toilet facilities
 - car parking
- 1.5 The existing wider Newbury Racecourse site currently operates throughout the year as a multi-use site that also includes the following facilities:
- The Lodge Hotel and conference facilities
 - Racecourse - including banqueting and conference centre
 - Nuffield Health & Lifestyle Gym
 - Rocking Horse Nursery
 - Multiple sites of residential homes
- 1.6 The event is a joint venture between Newbury Racecourse and Underbelly Ltd. The submitted documents outline that Underbelly run similar events in London and Edinburgh amongst others. The dates for the event and the installation and de-installation periods would be as follows:
- Site build and installation from approximately 08th November to 25th November 2021
 - Site operational from 26th November 2021 to 02nd January 2022
 - De-installation process from 03rd January to 12th January 2022

- 1.7 It is proposed that the deliveries and servicing to the site will take place via Racecourse Road/Teeton Mill Place, utilising the existing service roads and car parking infrastructure for the Racecourse.
- 1.8 Newbury Racecourse is located to the south east of Newbury Town Centre and is a fully operational horse racing venue which comprises two large grandstands, the Lodge Hotel, a nursery, administrative buildings and stables. There are a number of residential blocks on the site to the north and west, which front onto the open racecourse.
- 1.9 The application site is an area approximately 10 hectares located on part of the central area of the racecourse. A band of trees run along the wider site's southern boundary, with an existing residential development beyond, along Mandarin Drive and New Road. The site falls within flood zone 1 (lowest risk) according to Environment Agency Flood Mapping.

2. Relevant Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
09/00971/OUTMAJ	Outline planning permission for redevelopment of racecourse to include [inter alia] the new hostel.	Approved April 2010
11/00723/RESMAJ	Western area - erection of 421 dwellings with associated works and access.	Approved October 2011
11/01505/RESMAJ	Erection of 123 bedroom hotel, hostel, nursery, offices, refurbishment of stables and access.	Approved November 2011
14/03109/OUTMAJ	Application to vary the original outline consent to allow up to 250 dwellings to be constructed prior to opening of bridge (most recent permission for entire site).	Approved February 2016
15/03152/COMIND	Change of use of hostel (Sui generis) as a hotel (C1) for up to 305 days per year for a temporary period of up to 3 years.	Approved March 2016.
18/00815/RESMAJ	Proposed variation of plot typologies [21 number] in the approved reserved matters following Outline application 14/03109/OUTMAJ: [Eastern area phase only]. Matters to be considered: Appearance, Landscaping, Layout and Scale.	Approved July 2016.
18/01169/RESMAJ	Approval of reserved matters following outline permission 14/03109/OUTMAJ. Matters seeking consent: Landscaping - Conversion of grassed overspill parking area for the Rocking Horse Nursery to formal parking of 12 spaces,	Approved July 2018.

	including resin bound surfacing with landscaping.	
18/03340/COMIND	Permanent use of hostel (Use Class Sui Generis) as a hotel (Use Class C1)	Awaiting completion of Section 106
21/00348/NONMAT	Non Material amendment to planning permission 14/03109/OUTMAJ: Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery; permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings. Amendment: Wording of condition 3 to clarify how the original planning permission has been implemented on the ground in terms of phasing.	Approved 5th March 2021

3. Procedural Matters

- 3.1 The proposed development falls within the column 1 description at paragraph 12 (d) (Tourism and leisure projects – Theme Parks) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (EIA) Regulations 2017. The area of the development exceeds 0.5 hectare criteria within Schedule 2. The local planning authority has taken into account the selection criteria in Schedule 3 of the 2017 EIA Regulations. An EIA screening exercise has been undertaken, which concludes that the proposed development is not “EIA development” according to the 2017 EIA Regulations and an Environmental Statement is not required.
- 3.2 A site notice was displayed on 21 May 2021 and the deadline for representations expired on 12 June 2021. Press notices were advertised in the Newbury Weekly on 20 May 2021.
- 3.3 The development has been amended and additional supporting information was submitted on 23 June 2021, 13 July 2021, 05th and 06th August 2021 in response to officer-level feedback. The amendment of the description to a 1 year temporary permission was sent as a notification on 10th August 2021. According to the Planning Practice Guidance, where an application has been amended it is up to the Local Planning Authority to decide whether further publicity and consultation is necessary, taking into account a number of considerations including previous objections, and the significance of the changes. These submissions have been to address specific

technical concerns raised by consultees, the submitted additional information has been made publicly available via the Council's planning website and the Parish and Town Councils and the public who submitted representations were all notified. Given the above, the submitted additional information and amendments did not warrant the display of additional site notices.

- 3.4 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL is only charged on residential and retail development. The proposed development would not require any financial contributions to be made in respect of the Council's Adopted CIL Charging Schedule.
- 3.5 More information is available at www.westberks.gov.uk/cil

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Greenham Parish Council:	Objection: Duration of event, hours of operation compared to race day, volume of traffic, noise and light pollution, harm to residents amenity, Anti-social behaviour and impact on residents health and wellbeing.
Newbury Town Council (Adjacent Council):	No objection subject to a review after the end of the first year of operation, in late January 2022.
WBC Highways Officer:	Additional information requested and assurances required that the Carnival festival does not coincide with the biggest racecourse event planned in November 2021.
WBC Conservation:	No objection.
WBC Ecology Officer:	No comments received
WBC Archaeology:	No objection
WBC Environmental Health:	No objection subject to condition requiring the measurement of noise levels
WBC Local Lead Flood Authority	No comments received

Thames Valley Police	No comments received
Royal Berkshire Fire And Rescue Service	No comments received

Public representations

- 4.2 Representations have been received from 60 contributors, some in support and some objecting to the application.
- 4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following planning related points have been raised:
- 4.4 Objecting points
- Concerns on the duration of the event
 - The racecourse continues to add more uses to the site
 - The hours of operation finish later compared to the race days,
 - Increase in the volume of traffic
 - Insufficient parking provision at the racecourse
 - Potential for anti-social behaviour,
 - noise and light pollution impacts,
 - Harm to residents' amenity
 - Impact on residents' health and wellbeing.
 - The relative infrequency of events makes it bearable
 - Capacity for up to 3750 cars and 100 coaches each day
 - The scale of people over a prolonged period of time will cause traffic congestion
 - An increase of crime and litter
 - Up to 58db at times with a consistent average of 50db measured at apartments/houses
 - Potential for light pollution into the surrounding area
 - impact on wildlife
 - Loss of the driving range and levelling of the site
 - impact on local traders
 - The height of the Big Top lights will be shining directly into apartments
 - Environmental impact on the flora and fauna.
 - where the workers for the Carnival would be staying for the duration of the event
 - Already have established fairground venues at Northcroft park and Victoria park

Supporting points

- Accept there will be some inconvenience, although provided this is well managed and does not exceed the stated times.
- will bring much needed activity and potential employment opportunities to the area

- would be delighted to have this event in the Racecourse
- The superb asset that Newbury Racecourse should be used as much as possible and will benefit the town
- Will be a great event for Newbury

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies NPPF; ADPP1; ADPP2; CS2 CS10; CS12; CS13; CS14; CS16; CS17; CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies TRANS.1, OVS.5 and OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5.2 The following material considerations are relevant to the consideration of this application

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Quality Design SPG (2006)
- Sustainable Drainage SPD (2017)
- Conservation of Habitats and Species Regulations 2017
- Manual for Streets
- West Berkshire Cycle and Motorcycle Advice and Standards for New Development 2014
- Newbury Vision 2026 and 2036
- Newbury Town Design Statement

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Design, function, character and appearance of the area
- Impact on neighbouring amenity and quality
- Highways safety
- Flooding and drainage
- Biodiversity
- Representations
- Planning balance and conclusion

Principle of development

6.1 Policy ADPP1 identifies the District Settlement Hierarchy where new development will be focused, primarily on previously developed land.

- 6.2 Policy ADPP2 indicates that Newbury will continue to fulfil its key role as the administrative centre and major town centre for the District, with a wide range of retail, employment, leisure and community services and facilities. The policy indicates community infrastructure will be provided to meet the growth in population and existing community facilities will be protected and, where appropriate, enhanced. These include leisure and cultural facilities, which contribute to the attraction of the town for both residents and visitors. The Spatial Strategy policies in the West Berkshire Core Strategy (2006 – 2026) Adopted July 2012 provide the overarching strategy for development in West Berkshire.
- 6.3 Newbury Racecourse is a strategic site allocation under policy CS2 (Newbury Racecourse Strategic Site Allocation) of the WBCS. Policy CS2 states that within the area identified at Newbury Racecourse, a sustainable and high quality mixed use development will be delivered including at bullet point 2 – appropriate retail facilities and at bullet point 3 – social and physical infrastructure. It is therefore considered that the proposal is consistent with the provisions of the site policy in terms of economic trade and the provision of a social event.
- 6.4 Policy CS12 sets out that Newbury Racecourse is identified as a sustainable and high quality mixed use development and Policy CS12 also sets out Newbury Racecourse's viability as a major tourist attraction and economic driver will be maintained and future development proposals should have a positive impact upon the ability of the Racecourse to continue operations as normal. Policy CS12 goes on to state that proposals within and adjacent to Newbury Racecourse will be design and community led to secure high quality sustainable development that is sensitive to the environmental quality and historic character of the area.
- 6.5 Paragraph 5.81 of the supporting text sets out that Policy CS12 aims to ensure that the Racecourse maintains its status as a premier sporting and major events venue and also seeks to allow for sensitive development of the Racecourse and surrounding areas which do not have a negative impact upon the ability of the Racecourse to continue operations as normal.
- 6.6 The proposal is seeking a 1 year temporary planning permission for a Christmas Carnival at the centre of the Racecourse. The proposed event will operate as outlined in section 1 of the report.
- 6.7 The initial application sought a 5 year temporary permission, which would equate to 5 events. Officers acknowledge the concerns raised with regard to the impact of the proposed event on neighbouring residential amenity. Whilst impact on residential amenity will be discussed further in this report officers had to balance the competing planning considerations in terms of economic development and protecting residential amenity. By considering a one year temporary permission, officers consider that this will give an opportunity for a trial event which can be monitored accordingly.
- 6.8 The Newbury Vision 2026 sets out the Councils and community aspirations for the future of Newbury. The document indicates support for the growth of a wide range of cultural opportunities and partnerships that build on the strong and established programmes but which also provide new opportunities, whether they are festivals based on music, food or technology.

- 6.9 The Newbury Town Design Statement recognises that the Town has a small but important tourist industry relating to its historic centre, boating on the canal and the famous Racecourse. It is also a well-recognised stop and/or changeover point for touring coaches and their passengers, bringing substantial footfall and business to the Town centre. It is therefore recognised that the proposed event will have some economic benefits to the town and the wider district.
- 6.10 The proposal would accord with the overall aims and objectives of Policies ADDP1, ADDP2 and CS12 and guidance within the Newbury Vision 2026 through the expansion of the local range of cultural and leisure opportunities.
- 6.11 In conclusion, the principle of development is acceptable in accordance with the policies discussed above. The wider development plan policies and other material planning considerations are further considered below

Design, function, character and appearance of the area

- 6.12 According to Core Strategy Policy CS14, new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. Considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place.
- 6.13 The proposed development is temporary and will be removed once the event is concluded. It is therefore considered that there would be no permanent impact on the character and appearance of the area. It is acknowledged that there would be some cut and fill engineering works within the centre of the racecourse, however this is not considered to have a significant impact on the character and appearance of the area.
- 6.14 The Council's Archaeological Officer has reviewed the application and has indicated that there are no archaeological implications from the proposal. Part of the access road is within the Conservation Area, however the Conservation Officer has no objections.
- 6.15 Overall, the proposal would have a limited impact on the character and appearance of the area. The proposal would comply with Policies ADPP2, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026. The proposal also complies with the West Berkshire Supplementary Planning Document Series: Quality Design, and the Newbury Town Design Statement, albeit the application site lies in Greenham parish.

Impact on neighbouring amenity and quality of life

- 6.16 Planning Policy CS14 of the West Berkshire Core Strategy is of importance with regard to the potential impact upon neighbouring amenity and quality of life.
- 6.17 The nearest residential properties to the north of the site are Challow House, Farriers House, Cape Cross House, Woodhay House and Frankel House. These properties are part of the racecourse development and front onto the racecourse track. The nearest property would be Frankel House which is approximately 146 metres from the event boundary. The nearest property to the west is Chatham House (also within the racecourse), this property is approximately 261 metres from the event boundary. The nearest properties to the south are those located on Cormorant Wood which is a cul-de-sac that is accessed from Mandarin Drive to the southern boundary with the

racecourse. These properties are approximately 133 metres from the southern event boundary. It is also noted that there is a dense woodland between these properties and the racecourse boundary, which would be considered an acoustic and visual barrier.

- 6.18 As assessed above, there are numerous residential properties located within the Newbury Racecourse, to the north, west and those outside the site boundary to the south of the site along Mandarin Drive and New Road. Officers acknowledge the numerous letters of objection and representation made from residents within the vicinity of the site and beyond who have expressed significant concerns regarding the impact of the event on residential amenity. Officers have ensured that the proposal is comprehensively assessed and informed by technical evidence to justify whether it would impact on neighbouring amenity
- 6.19 The proposed Carnival will be relatively close to the residential blocks along the race track and most of these apartments are equipped with large balconies facing the Racecourse. Concerns regarding the potential impacts of the development on residential amenity were raised with the applicant as a matter of significant concern that required additional information. Additional information assessing potential noise and disturbance impacts was submitted and has been fully considered by planning and environmental health officers.
- 6.20 Several hundred people are likely to be on site at any time and they will generate noise through talking, laughing, shouting and screaming whilst on the rides.
- 6.21 The Environmental Health Officer considers that most people living near visiting fairs will tolerate the noise generated for a few days, however as the proposed Christmas Carnival will last for approximately 5 weeks, the Environmental Health Officer expects that complaints are likely to be lodged the longer the event goes on.
- 6.22 The potential noise from generators was also highlighted as a concern. The submitted noise assessment report states that the generators will be located as far away from noise sensitive properties as possible and appropriate mitigation measures will be implemented. Additional information outlining the proposed generator mitigation was submitted following a request by the Environmental Health Officer.
- 6.23 The submitted information outlines that the combined noise impact from generators will still be below 50dBA. According to the submitted documents, one out of the four generators would likely remain in operation between the hours of 2300hrs and 0700hrs. The submitted information explains that assuming residential windows will be closed during the winter period, the internal noise levels at these residential receptors would be less than 22dBA. It would be unlikely that there would be sleep disturbance at these levels.
- 6.24 The applicant's statement also states that measurements will be taken from the generators when they are installed and if the levels at the nearest noise sensitive receivers are higher than expected the operator will install mitigation in the form of an acoustic barrier (eco-barrier) to the nearest boundary to reduce the offsite noise levels. The Environmental Health Officer has accepted this mitigation approach as adequate to protect residents from any potential noise. In addition the Environmental Health Officer has also indicated that if the noise levels from the event are higher than

expected, there are separate Environmental Health and Public Health Protection powers that can be implemented by the Environmental Health Officers to further regulate the operation, including stop orders. Notwithstanding the safeguards, the Environmental Health Officer considers that it would be unlikely that the noise levels would be higher than expected given the technical information that has been submitted.

- 6.25 It is submitted that the rides and attractions are mainly aimed at families, with a very limited number of thrill rides that would generate screaming noise. The proposed rides are mostly low impact, even when considering the Big wheel and Star Flyer. Whilst the Big wheel and Star Fly are significantly larger structures, their intensity and ability to generate thrills is limited. A summary of the proposed rides is set out in the table below, including the seating set up as assessed for noise impact.

	Ride / Attraction	Set up
1	Big Wheel	Enclosed seating pods
2	The Yeti	Open air seating
3	Helter Skelter	Slide (no pods)
4	Star Flyer	Open air seating
5	Bumper Cars	Open air seating
6	Double high carousel	Open air seating
7	Family ride	To Be Confirmed
8	Family ride	To Be Confirmed
9	Chair O Planes	Open air seating
10	Family rollercoaster	Open air seating
11	Race O Rama	Open air seating
12	Reindeer Ride	Open air seating
13	Family ride	To Be Confirmed
14	Santa Train	Open air seating
15	Carousel	Open air seating
16	Christmas Tree Maze	Walk around maze
17	Ice Rink	

- 6.26 The applicant also submits that all the rides and attractions proposed at the Carnival will be linked-up to the main Newbury Racecourse site PA system and none of the rides, attractions or market stalls will be permitted to play their own music. As outlined

in the Noise Assessment Report, low level background music will be set across the site, and at each speaker (at the rides, attractions and around the site to ensure they do not breach the agreed volume). Individual rides and attractions will not be allowed to make any announcements or play accompanying music/sound tracks.

- 6.27 In considering the proposal and attempting to balance the conflicting planning considerations, Planning and Environmental Health Officers have discussed the proposed development and also considered the significance of the winter time of year when the event will be held. Notwithstanding, the actual noise levels from the event remain unknown, as such officers have considered that it is reasonable to allow a 1 year temporary permission for the event to run and to also ensure that actual noise levels are measured at the nearest residential receptor points.
- 6.28 Following further consideration, the applicant agreed to amend the description of the application, such that it sought planning permission for a temporary period of 1 year.
- 6.29 Officers consider it reasonable to assume that all windows in nearby homes will be shut whilst the Carnival is running. The submitted noise report benchmarks for a 15dBA reduction of noise indoors when compared to the outdoors. The Environmental Health Officer considered this assessment to be overly cautious, as a 22dBA reduction would be more acceptable due to the residential properties' modern double glazed windows.
- 6.30 Officers have also considered that the event will not run after 10pm (9pm for most nights and earlier in the week). Outside operational hours (after 10pm), the PA system will not be functional, any non-essential lights will be switched off and any plant will be disabled thus ensuring no noise or light pollution is emitted after 10pm.
- 6.31 The Environmental Health Officer has concluded that the noise from the big top tent and the PA system can be controlled by way of a condition requiring that the operations are in accordance with the Vanguardia noise report.
- 6.32 The public area lighting is proposed as mainly decorative, consisting of festoon and LED strip lighting with effect lighting provided as projector lighting. Working lights are provided for each market stall and around the bars/food outlets. It is submitted that the decorative lighting is of a low intensity light source and the working lights would all be contained and localised.
- 6.33 The compound lighting would consist of suspended downward facing fluorescent luminaires and downward facing low powered floodlights.
- 6.34 With regard to lighting details submitted, the Environmental Health Officer has no objection after reviewing the submitted light assessment report. The proposal would need to be implemented in accordance with the light assessment report.
- 6.35 Overall the Environmental Health Officer has raised no objection after reviewing the submitted additional information. Planners are satisfied that the Environmental Health Officer is content that the level of noise from the event may not be as high as expected and this has been supported by the comprehensive technical assessments submitted with the application. As indicated in this report the Environmental Health Officer has outlined that it would be necessary for the applicant to measure the sound levels

during the event at some of the nearest noise sensitive premises to help inform decisions about any future events of this kind at the same site. A condition has been recommended at section 8.2 of the report.

- 6.36 Having considered the submitted technical assessments and feedback from expert advice, overall the impact on neighbouring amenity from the proposed development is considered limited. The proposal would not present a materially harmful negative impact on nearby residents. The proposal would accord with policy CS14 and the SPD on Quality Design and policies OVS.5 and OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Highway safety

- 6.37 Policies CS13 of the Core Strategy and TRANS.1 of the Saved Policies of the Local Plan relate to highways. Road safety in West Berkshire is a key consideration for all development in accordance with Core Strategy Policy CS13.
- 6.38 The application site is within a sustainable location within walking and cycling distance of the town centre.
- 6.39 The Highway Authority reviewed the submitted Transport Information. A number of concerns were raised and in their initial consultation comments the Highway Authority requested additional information.
- 6.40 The Highway Authority were mainly concerned that the proposed Carnival would clash with the racecourse schedule and also overlap with concerts which would mean a greater implication on traffic on surrounding roads and car parking levels. An assessment of the impact of the Carnival on the local highway network, particularly during the weekday afternoon period and the weekend peak periods was also requested. The Highway Authority requested clear justification and a plan for the proposed Carnival in relation to the potential for transport impacts.
- 6.41 The applicant submitted additional information in the form of a Highway Technical Note and a car parking strategy. The Highway Technical Note includes a signage strategy for vehicles and a plan showing the signage location along the access routes (Appendix A and B of Technical Note).
- 6.42 In response, the applicant has indicated that the traffic generation associated with the temporary Carnival operation is not expected to exceed the operational capacity at the racecourse during a typical race day.
- 6.43 The Highway Technical Note included additional information on accident analysis in the area and a plan detailing the pedestrian and cycle routes to and from the town centre and train stations.
- 6.44 With regard to the parking strategy, the applicant has outlined that there are 5 car parks available at the racecourse, however the primary location for the Carnival parking will be in Car Park 1 which has a capacity of 1,100 spaces. It is proposed that when this car park reaches capacity, parking will be made available at the four remaining car parks located through the racecourse. Only Car Parks 1, 4 and 5 will be available to visitors of the Carnival. Car Park 1 will be accessed from the west

via Racecourse Road and Teeton Mill Place as is the case on racedays. Car Parks 4 and 5 will be accessed via Hambridge Road over the railway overbridge into the site as is also the case during race days.

- 6.45 The gym located at the racecourse has its own designated parking which will not be affected. In addition the existing residents with parking permits will still be able to use Car Park 6. The hotel and nursery will use Car Park 2 and 3 and Carnival visitors will not be able to access these car parks during the Carnival. It is proposed that temporary cycle parking will also be provided in Car Parks 1, 4 and 5 whilst the Carnival is operational.
- 6.46 The applicant has stated that there is no expectation that there will be a high number of people arriving at the site by bus, as the main mode of public transport is expected to be via Newbury Racecourse rail station. The applicant has also stated that they are negotiating with Great Western Rail (GWR) to explore whether all trains can stop at the Newbury Racecourse rail station whilst the Carnival is operational, which would mirror the same arrangement as racedays. If GWR fail to agree to this, the applicant will provide a shuttle bus service to and from the town centre and rail station whilst the Carnival is operational.
- 6.47 During the period of the Carnival event there are four racedays. Two of these events may attract significant attendance. It is proposed that on these days the Carnival will not be open to visitors and will become a ticketed part of the raceday removing any chance of arrival and departure conflict. On the other two days the Carnival will not open until 2 hours after the last race when the car parks will have cleared. It is further proposed that ticketing to the various shows and events such as the ice rink, grotto etc will be largely pre-booked and will be timed throughout the day as they are limited in capacity. Officers consider that this approach will assist in spreading the footfall traffic throughout the day.
- 6.48 Following the submission of additional information, the final Highway consultation comments were not made available at the time of writing this report. The applicant has indicated that they are under time pressures to deliver the event for this year, such that a referral to the planning committee scheduled on the 01st September 2021 was considered critical for the delivery of this year's event (if members were minded to approve). This is due to the planning required for any installation at the site. Under normal Planning Committee procedures any outstanding final comments can be included on the committee update sheet.
- 6.49 Subject to the final Highway Authority comments, it is considered that the proposed development could potentially have no material impact on highway safety. It would thus comply with policy CS13 in the WBCS.

Flooding and drainage

- 6.50 Core Strategy Policy CS16 (Flooding) applies across the district and highlights the cumulative impacts of development on flooding within the district.
- 6.51 The application site is within the Environment Agency Flood Zone 1. A Flood Risk Assessment would normally be required if the proposal is larger than 1 hectare and

affected by other sources of flooding. However, a Flood Risk Assessment is not required in this case due to the temporary nature of this application.

- 6.52 For these reasons the proposal would not have an adverse impact on flood risk and would fail to comply with the provisions of the NPPF, Core Strategy Policy CS16 and Sustainable Drainage SPD (2017).

Biodiversity

- 6.53 Core Strategy Policy CS17 (Biodiversity and geodiversity) states that, in order to conserve and enhance the environmental capacity of the District, all new development should maximise opportunities to achieve net gains in biodiversity and geodiversity in accordance with the Berkshire Biodiversity Action Plan and the Berkshire Local Geodiversity Action Plan.
- 6.54 The Natural Environment and Rural Communities Act 2006 and Article 10 of the Habitats Directive stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity networks.
- 6.55 The Racecourse is immediately adjacent to a local-designated Local Wildlife Site and Biodiversity Opportunity Areas. Although it is a temporary development, it is also a material consideration to assess whether the proposal will have a significant adverse impact on the wildlife and biodiversity of the surrounding areas during.
- 6.56 The applicant submitted a preliminary ecological appraisal which recommended that the application site comprises solely of managed amenity grassland forming part of the existing racecourse and part of the former golf course. This area is judged to be limited value in ecological terms. Surrounding areas comprise further amenity grassland and occasional hedgerows and drainage ditches associated with the racecourse and a golf course.
- 6.57 The proposals would result in the temporary siting of built structures and car parking within the areas of amenity grassland. Therefore, the amenity grassland would not be subject to any losses.
- 6.58 Sufficient information is provided to demonstrate the temporary proposal would not have an adverse impact on biodiversity/ecology. The proposed development is considered to comply with the Conservation Regulations 2010, Wildlife and Countryside Act 1981, Natural Environment and Rural Communities Act 2006, NPPF and Policy CS 17 of the West Berkshire Core Strategy 2012.

Representations

Statement of Community engagement

- 6.59 The applicant has submitted that due to the limitations and restrictions during the Covid-19 pandemic, it was not possible to hold a full public exhibition, however an online website-based consultation event was held between 15th February 2021 and 8th March 2021. A letter notifying residents of the consultation event was hand delivered to all properties at the Newbury Racecourse itself and to the residents at Teeton Mill Place and some of the properties on Mandarin Drive. Local ward members and both Newbury Town Council and Greenham Parish Council were notified of the consultation.

- 6.60 Although the consultation has closed, the applicant indicates that the website remains available to view at www.newburychristmascarnival.com
- 6.61 Greenham Parish Council raised an objection based on the duration of the event, hours of operation compared to the race days, volume of traffic, potential for anti-social behaviour, noise and light pollution impacts, harm to residents' amenity and impact on residents' health and wellbeing.
- 6.62 Members of the public have provided written representations in support and also objecting to the proposal. The planning points raised have been acknowledged and considered in relevant sections of this report. The case officer has taken all these representations carefully into account in arriving at his recommendation.

7. Planning Balance and Conclusion

- 7.1 Planning applications must result in sustainable development with consideration being given to the economic, social and environmental sustainability aspects of the proposal. Officers consider that the proposal will make a contribution to the wider economic dimensions of sustainable development and will support provision of a community cultural and leisure event. There are benefits arising from the development, including provision for community and leisure facilities. 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, flooding risk and biodiversity protection have been assessed as outlined in this report. Officers consider that the proposal makes a significant contribution to the wider social dimensions of sustainable development through the provision of a community leisure event. The social impact in terms of residential amenity has been fully considered using expert advice. There are also sufficient safeguards through Public Protection (Environmental Health) legislation outside of planning to ensure the event is within acceptable limits.
- 7.2 Having taken account of all the relevant development plan policy considerations and the other material considerations referred to in this report and the expert consultation advice provided, officers consider that the development proposed is acceptable and is recommended to Members for approval on a temporary 1 year permission.
- 7.3 This decision has been considered using the relevant policies related to the proposal as outlined in the report.

8. Full Recommendation

- 8.1 **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.2).

8.2 Schedule of Conditions

1.	Temporary permission (restoration)
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	<p>The use hereby permitted shall be for a limited period being the period of 1 year from the date of this decision. The use hereby permitted shall be discontinued and all structures, materials and equipment brought on to the land in connection with the use, shall be removed and the land restored to its former condition on or before 02 September 2022 in accordance with a scheme of work that shall first have been submitted to and approved in writing by the local planning authority.</p> <p>Reason: The application has been assessed in relation to it being a temporary permission. Planning permission would not normally be granted for the proposed development in this location, however regard has been paid to the temporary nature of the development and to allow time for noise measurements to be taken of the event and to review any future events of this kind. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS 14 and CS 19 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.</p>
2.	<p>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved documents and drawings listed below:</p> <p>Received on 16 April 2021</p> <ul style="list-style-type: none"> • Transport Statement • Statement of Community Engagement • Servicing & Delivery Plan • Planning Statement • Operations Management Plan • Noise Assessment & Noise Management Plan • Luminescence Plan • Lighting Impact Report • Design & Access Statement • Proposed Big Wheel & Starflyer Elevations • Proposed Big Top Circus Elevation & Floor Plan • Indicative Layout • Levelling Plan • Site Sections • Ecological Information Note <p>Received on 23 June 2021</p> <ul style="list-style-type: none"> • Applicant response ref: additional noise information <p>Received on 13 July 2021</p> <ul style="list-style-type: none"> • Car parking to serve the proposal <p>Received on 05 August 2021</p> <ul style="list-style-type: none"> • Generator noise assessment • Generator Noise Barrier details - Echo Barrier • Applicant - generator noise assessment cover email <p>Received on 06 August 2021</p>

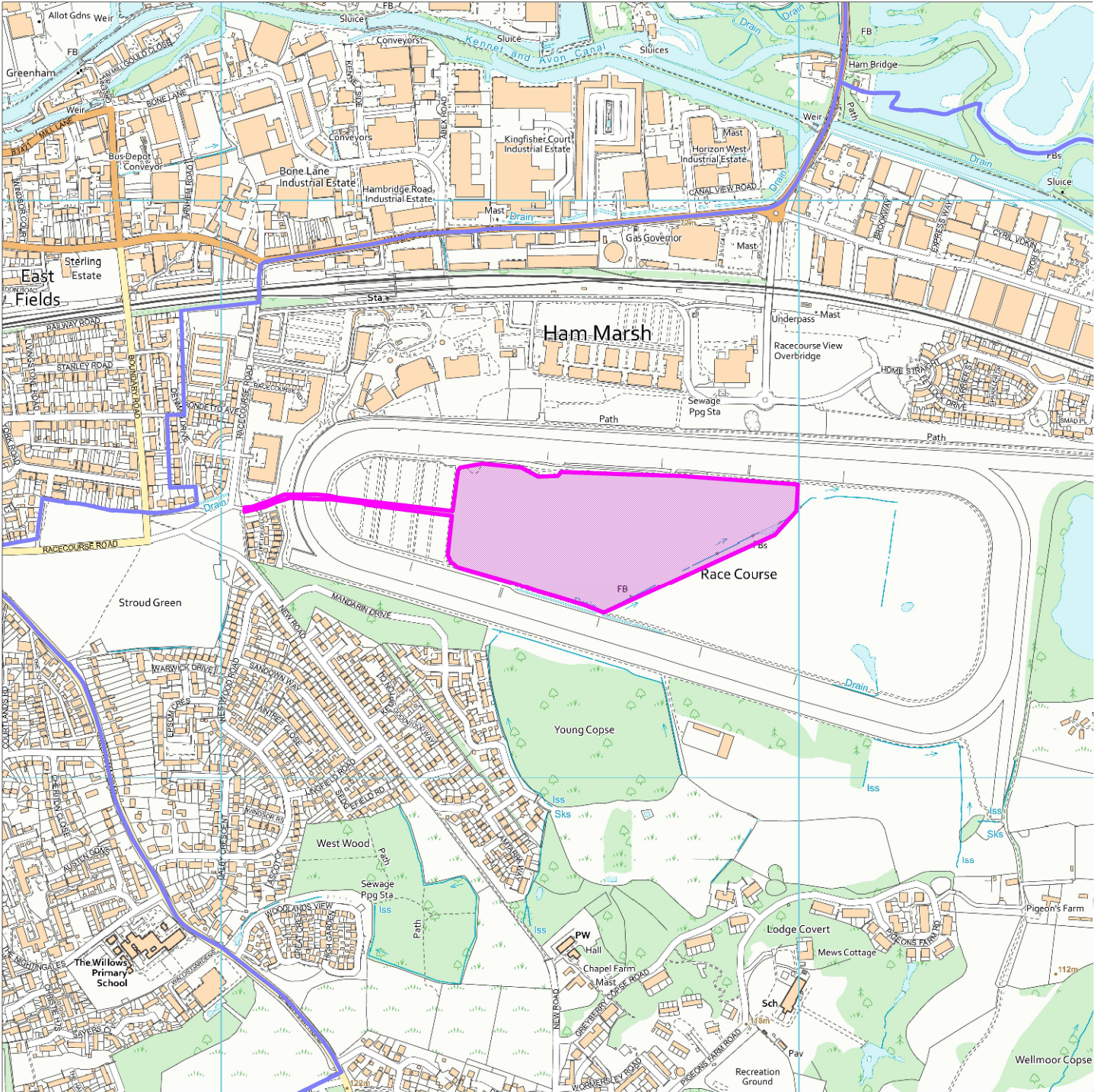
	<ul style="list-style-type: none"> Applicant response to Highways – Highways Technical note <p>Reason: For the avoidance of doubt and in the interest of proper planning</p>
3	<p>Protection from external noise</p> <p>The development hereby permitted shall proceed in accordance with the noise management plan and monitoring arrangements within the Noise Assessment & Noise Management Plan by Vanguardia Ltd received on 16 April 2021; the Generator noise assessment and Generator Noise Barrier details - Echo Barrier by Vanguardia Ltd received on 05 August 2021.</p> <ol style="list-style-type: none"> The applicant shall allow a 22dBA attenuation of external sound levels by closed windows to nearest residential properties during the event. The approved noise assessments, mitigations and monitoring shall be implemented and adhered to in full throughout the event. The applicant shall inform West Berkshire Public Protection (Environmental Health Officers) and the Local Planning Authority in writing of any and all exceedances of the predicted noise levels as soon as they are discovered and of any and all times when the noise levels are calculated result in higher indoor noise levels than those detailed in BS8233:2014. Within 3 months of the last day of the event having taken place, the applicant shall submit to the Local Planning Authority, a noise monitoring report outlining the findings of the noise measurements and monitoring exercise during the event. <p>Reason: To protect future occupiers of the development from excessive noise levels from the noise generated by the event and to ensure a good standard of residential amenity and to ensure the on-going management of noise from the permitted activities and there is no result in undue levels of noise and disturbance to the occupiers of neighbouring residential properties. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP2, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006) and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
4	<p>Protection from external lighting</p> <p>The development hereby permitted shall proceed in accordance with the Light Impact Report by Neil Johnson Consultants received on 16 April 2021 and the Luminescence Plan received on 16 April 2021.</p> <p>Reason: To protect future occupiers of the development from excessive light pollution from the event to ensure a good standard of residential amenity and to ensure the on-going management of lighting from the permitted activities and there is no result in undue levels of light pollution to the occupiers of neighbouring residential properties. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP2, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006) and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
5	<p>Hours of operation</p>

	<p>The use of the development hereby permitted is restricted to the following hours of operation:</p> <ul style="list-style-type: none"> • Monday to Wednesday: 12:00 - 21:00 • Thursday: 12:00 – 22:00 • Fridays – Saturdays: 10:00 – 22:00 • Sundays: 10:00 – 21:00 • The times apply regardless of bank holidays <p>After the four race days that are scheduled during the event period, the Carnival would be open from: 16:00 – 22:00.</p> <p>Reason: To ensure the on-going management of noise from the permitted activities within the site do not result in undue levels of noise and disturbance to the occupiers of neighbouring residential properties. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP2, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006) and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
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Informatives

1.	<p>Approach of the LPA</p> <p>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 worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.</p>
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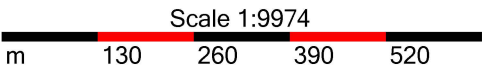


Map Centre Coordinates :

Scale : 1:9974

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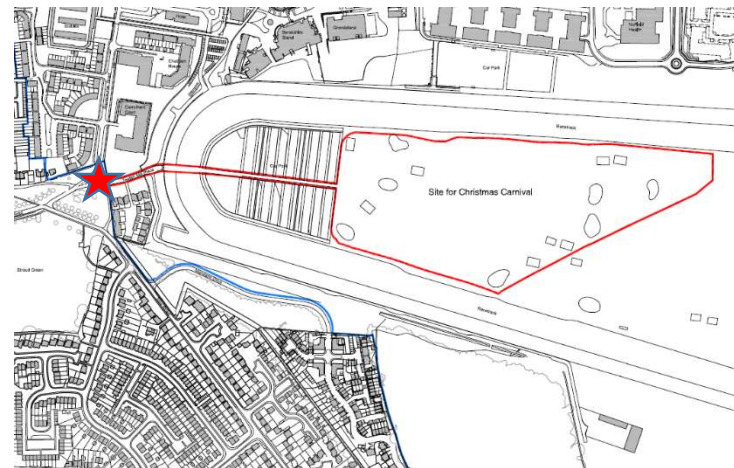


Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	19 August 2021
SLA Number	0100024151

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Newbury Racecourse,
Racecourse Road
Newbury, West Berkshire,
RG14 7NZ

Photographs for Western Area Planning Committee
Application 21/01079/COMIND



View of the access to the site and access to Car Park 1 (part of site within Conservation Area.) Site notice is displayed on the Public Right of Way GREE/12/1. Site notice location on insert map



View of the site access road to Car Park 1 towards the application site



View towards the access from within Car Park 1. residential properties L-R: Teeton Mill Place, Carruthers Court and Chatham House



View towards the application site showing the raised mounds to be levelled.



View looking east from Car Park 1 towards the application site showing the raised mounds to be levelled.



View from within Car Park 1 towards the nearest residential properties to the north of the site namely L - R: Challow House, Farriers House, Cape Cross House, Woodhay House and Frankel House



View towards the Racecourse Grandstands from within Car Park 1.



View from within Car Park 1 towards the nearest residential properties to the west of the site L-R: Carruthers Court and Chatham House



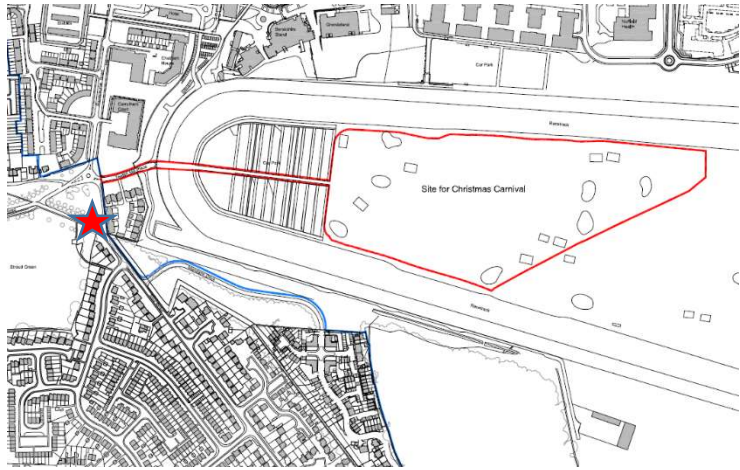
View from within Car Park 1 towards the residential properties to the west on Teeton Mill Place.



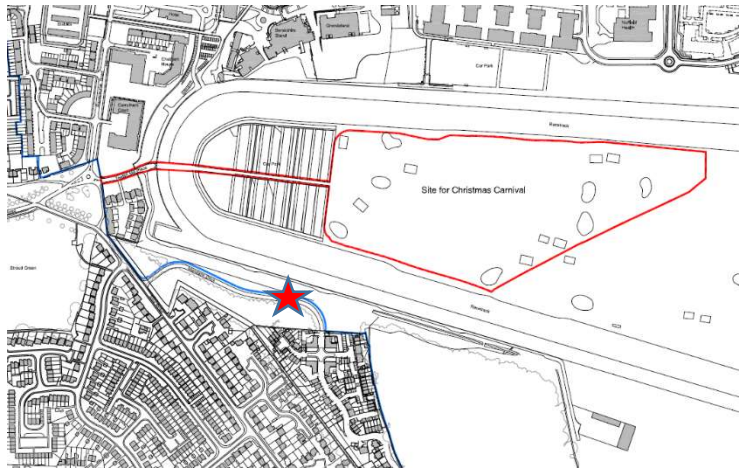
View from within Car Park 1 towards the southern boundary (Mandarin Drive is located beyond the trees)



View from within Car Park 1 towards the southern boundary (Cormorant Wood is located beyond the trees to the left of the image)



View of site notices displayed at the junction of Public Right of Way GREE/12/1 and New Road. Site notice location on insert map



View of site notices displayed at Mandarin Drive and the trees along the southern boundary between Mandarin Drive and the Racecourse.
Site notice location on insert map



View of trees along the southern boundary between Mandarin Drive and the Racecourse. Viewed from Mandarin Drive.



View of trees along the southern boundary between Mandarin Drive and the Racecourse. Viewed from Mandarin Drive.

Agenda Item 4.(2)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	20/02993/FUL Hungerford	03/03/2021 ¹	Detached Oak Framed Agricultural Storage Barn. Eddington Mill House, Upper Eddington, Hungerford, RG17 0HL John Willmott
¹ Extension of time agreed with applicant until 6th September 2021			

The application can be viewed on the Council's website at the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02993/FUL>

Recommendation Summary: To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed in Section 8 below

Ward Members: Councillor James Cole,
Councillor Claire Rowles
Councillor Dennis Benneyworth

Reason for Committee Determination: More than 10 objections received

Committee Site Visit: 26th August 2021

Contact Officer Details

Name: Cheyanne Kirby
Job Title: Planning Officer
Tel No: 01635 519489
Email: Cheyanne.kirby@westberks.gov.uk

1. Introduction

- 1.1 This application seeks planning permission for the construction of a detached oak framed agricultural storage barn.
- 1.2 The application site is an agricultural field located to the north of the River Kennet and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). To the east is the settlement boundary of Eddington. The application site forms part of the Grade II listed dwelling known as Eddington Mill House. The area is surrounded by scattered dwellings and agricultural fields, the public footpath (HUNG/2/1) follows the edge of the site.
- 1.3 The proposal is for an agricultural storage barn used to store feed, bedding and machinery for the animals housed on the site which are used to supply the applicants existing café business.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision
09/02451/OUTMAJ	Erection of 24 dwellings, with access roads, footpaths, garages, playspaces, open space and associated development	Withdrawn
19/02042/COMIND	Erection of agricultural barn with plant store in support of farming operation.	Withdrawn

3. Procedural Matters

- 3.1 Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 A site notice was displayed on 17th January at the application site; the deadline for representations expired on 7th February 2021. A second site notice was displayed on 4th March and the deadline for representations expired on 25th March 2021. A public notice was also displayed in the Newbury Weekly News on 14th January 2021.
- 3.3 CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Hungerford Town Council:	Object – Impact on public right of way, not demonstrated need for barn, land use, existing buildings on land and plan/information inaccuracies.
Highways:	No objection
Ecology:	Conditional approval
SUDS:	No response
North Wessex Downs AONB:	No response
Public Rights of Way:	No objections subject to informatives
Natural England:	Objection withdrawn
Conservation:	No objections
Environmental Health	No objections

Public representations

- 4.2 Representations have been received from 16 contributors, all of which object to the proposal.
- 4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- Overbearing
 - Large
 - Converting to residential land
 - Existing buildings on site
 - Close boarded fence constructed
 - Topography of site sloping
 - Drainage concerns
 - Noise concerns
 - Need for barn
 - Intensification of site
 - Commercial use
 - Impact on ecology
 - Impact on trees

5. Planning Policy

- 5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP5, CS10, CS13, CS14, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies OVS.5, OVS.6, TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- WBC Quality Design SPD (2006)
- Planning Obligations SPD (2015)
- Sustainable Drainage Systems SPD (2018)
- North Wessex Downs Management Plan (2019-24)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Character and appearance
- Neighbouring amenity
- Highways
- Ecology
- Other matters

Principle of development

- 6.2 The application site lies outside of any defined settlement boundary, and therefore the site is classified as being located within the open countryside in terms of Core Strategy Policy ADPP1.
- 6.3 Policy ADPP1 states that development in West Berkshire will follow the existing settlement pattern, and that only appropriate limited development in the countryside will be allowed, focused on addressing identified needs and maintaining a strong rural economy.
- 6.4 The proposal is for a detached oak framed agricultural storage barn for the storage for animal feed and bedding and agricultural machinery.
- 6.5 Policy CS10 promotes proposals to diversify the rural economy will be encouraged, particularly where they are located in or adjacent to Rural Service Centres and Service Villages. The animals on site are used for start-up commercial breeding and other produce for use in the applicants own local health food restaurants.
- 6.6 Planning permission is not required to carry out agricultural practices on agricultural land. The construction of an agricultural storage barn in this location is considered, in principle, to be in accordance with the development plan as an appropriate form of limited development in the countryside.

Character and appearance

- 6.7 Planning Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026 are relevant to this application. 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. It further states that design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place. Proposals are expected to make efficient use of land whilst respecting the density, and character of the area.

- 6.8 Policy CS19 seeks to conserve and enhance the diversity and local distinctiveness of the landscape character of the District by considering the natural, cultural and functional components of its character as a whole. Particular regard will be given to the sensitivity of the area to change and to ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- 6.9 The proposal seeks to construct a detached agricultural storage barn of traditional rural design with weatherboarding and slate roof. The proposed building would measure 12.14m in length, 6m in width and 5.13m in height.
- 6.10 The proposed agricultural building is located to the south-east corner of the site closest to the road, and is of single storey design with no windows. It is of traditional agricultural design which is found throughout the District and considered acceptable given the setting and the character and appearance of this sensitive area. The proposed location and design is not considered to have a significant impact on the setting of the grade II listed building or the character and appearance of the area.
- 6.11 The site is sloped with the levels rising across the site from south-west up to north-east. The agricultural storage barn would be built with a level slab at the ground level to its south-western end, which would require some minor digging-in; usually a cut and fill technique is carried out in these circumstances as shown on the section drawing: Site Section 43350/04 received 7th July 2021.
- 6.12 On the site there are currently a number of buildings, some of which are animal enclosures and some are for the storage of animal feed, maintenance and equipment storage. These buildings are not the subject of this application and may be subject to other considerations outside of this application. However, these buildings do provide some support for the proposed need for the barn which will consolidate some of these buildings which would improve the overall visual appearance of the site. The building removal plan submitted on the 9th August shows that four of the existing seven buildings will be removed once the proposed barn has been built. Some of which are animal shelters and due to their nature may be considered temporary in nature and not necessarily require planning permission.

Neighbouring amenity

- 6.13 According to Policy CS14, new development must demonstrate high quality and sustainable design that makes a positive contribution to the quality of life in West Berkshire. The NPPF states planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.
- 6.14 The proposed barn will be located over 16.5m from the nearest neighbouring dwellings there is not considered to be a significant impact on neighbouring amenity in terms of sunlight/daylight, overbearing or privacy.
- 6.15 The proposed agricultural barn for storage uses is not considered likely to give rise to any additional noise, odour, fumes, or other environmental impacts than that of the existing agricultural uses on the site.

- 6.16 Whilst it is noted that a complaint in regards to animal noise has been reported to Environmental Health, the proposed development is not considered likely to result in any additional impact in this respect.
- 6.17 The Environmental Health officer was consulted on this application for the agricultural storage barn and no objections were raised.

Highways matters

- 6.18 The NPPF states that decisions should take account of whether safe and suitable access to the site can be achieved for all people. Policies CS13 of the Core Strategy and TRANS.1 of the Saved Policies of the Local Plan, set out highway requirements.
- 6.19 The details have been assessed by the highways officer and considered acceptable based on agricultural uses.

Public right of way

- 6.20 The proposed agricultural barn is located close to the historic public right of way (footpath) HUNG/2/1. From the plans and the site visit it appears that the footpath has been diverted around the edge of the application site and a fence has been erected which appears to have been carried out under the general permitted development rights.
- 6.21 The applicant may wish to formally request for the footpath to be diverted however this would need to be done separate to the planning process.
- 6.22 The plans were amended to ensure that the proposed barn would not obstruct the definitive line of the footpath, and as such the Council's right of way officer raised no objections.

Ecology

- 6.23 Policy CS17 of the Core Strategy seeks to conserve and enhance the biodiversity and geodiversity assets across the district. Habitats designated as important for biodiversity at an international or national level or which support protected, rare or endangered species will be protected and enhanced.
- 6.24 With regard to biodiversity, the NPPF requires that planning applications should ensure that new developments conserve and enhance biodiversity. No Ecological Impact Assessment has been submitted and Natural England objected with a request that more information was submitted to determine impacts on designated sites.
- 6.25 A detailed response Ecology letter and an Updated Ecology letter was received from David Harper of FPCR Environment and Design Ltd in response to Natural England comments. Natural England was satisfied that the specific issues raised in previous correspondence relating to the development have been resolved.
- 6.26 Natural England considered that the identified impacts on the Kennet and Lambourn Floodplain SAC and River Kennet SSSI can be appropriately mitigated with measures secured via planning conditions or obligations and withdraw their objection.
- 6.27 Recommendations made for ecological mitigation and enhancement has been added to the conditions list.

Other Matters

- 6.28 Comments have been received in regards to a historic application being submitted for residential use which was later withdrawn, and the approval of this application that this would lead to further development. This application must be assessed on what has been submitted and relevant policies; it would not be appropriate to refuse the application on the potential for future development. Any further development or change of use would have to comply with relevant planning policies at that time. The applicant has advised that some of the existing buildings would be demolished once the proposed building has been built which can be dealt with by condition; the other buildings on the site may be permitted development they are however not part of this application.

7. Planning Balance and Conclusion

- 7.1 For the reasons given above it is considered that the proposal accords with the National Planning Policy Framework and the relevant development plan policies. Accordingly, it is recommended for approval.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1. **Commencement of development**

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**

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

Location Plan 43350/01 received 6th January 2021;
Proposed Plans and Elevations 43350/03 received 6th January 2021;
Design and Access Statement received 18th December 2020;
Ecology Letter received 18th May 2021;
Updated Ecology Letter received 24th May 2021;
Block Plan 43350/05 received 23rd July 2021;
Site Section 43350/04 received 7th July 2021;
Building Removal Plan 43350/02 received 9th August 2021.

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 hereby permitted shall be as specified on the application form.

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

4. **Lighting strategy (AONB)**

No external lighting or floodlighting shall be installed to the barn until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include a plan to show the location of any lighting, isolux contour diagram(s), an operation strategy (e.g. details of timed operation), and specifications all lighting to ensure that levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers. No external lighting shall be installed WHERE except in accordance with the above strategy.

Reason: To conserve the dark night skies of the North Wessex Downs AONB. This condition is applied in accordance with the National Planning Policy Framework, the North Wessex Downs AONB Management Plan 2019-24, and Policies CS17 and CS19 of the West Berkshire Core Strategy 2006-2026.

5. **Biodiversity measures**

The building shall not be brought into use until the following biodiversity measures have been installed/constructed:

- (a) One integral bat box into the barn in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.
- (b) One bird nesting opportunities in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure biodiversity enhancements are incorporated into the development. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

6. **Ecological mitigation**

All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecology letter received 18th May 2021 and the Updated Ecology Letter received 24th May 2021, in accordance with the approved details and before first use of the building.

Reason: To ensure there are no significant impacts on the local designated areas. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

7. **Demolition of existing buildings**

The building shall not be brought into use until the existing buildings have been demolished, and all spoil removed from the site, in accordance with the Building Removal Plan 43350/02 received on 9th August 2021.

Reason: To ensure that the site is not proliferated with a significant number of buildings which would have a negative visual impact on the sensitive character and appearance of the site and the AONB. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

Informatives

1. **Proactive statement**

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.

2. **No obstructions of public rights of way**

The applicant is advised that this planning permission does not in any way allow the public right of way to be obstructed at any time during the course of the development.

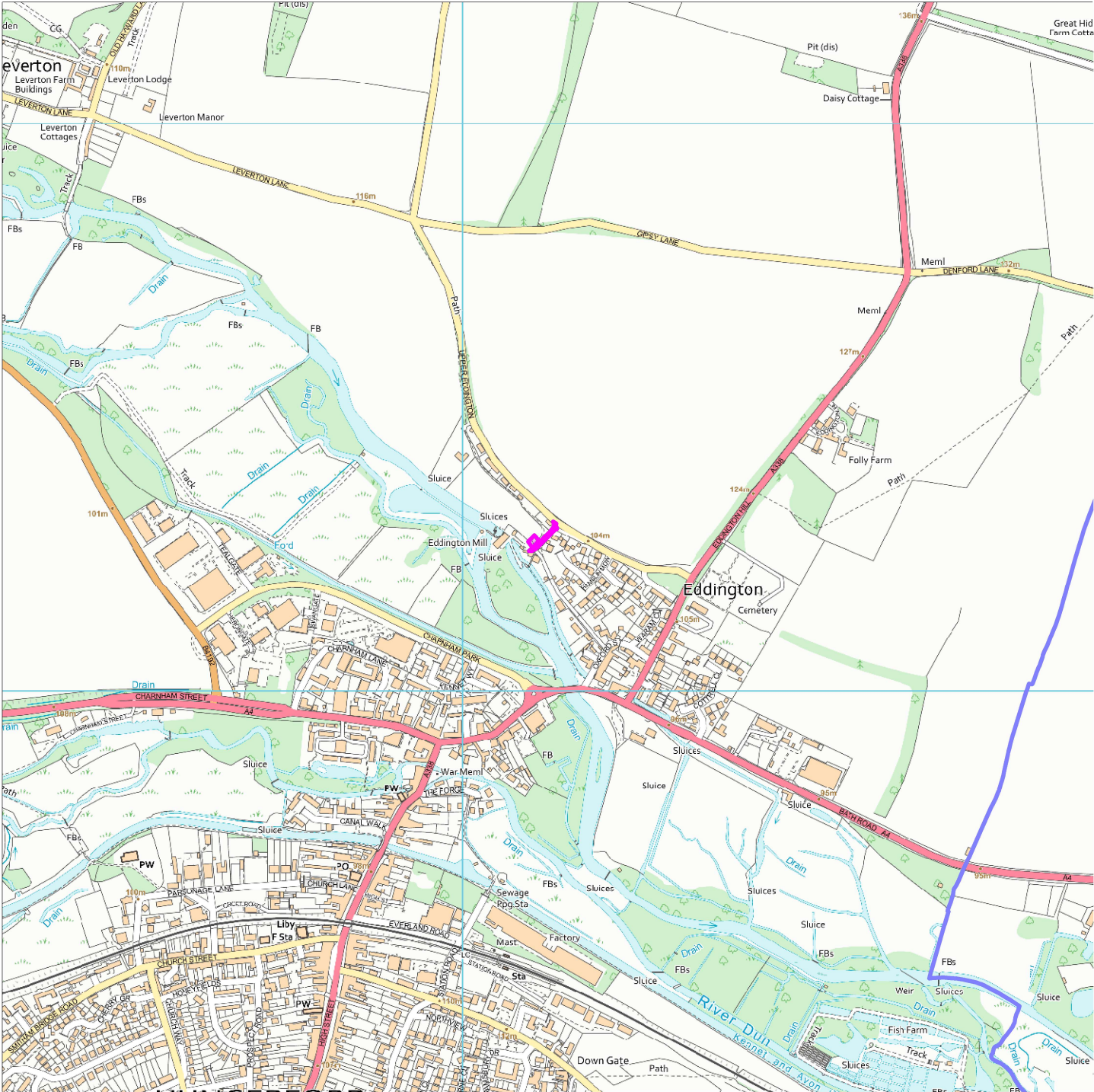
3. **Access via public footpath**

The applicant is advised that all visitors to the site should be made aware that they would be driving along a public footpath. As a result they should drive with caution when manoeuvring into and out of the site, and should give way to pedestrians/ cyclists/ equestrians at all times.

4. **No encroachment of public footpath**

Nothing connected with either the development or the construction must adversely affect or encroach upon the footpath, which must remain available for public use at all times.

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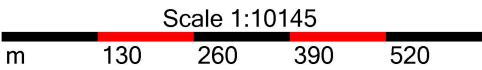


Map Centre Coordinates :

Scale : 1:10145

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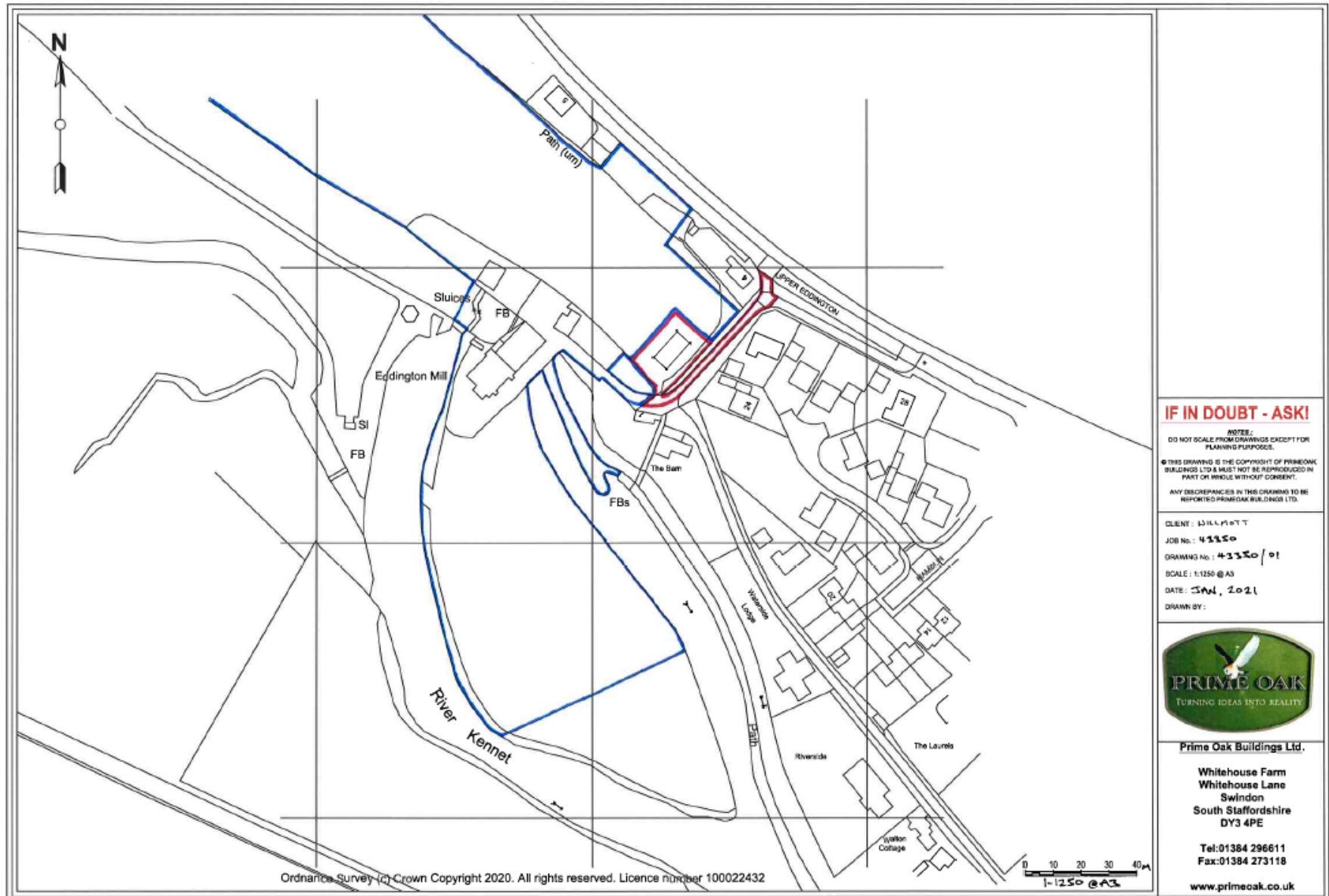
Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	19 August 2021
SLA Number	0100024151

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**Eddington Mill House, Upper Eddington,
Hungerford, RG17 0HL**

20/02993/FUL

Location Plan



IF IN DOUBT - ASK!

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JOB No.: 41350
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SCALE: 1:1250 @ A3
DATE: JAN, 2021
DRAWN BY:



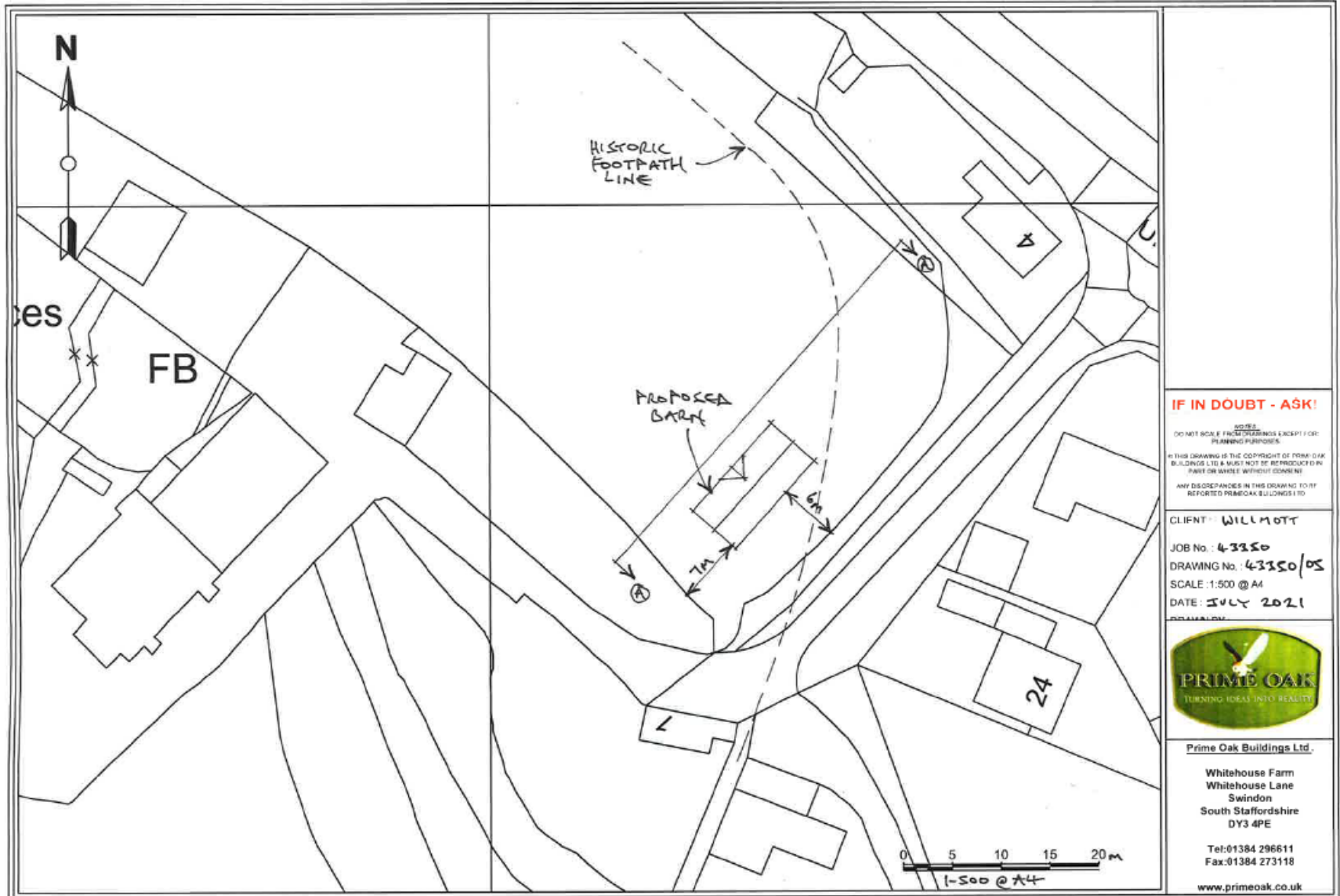
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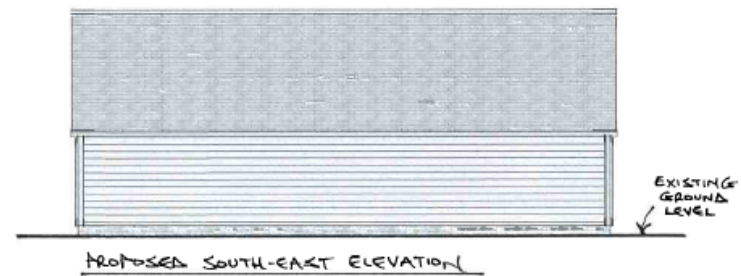
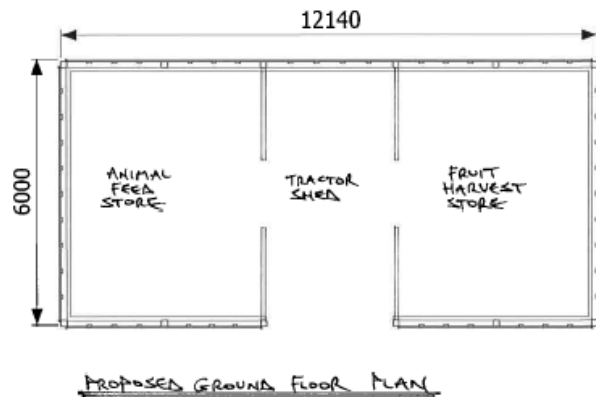
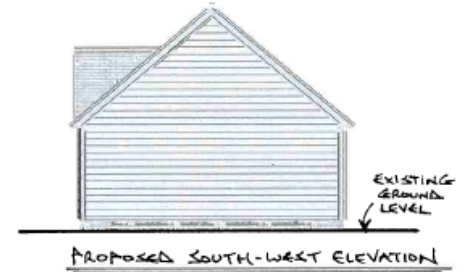
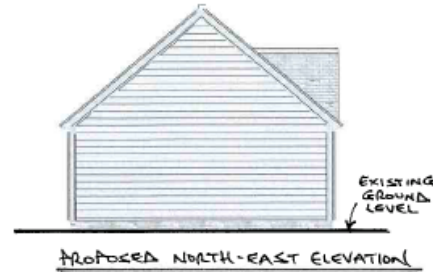
Tel: 01384 296611
Fax: 01384 273118

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Block Plan



Proposed Plans



DRG. No. 4350/03

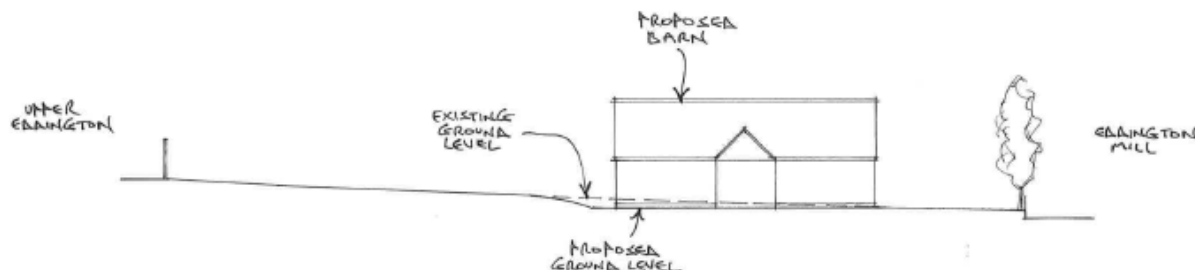
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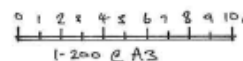
Proposed

Mr Willmott
Oak Framed Garage- 1:100 Date:11/12/20

Site Section



SECTION A - A



IF IN DOUBT - ASK!

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CONCRETE SLAB TO BE BUSHED 50mm BEFORE BENCHPOST POSTS TO ALLOW FOR PLASTERING.

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Rafter : Softwood
Subwork : Softwood
Sprocket : N/A

WIDTH: PLACE HOLDER
DEPTH: PLACE HOLDER
SAYED HEIGHT: PLACE HOLDER
ROOF PITCH: PLACE HOLDER
CATTLE: PLACE HOLDER
OUTSHOT: PLACE HOLDER

KEY:

- TIE BRACE.
- SMALL TIE BRACE.
- KNOE BRACE.
- STUD BRACE.
- GOLF PLATE / STUDWORK.
- POSTS ON STAKELESS POSTS.
- POSTS ON BUSHPL BRACKETS.
- POSTS ON BUSHPLATE.
- POSTS ON BRACKETS.

CLIENT: WILLIAM T
JOB NO: 43350
SCALE: 1:200
DATE: JULY 2021
DRAWN BY:
DRAWING NO: 43350/04
REVISION NO:
REVISION NOTES:



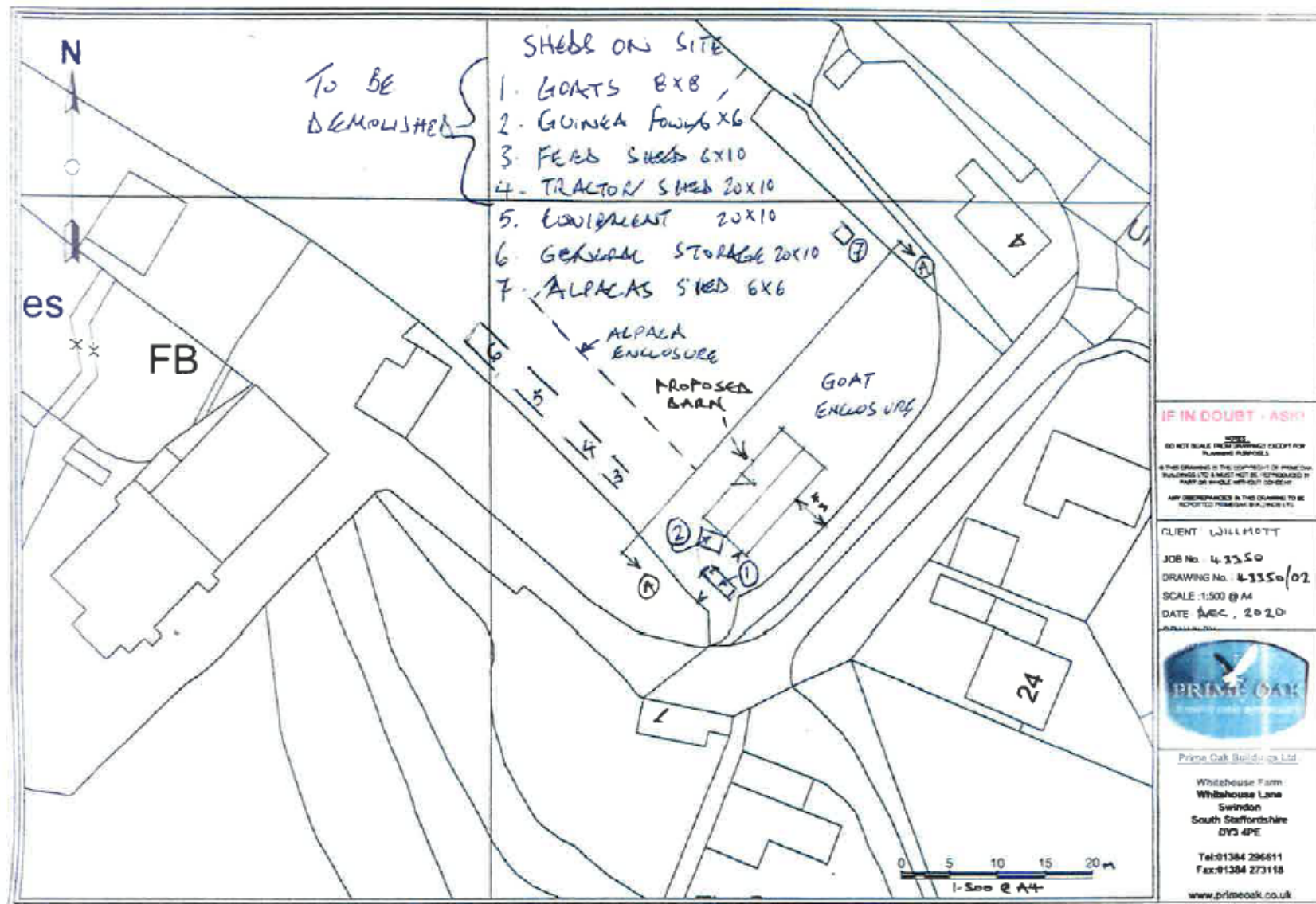
Prime Oak Buildings Ltd.

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DY3 4PE

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Building Removal Plan



Looking south-east



Looking east



Looking east



Looking north-east



Looking west



Looking south-west



Looking north from road outside Mill Cottage



Looking west from road



Looking south close to 4 Upper Eddington



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Agenda Item 4.(3)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(3	20/02245/FUL Great Shefford	26 th November 2020 ¹	Farm Shop in association with The Great Shefford Public House Swan Inn, Newbury Road, Great Shefford, Hungerford, RG17 7DS J and G (Pub) (UK) Ltd
¹ Extension of time agreed with applicant until 3 rd September 2021			

The application can be viewed on the Council's website at the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02245/FUL>

Recommendation Summary: To delegate to the Head of Development and Planning to REFUSE PLANNING PERMISSION for the reasons listed in section 8 below.

Ward Member(s): Councillor Clive Hooker

Reason for Committee Determination: Ward Member Call-in

Committee Site Visit: 26th August 2021

Contact Officer Details

Name: Sian Cutts
Job Title: Senior Planning Officer
Tel No: 01635 519111
Email: Sian.cutts@westberks.gov.uk

1. Introduction

- 1.1 This application seeks planning permission for the erection of a farm shop on land within the car park of the Swan Inn public house, now known as The Great Shefford.
- 1.2 The Swan Inn, which will be referred to in this report as The Great Shefford is a grade II listed building dating back to the early 19th Century, originally built as a house, it is has been in operation as a public house since 1847. The building is of a traditional gabled form, constructed of brick with a slate roof. It was extended in the mid-20th Century with a single storey 3 bay garage to the south-east end. The land to the front of the building is used as a carpark, and there is a beer garden to the south-east of the building. The building is in a prominent location on the junction of Newbury Road, and Wantage Road within Great Shefford, which is a Service Village. The River Lambourn flows along the northern boundary of the site, and there is pasture land to the east of the site. The site is also within the North Wessex Downs Area of Outstanding Natural Beauty (NWD AONB)
- 1.3 This application is seeking to erect a farm shop within the car park of the public house, in association with the operation of The Great Shefford. The proposed building is 16 metres long x 3 metres deep and is to be raised above the ground level to enable a floodable void. The ridge height of the building is 4.6 metres. A slate roof, and timber clad elevations on a brick plinth are proposed as the finishing materials. The planning statement indicates that the shop would be open 6 days a week, but has requested 7 day opening.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
75/03539/ADD	Erection of 3 bungalows	Refused 07/01/1976. Appeal Dismissed 27/09/1976
89/33923/ADD	Extension to car park	Approved 17/02/1989
91/40132/ADD	Erection of bus shelter.	Approved 05/12/1991
97/50255/FUL	Extension and alterations to form new cold room- enlarge kitchen- toilet refurbishment- new cellar.	Approved 25/09/1997
97/50254/LBC	Extension to create new cold room- alterations to enlarge kitchen- refurbish toilets- extend barn and new cellar area.	Approved 25/09/1997

11/01213/LBC2	Minor interior alterations: removal of existing lobby entrance, reinstating an original opening and alter and adapting existing bar.	Approved 16/09/2011
11/01806/ADV	Renewal of existing signage to public house, maintaining existing locations.	No Decision Taken 06/11/2017
13/02534/LBC2	Retention of illuminated and non illuminated signs to the exterior of the building	Approved 05/12/2013.
13/02535/ADV	Retrospective - erection of illuminated and non-illuminated signs to the exterior of the building.	Approved 05/12/2013
19/02647/LBC2	Refurbishment: Internally painting and decorating, new flooring. Externally new paint.	Approved 22/04/2020
19/02648/ADV	1 x painted, 2 x timber non illuminated signage.	Approved 22/04/2020
19/02646/FUL	Refurbishment: Internally painting and decorating, new flooring. Externally new paint.	Approved 22/04/2020
20/01047/LBC2	Proposed timber addition to provide an additional food service kiosk to the garden. Standalone timber kiosk in the car park for breakfast kitchen/servery.	Refused 13/07/2020.
20/01065/FUL	Proposed timber addition to provide an additional food service kiosk to the garden. Standalone timber kiosk in the car park for breakfast kitchen/servery.	Refused 13/07/2020.
20/02008/FUL	Proposed erection of a series of 150mm x 150mm box section metal posts to support six canopy panels of varying dimensions.	Approved 23/11/2020
21/00383/CERT	Erection of a free standing kiosk for use as a servery	Refused 09/04/2021

3. Procedural Matters

- 3.1 Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 The application was advertised by means of a site notice displayed on 16th October 2020 on the site; the deadline for representations expired on 6th November 2020. A public notice was displayed in the Newbury Weekly News on 8th October 2020; the deadline for representations expired on 22nd November 2020. Following the receipt of amended plans, a further site notice was erected on 25th March 2021 on the site; the deadline for further representations expired on 15th April 2021.

- 3.3 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres).
- 3.4 Initial assessment based on the CIL PAIR form, it appears that there will be a CIL liability for this development. However, CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Great Shefford Parish Council:	<p>1st Response: Object for the following reasons:</p> <p>Parking and general traffic issues – the car park is already full, and could worsen when social distancing end, the farm shop will exacerbate this, and there have been ongoing traffic and road safety issues</p> <p>Flood Risk Assessment: No assessment has been submitted, and this is an area in a high risk of surface water flooding, the site has experienced flood at least 3 times, the building would block the remaining exit from the car park for surface water</p> <p>Village Shop & Post Office: Another shop may make the village shop unviable which would threaten the Post Office, which is a service that the village does not want to lose like in East Garston.</p> <p>2nd Response after amended plans: Maintain objection on the parking and general traffic issues and the potential threat to the village shop and Post Office</p>
East Garston Parish Council:	<p>Concern about the competition for the village shop/Post Office and garage/shop which would affect East Garston residents, particularly the loss of a Post Office.</p> <p>Concerned about lorry access and limited parking for shop and pub customers</p>
WBC Highways:	<p>1st Response: The farm shop would result in the loss of 1 parking space, and customers would share the car park with the pub, there would be 24 retained parking spaces. Do not anticipate the pub customers using many of the spaces during the weekday afternoons, as well as shop customers, it will be busier early weekday evenings and weekends, if both operations are open at the same time, as parking could overspill to the highway including A338. To support the proposal, suggest farm shop openings</p>

	<p>from 07:00 to 18:00 hours, and on weekends from 07:00 to 12:00 hours.</p> <p>2nd Response: Content with amended plans, reiterate the previously indicated opening times, otherwise an objection will be raised on car parking grounds.</p> <p>Final Response: Have viewed the amended plans and letters from the public. Maintain the view that the farm shop should not be open when the pub is at its busiest, with Bank Holidays being the same as weekends, otherwise recommend refusal on lack of parking.</p> <p>Have viewed the car park over the years from planning history and aerial views. The parking has been in place since 11/01213/LBC2. There is currently space for 27 cars including areas not marked for parking, with this being reduced to 26 by the proposal. The loss of one space is not sufficient to warrant refusal. The car parking layout is mainly existing and have no objection to it.</p> <p>The Public House would be closed or less busy during suggested hours, and not all 9 staff would be present at once, as maximum of 6 could be. Whilst there are no standards for public house, for food retail the Council's standard is 1 space per 30 sqm, and so suggest 2 spaces, so if the shop is open when the pub is closed or less busy then it is difficult to warrant refusal off the application. Cycle stands should be provided for staff and customers, which can be a condition.</p> <p>Whilst parking may overflow into adjacent streets this is an existing situation, and the aim is not to worsen it, have not seen evidence of the car park being full or busy during a weekday prior to the evening.</p> <p>Deliveries would be from Light Goods Vehicles rather than larger HGVs, given the size of the proposal and local produce sold it is unlikely that deliveries would be made by vehicles larger than what already serves the Public house.</p> <p>The A338 has a number of bends in the vicinity which is a concern to some people. My view is that such bends assist in reducing vehicle speeds through the village. Evidence for this is that up to December 2020, according to 'Crashmap', there have been no Personal Injury Accidents in the vicinity since 2005. The LHA would wish to maintain this, but I am not convinced that this proposal will result in a highway safety issue. The level of traffic would not have a severe impact on the highway network as paragraph 109 NPPF advises as grounds for refusal. Most of the traffic would be passing anyway, and so additional traffic would be limited. The Planning Statement sets out that the farm shop and public house are expected to generate linked trips, they are located in the centre of the village in walking distance of residents.</p>
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	No Objection subject to conditions, with regards to Construction Method Statement, provision of parking spaces, and cycle storage.
Environmental Health:	<p>1st response: Noise queries over plant for the chiller units and deliveries</p> <p>2nd response: No comments</p>
Lead Local Flood Authority:	<p>1st Response: Object as no Flood Risk Assessment has been submitted. The site is shown to be affected by Surface Water Flood Flow and Groundwater flooding (1 in 30 year event and in the 2014 recorded event). The FRA should address this.</p> <p>A drainage strategy is required to show how surface water will be managed, and SuDS measures will be required. If discharge to the ordinary watercourse is proposed the LLFA would not consider discharge rates at greater than 1 in 1 year greenfield rates.</p> <p>An ordinary watercourse consent would be required in relation to discharge to the adjacent watercourse, or an Environmental Permit from the EA in relation to discharge to the river.</p> <p>Further detail are required are required showing the relationship between the new building and the watercourse to gauge the impact on it.</p> <p>The red line boundary includes a thin strip of land adjacent to the R. Lambourn which is functional flood plain, this could be an objection, but a slight change in the red line would overcome that.</p> <p>2nd Response: The FRA has been assessed, no account has been taken of displaced flood water from surface water flooding, and no mitigation for it, this should have been addressed.</p> <p>However taking a pragmatic view, since most of the surface water flood flow originates from outside of the site and the loss of potential flood storage volume due to the building footprint will be very small compared to the potential volume arriving from outside the site, the effect on the surrounding area will be negligible with the pub itself likely to be most at risk. Hydraulic modelling could be undertaken to calculate the adverse effect if the applicant wished, however the LLFA does not insist on this being undertaken, and the applicant can decide on the best course of action.</p>
Conservation:	<p>1st response: The proposed building would stand along much of the eastern boundary, and at 4.6m high, would present a hard edge to the site, blocking views of the surrounding countryside. This would reduce the positive contribution the verdant character of the adjoining open land makes to the listed building's setting, thereby causing less than substantial harm to its significance. Whilst effort has gone into designing a building which echoes traditional details and materials, I feel that this is somewhat negated by the large, full height glazed entrance doors. These doors would present an overly modern feature in an otherwise</p>

	<p>traditional setting. Furthermore, the glare and reflections they would produce would have a negative impact on the setting of the listed building and the rural character of the village.</p> <p>Acknowledges the public benefit on enabling the pub to diversify its income, however this could be achieved in a more sensitive manner, by reducing the size of the building, allowing views through to the countryside and beyond, and replacing the large modern glazed bi-fold doors with a more traditional barn-like opening. The statement refers to the removal of the unsightly storage area, there is no record of planning consent for this area.</p> <p>2nd Response: No amendments to the design have been received and so recommend refusal.</p> <p>The proposed building would stand along much of the eastern boundary, and at 4.6m high, would present a hard edge to the site, blocking views of the surrounding countryside from the listed building, and obscuring views of the listed building from the A338 when travelling into Great Shefford. This would not only reduce the positive contribution the verdant character of the adjoining open land makes to the listed building's setting, but it would also obscure important views of the listed building when travelling into Great Shefford along the A338, thereby causing harm to its significance. Although the harm is less than substantial it is real and serious harm which should be given considerable importance, the application states that the farm shop is necessary to provide a supplemental income to support the pub to remain viable, however no evidence of this need has been submitted.</p> <p>3rd Response: The amendments have been considered but apart from moving the building slightly closer to the road, and adding a ramped entrance with handrails, I can't see anything that would overcome my original concerns. Maintain the recommendation to refuse, and repeated the reasons stated above.</p>
AONB Board:	No response received
Archaeology	The Swan Inn is a grade II listed building, however building in the car park will not have a major impact on any significant below ground archaeology.
Environment Agency:	<p>The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:</p> <ul style="list-style-type: none"> • on or within 8 metres of a main river • on or within 8 metres of a flood defence structure or culverted main river • on or within 16 metres of a sea defence • involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert • in a floodplain more than 8 metres from the river bank, culvert or flood defence structure and you don't already have planning permission.

	The applicant is advised to consult with the Environment Agency about this at the earliest opportunity, and to discuss whether any other consents will be required.
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Public representations

4.2 Representations have been received from 62 contributors, 36 of which support, and 26 of which object to the proposal.

4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:

4.4 Objections

- Impact on the viability of the village shop and petrol station
- Impact on the viability of the Post Office and the wider impact of that on the community and local businesses, potential loss of cash machine
- Need for a farm shop is debated given there are two within 6 miles
- Potential for price increases if the village shop closes
- Existing issues with parking for the pub will be exacerbated
- Highway safety issue given proximity to busy corner, and bus stop
- Lack of spaces for people with disabilities
- Changes will need to be made to the road to make it safe
- More than one space will be lost
- Conflict of pedestrians and drivers in the car park
- The pub is also busy at times suggested by the Highways Officer when it is quiet such as weekday lunchtimes
- Delivery lorries will need to park on the main road on a sharp bend
- Question the number of jobs created, and other jobs could be lost
- The design and siting will impact the character and appearance of the area
- Impact on the listed building
- Additional use of the car park will lead to an increase in activity, noise and disturbance at the site
- The previous application on the site for the pub to expand was rejected, and this should be no different, this will have a greater impact
- The building could become the takeaway that was refused, should be conditioned to prevent this
- Rental of the unit to another party should be prevented
- The site is in a flood risk area, the pub had to close in 2007 due to flooding
- In the 2007 flood the site was clear of obstruction and still flooded, in the event of another flood other properties may be flooded, additional structures have now been added to the site
- Adding additional footprint will form a barrier to surface water flooding on the site.
- Biodiversity and geological considerations
- The site is in an AONB, and adjacent to a SSSI
- There are trees and hedges adjacent to the site
- Insufficient space in the shop for social distancing
- There are insufficient benefits to outweigh the harm
- Environment Agency consent is required for works on or near a watercourse or floodplain

- Pollution risk from butchery to the river
- Farm shop opening times suggested by Highways are material changes to the proposed application, required additional advertising the farm shop should be limited to times when the pub cannot be open.
- A noise impact assessment should be submitted
- No evidence submitted that the shop is required to support the viability of the pub
- Lack of information about butchers waste storage, and inadequate facilities for refuse storage for existing pub and proposed shop, within health and visual impacts.
- Light pollution, impacting residential amenity and the AONB
- Unauthorised structures on the site, should not be used to justify the building
- The canopy application should be addressed in this proposal.
- Creating level access will result in the loss of additional parking spaces
- No staff toilet in the building
- No external lighting or adverts are included in the application
- There are no agreements in place to provide the locally sourced produce

4.5 After the submission of amended plans the following objections were received

- The ramped access does not comply with Building Regulations, and two additional parking spaces would be lost
- The proposal will fail to meet BREEAM Part L TGD requirements
- Insufficient parking spaces on the site plans, the spaces which have been added are those that were removed for additional outdoor seating, also spaces added from the removal of LPG tanks were previously used as parking, the complex takes up more than 1 parking space.
- Modern cars are larger, and with narrower aisles, many drivers of large vehicles struggle to park
- In the past when the roads were quieter overflow parking was on Newbury Road, it is now busier, concerns about impacting visibility
- How will holidays and bank holidays be addressed in the opening hours suggested by highways
- Reduced visibility from site entrance/exit
- Concern about pedestrian safety crossing the main road
- Concern about space for delivery vehicles
- Increase in vehicles will increase noise levels
- Existing supplies are delivered by HGVs not Light good vehicles, new suppliers in light goods vehicles will be additional traffic
- Business plans has inconsistencies
- Three sets of proposed opening times
- This is an application for a Class A1/E9a application, the development could be reimagined as any retail offering, and conditions cannot be imposed to enforce conditions of products, or staffing within a use class
- The shop could be used as the refused breakfast bar
- The amended site plans does not include the full site, and the red line is drawn though the middle of the pub
- Noise disturbance, not clear which set of opening hours have been responded to
- Impact on the listed building, and its setting, it will be a shed with no architectural merit
- No information of lighting or adverts
- No substantiated evidence of public benefit
- Impact on village shop and garage store
- Specialist butchery staff will have to come from outside the village
- The flood void will not stop the flooding of the pub itself due to surface water

4.6 Support

- Will be a welcome asset to the village
- It is well designed and will not conflict with the work already done on the site
- It will support local businesses as an outlet
- Enable the community to purchase from local businesses and local produce
- Will bring fresh produce to people without their need to travel
- Will help to diversify the pub which is at the heart of the community, and protect the investment that has been made in it recently
- Supports local farmers
- Creates local jobs
- Will bring people into the village
- People will be able to shop locally rather than going to Newbury or Hungerford
- Will encourage passing trade to stop and shop
- It can co-exist with the existing shop, competition is good in business, the local shop sells alcohol
- A pub in East Garston has also set up a shop without objections
- Small rural businesses need help and support
- The operating hours proposed overcome potential parking issues as the pub is busier in the evenings
- The improvements to the Great Shefford recently have been a benefit and this a another step in the right direction
- It fits within the status of Great Shefford as a Service Village
- The car park is separated from the highway with clear space for ingress and egress, the bends in the A338 reduce the speed in the immediate vicinity.
- The comments made about delivery vehicles apply to the existing businesses in Great Shefford which park on the A338
- There is already a lot of traffic, it is not proven how much additional traffic the farm shop will bring
- The existing garage benefits from the amount of traffic passing though the village
- Work has been carried out to prevent a recurrence of the 2007 flood event, caused by surface water, and permission has been granted for residential development of the Lewis Industrial Estate opposite the site.
- The site is not in a flood plain, but the pub is, in 2014 the shop came close to flooding but not the pub.

4.7 After the submission of amended plans the following supporting comments were received

- There is no evidence that the proposed farm shop would threaten the viability of the village shop and Post Office.
- There are other farm shops in the vicinity and these do not threaten the viability of the village shop
- The pub car park is barely used for most of the day, and that is when the shop will be used. The pub will continue to be busy at times irrespective of the shop and customers should be directed to quieter places to park. The village shop does not have parking and there is no suggestion if curtailing their opening hours.
- The A338 is already busy, the farm shop will not materially change the situation including opening at 7am.
- There is no change to the pub building itself, the NPPF and Public House SPG guidance should be balanced, it is a sympathetic addition to the site and provide a viable use of the plot
- The floodable void under the building addresses the flooding issues

- It will be an improvement to the existing village amenities, and lead to increase shopping choice
- Will support local farmers and provide local jobs
- The coronavirus pandemic has made it difficult for pub landlords to sustain their business models, and many have diversified their offerings and support this diversification.

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP5, CS5, CS10, CS11, CS13, CS14, CS15, CS16, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies OVS5, OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2019-24
- WBC Quality Design SPD (2006)
- Sustainable Drainage Systems SPD (2018)
- Public Houses (SPG)
- Cycle and Motorcycle Advice and Standards for New Development (2014)

6. Appraisal

6.1 The main issues for consideration in this application are:

- The principle of the development
- Design, character and appearance
- Heritage
- Neighbouring amenity
- Highway safety
- Flood risk and drainage
- Sustainable building

Principle of development

6.2 The application site is situated within the settlement boundary of Great Shefford which is identified under policy ADPP1 as a Service Village where there is a more limited range of services and some limited development potential. The site is also within the North Wessex Downs AONB. Policy CS10 says that proposals to diversify the rural economy will be encouraged, particularly where they are located within or adjacent to Rural Service Centres or Service Villages. The policy goes on to say that existing small and medium sized enterprises within the rural areas will be supported in order to provide local job opportunities and maintain the vitality of smaller rural settlements. Policy SHOP5 states that the Council will encourage the provision of local shops within village

settlements and encourage the provision and retention of farm shops, provided they do not adversely affect the vitality of nearby village shops. The application has been submitted as a proposal to support the Great Shefford Public House, through the provision of an additional income stream generated from the site. The Public Houses SPG, says that partial redevelopment of a key facility of a public house will not be permitted if it is considered that it will prejudice the economic viability of the future operation of the public house. The guidance also goes on to say that the combination of services or activities such as shops within the existing public house use will be encouraged, and that in principle favourable consideration will be given to proposals which may help to support and diversify activities which serve the retention of the public house.

- 6.3 The documents submitted with the application refer to the shop being required as part of the investment within the public house, and to provide an additional income stream to assist in the future viability of The Great Shefford, and it is proposed to provide the shop as an outlet to local farms and producers. The proposal is seeking to add another income stream to diversify the offering of the public house, following the problems experienced within the hospitality sector caused by the Covid-19 pandemic. The documents submitted with the application have referred to local farm and suppliers of meat, fruit and vegetables, eggs and honey. The documents submitted with the application have referred to 9 jobs being provided within the shop itself, with the potential for more being provided within the supply chain, however this may be subject to decisions made by third parties, and cannot be relied upon in the assessment of this application. The diversification of existing businesses is supported by policy CS10, and the Public House SPG, in addition SHOP5 also promotes the provision of community shops, where they do not affect the viability of local shops. Paragraph 84 of the NPPF seeks the retention and development of accessible local services, which includes local shops and public houses. There have been a number of objections made raising concerns about the impact of the proposed farm shop on the village shop within Great Shefford which is also the Post Office. The planning system does not seek to prevent competition between businesses, and it has been suggested that the proposed shop will provide different goods to those sold within the village shop, thus adding to the provision of services within the village as supported by policy ADPP1, as well as encouraging the diversification of the exiting public house as supported by policy CS10. However the application also needs to be considered in accordance with the following matters.

Design, Character and Appearance

- 6.4 Policy ADPP5 acknowledges the national designation of the NWD AONB and says that new development will conserve and enhance the local distinctiveness, sense of place and setting of the AONB, and that development will respond positively to the local context. Policy CS14 requires new development to demonstrate a high quality and sustainable design that respects and enhances the character and appearance of the area. The policy goes on to say that good design relates not only to the appearance of a development, but the way in which it functions, with the considerations of design and layout being informed by the wider context, not just having regard to the immediate area, but the wider locality. Policy CS19 says that in order to ensure the conservation and enhancement of the local distinctiveness of the landscape character, particular regard will be given to amongst other things, the sensitivity of the area to change, ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character. Paragraph 176 of the NPPF also says that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty.
- 6.5 The application is proposing the siting of a detached building along the south-eastern edge of the applicant site within the public house car park. The site is located within a prominent location at the junction of Wantage Road and Newbury Road. The proposed

shop would be sited adjacent to the open agricultural land which adjoins the site, and adjacent to the River Lambourn which flows along the north- east boundary of the site. This provides an open setting for the site, particularly in views from Newbury Road. The proposed building echoes traditional design being of timber construction with a slate roof. Whilst it has been designed to be of a low profile, it will be prominently sited to the front of the building, and will present a hard edge to the site boundary, where the car park acts as a transition between the open countryside and the built up edge of the village. The Great Shefford is set within a verdant setting, and the views of this will be lost and replaced by the wall of the farm shop. This will enclose the site, and detract from views of The Great Shefford, from the south-east as well as forming a hard edge to the village, and failing to create an appropriate visual relationship between the settlement of Great Shefford and the adjacent countryside, harming the setting of the village within the NWD AONB.

Heritage

- 6.6 Policy CS19 also says that regard will be paid to the conservation and enhancement of heritage assets and their settings. The Great Shefford is a Grade II listed building, and as such is a designated heritage asset. It was originally built as house in the early 19th Century, and in use as a Public House since at least 1847. The fabric of the listed building will be unaffected by this proposal, due to the farm shop building being detached from it. However, the setting of the building, as referred to above also makes an important contribution to the significance of the building. The building is prominently located on the former historic Hungerford to Wantage Toll road, and can be seen from the junction with the Newbury Road. There are early views of the building from the south-east at the junction of the A338 and Newbury Road. The open and verdant setting to the south-east of the site make an important contribution to the setting and therefore the significance of the listed building. The introduction of the shop building at 4.6 metres high along the south-east boundary will obscure these important views of the public house when entering the village from the south-east. In addition the height and location of the building will also block views of the surrounding countryside from the public house itself, reducing the positive contribution the verdant character of the adjoining open land makes to the listed building's setting. It is considered that proposed farm shop building, due to its size and siting would have a harmful impact on the setting, and therefore the significance of the listed building.
- 6.7 The building has been designed to echo the traditional materials, with a slate roof to match the roof of the public house, and the timber elevations, which are similar to an agricultural building. However this is negated by the large, full height entrance doors, which presents an overly modern feature within an otherwise traditional setting. In addition the glare and reflections from these windows would have negative impact on the setting of the listed building, as well as the rural character of the village.
- 6.8 Paragraph 202 of the NPPF advises that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimal viable use. The application has been submitted with statements arguing that the proposed farm shop is required to secure the viability of the public house, however this has not been substantiated, or evidence provided that without the farm shop, the public house will not be viable. The documents submitted have also indicated that the location of the farm shop is partially occupied by a fenced off storage area, and the reduction in hardstanding and loss of this area would have a positive impact on the setting of the listed building. However, this area is currently unauthorised and the subject of investigation by the enforcement officers. Whilst it is acknowledged that there are some public benefits to the proposal through the diversification of the income for the public house, and the future of the listed building, it has not been proven that this is the optimal viable use, which would outweigh the

demonstrated harm to the setting of the grade II listed building, as required by paragraph 202 of the NPPF.

Neighbouring Amenity

- 6.9 Policy CS14 requires that new development makes a positive contribution to the quality of life in West Berkshire. Policies OVS5 and OVS6 also refer to the need to minimise noise generated from new developments. The site is situated on the edge of the village with residential properties nearby, and objections have been raised about potential noise from the shop and delivery vehicles, and whether a noise assessment was required. The Environmental Health Officers were consulted on the application, and they sought additional information with regards to plant for the chiller units as well as deliveries. Further information was submitted which indicated that the chiller units would be fridges that do not require additional plant and would not result in external noise being generated, and that deliveries would be via light good vehicles, in small deliveries, with some overlap with the public house. The Environmental Health Officer was satisfied with these comments, and has not raised any further objections. Given the location of the site on the A338, and the opening hours being limited to the daytime, it is not considered that the proposal will harm the living conditions of nearby residential properties. To ensure that any changes to the building in the future are controlled a condition requiring the approval of any air handling plant, and cooking extraction systems can be added to a permission to ensure that the residential amenity is maintained in the future.

Highway Safety

- 6.10 Policy CS13 refers to development which has an impact on the highway network, and policy TRANS1 requires parking provision to meet the needs of new development. There have been a number of objections raised to the proposal on the grounds of lack of parking and concerns about road safety and the potential impacts on pedestrians. The Highways Officer has assessed the application, and considered the objections that have been raised. The proposal will result in the loss of 1 parking space within the existing car park. The planning authority does not have parking standards for public houses, however 2 spaces according to the parking guidance would be required for the proposed shop. To ensure that the parking for the shop can be accommodated within the shared car park the Highways Officer has suggested a different set of opening hours to ensure that the farm shop is not open at the times when the public house is likely to be at its busiest. As such, opening hours of 07:00-18:00 on weekdays and from 07:00 to 12:00 on weekends and Bank Holidays are recommended. Whilst this is different to those proposed by the applicants, it ensures that the proposed farm shop can be open when the need for parking related to the public house is less. The applicant's agents have maintained that they wish the opening hours to be as originally applied for, being 07:00 -18:00 on weekdays and 07:00 to 17:00 at weekends. However, given the limited parking available the Highways Officer has maintained his objection to opening on weekend (and Bank Holiday) afternoons, when it is likely that the car park would be at its busiest for public house customers, leading to a lack of off street parking, and potential overflow parking to surrounding streets. Whilst the difficulties of overflow parking have been indicated in the public response, this is an existing situation, and the loss of one parking space is not sufficient to warrant refusal of the application, and the proposed opening hours avoiding the busiest times for the public house, seeks to avoid worsening the existing situation.
- 6.11 Paragraph 111 of the NPPF advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." It is anticipated that the deliveries to the site would be from individual supplies from light good vehicles, rather than larger Heavy Good Vehicles. Given the size of the shop it is

not anticipated that vehicles any larger than those currently used to serve the existing public house would be used, and so this would not result in additional hazards to road users and pedestrians. There have been objections raised due to the existing situation on the A338 and the proximity to sharp bends. The Highways Officer had advised that these bends have the effect of assisting in reducing speeds within the village. In addition there have been no Personal Injury Accidents in the vicinity since 2005, and given the additional level of traffic, when many visits would be linked to visits to the public house, as well as the location in the village within walking distance of residents, it is concluded that the proposal would not result in a highway safety issue.

Flood Risk and Drainage

- 6.12 Policy CS16 says that development will only be accepted in areas at risk of flooding, if it can be demonstrated that it is appropriate in that location, and that there are no suitable and available alternative sites at a lower flood risk. The site is within an area at risk of surface water flooding, and a Flood Risk Assessment was submitted in the course of the application. In addition the plans were amended to raise the level of the building to provide a flood void to accommodate displaced surface water. The Council's drainage engineers as the Local Lead Flood Authority (LLFA) have indicated that most of the surface flood water originates from outside the site, and given the footprint of the building, the effect of the building on flooding is negligible, and the public house itself is most likely at risk of flooding. However the flood void has been provided, and the LLFA are satisfied with the details submitted in the Flood Risk Assessment and have no further requirements of the applicants.
- 6.13 There were also objections raised about the proximity of the proposed shop to the drainage ditch on the boundary of the application site. Any water which is discharged into this ditch would require an Ordinary Watercourse Consent. The Environment Agency have commented that a separate Flood Risk Activity Permit from the Environment Agency will be required for works which are carried out within 8 metres of the top bank of a main river. The details submitted with the application have addressed the flood risk and drainage issues on the site, and the proposal is considered to accord with the requirements of policy CS16.

Sustainable Building

- 6.14 Policy CS15 requires that non-residential development will meet the BREEAM Excellent standard. A pre-assessment report has not been submitted with the application. The applicant's agent has provided an explanation stating that due to the size and scale of the building, with a floor area of 48 square metres, it would be difficult for a building of this size to obtain a pass standard, and it would not be economically viable to aim for an Excellent standard. In this instance given the size and scale of the building proposed, it would not be reasonable to recommend the application for refusal on the basis that the building cannot achieve a BREEAM Excellent standard.

7. Planning Balance and Conclusion

- 7.1 This application is seeking the construction of a farm shop to provide an additional income stream for The Great Shefford public house, to diversify the business in the short term following the disruption caused by the Coronavirus pandemic, and in the medium to longer term as well. The site is situated within a Service Village, where policy ADPP1 supports limited amounts of development, and policy CS10 seeks to encourage small rural businesses, and policy SHOP5 encourages the provision of local shops. Whilst the application is proposing that the produce sold on the shop will be 80% sourced locally, this is difficult on a practical level to enforce through the use of conditions, and would not be necessary given that planning policy supports the provision of a shop in

this location, and so the benefits to the wider community cannot be fully substantiated to other businesses. The proposal will also meet a social objective through supporting the community through the support to the public house, and providing additional services through the provision of a shop aiming to sell local produce. However, no information has been provided to substantiate how the provision of the shop will support the ongoing viability of the business in the future. The Great Shefford is also a grade II listed building situated within the NWD AONB, and harm has been identified to the setting of the building, as well as the setting of the building within the AONB. The NPPF advises that where less than substantial harm has been identified to a designated heritage asset, this should be weighed against the public benefits of the development. In this instance the public benefits are securing the viability of The Great Shefford, and the use of the listed building, however these benefits have not been fully substantiated, and there may be alternative methods to securing the viability of The Great Shefford, which are more sensitive to the setting. The proposal will also harm the setting of the village within the NWD AONB, due to the size and location of the building, detracting from views in and out of the village, and failing to conserve the special qualities of the landscape. The economic benefits of the development have not been fully substantiated, and given the harm that has been identified the proposal conflicts with policies CS14, CS19 and the advice given in the NPPF, and is recommended for refusal.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to REFUSE PLANNING PERMISSION for the reasons listed below.

Refusal Reasons

1.	<p>Impact on Listed Building</p> <p>The application is proposing the erection of a shop building along the south-eastern boundary of the site of the Swan Inn, also known as The Great Shefford which is a grade II listed building. The proposed building at 4.6 metre high would present a hard edge to this boundary blocking views of the surrounding countryside from the listed building, which would reduce the positive contribution the verdant character of the adjoining open land makes to the listed building's setting, and important views of the listed building when entering Great Shefford from the south-east would be obscured. In addition the large, full height glazed entrance doors would present an overly modern feature in an otherwise traditional setting, and the glare and reflections they would produce would also have a negative impact on the setting of the listed building. The proposal therefore conflicts with the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), which together require that proposals should preserve the heritage significance of listed buildings.</p>
2.	<p>Impact on the Setting and NWD AONB</p> <p>The application is proposing the erection of a shop building along the south-eastern boundary of the site of the Swan Inn, also known as The Great Shefford which is a grade II listed building. The proposed building at 4.6 metre high would present a hard edge to this boundary blocking views of the surrounding countryside from the listed building, which would reduce the positive contribution the verdant character of the adjoining open land makes to the setting of the building and the village of Great Shefford within the North Wessex Downs Area of Outstanding Natural Beauty. Important views of the listed building and the setting of the village when entering</p>

	Great Shefford from the south-east would also be obscured. The proposal therefore conflicts with and Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and guidance contained within the NPPF which together require that proposals should respect and enhance the landscape character, appearance and setting of the rural area and the sense of place and setting within the North Wessex Downs Area of Outstanding Natural Beauty.
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Informatives

1.	<p>Proactive</p> <p>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.</p>
2.	<p>CIL</p> <p>This application has been considered by West Berkshire Council, and REFUSED. Should the application be granted on appeal there will be a liability to pay Community Infrastructure Levy to West Berkshire Council on commencement of the development. This charge would be levied in accordance with the West Berkshire Council CIL Charging Schedule and Section 211 of the Planning Act 2008.</p>
3.	<p>Plans</p> <p>The following plans/documents have been considered in the determination of this application:</p> <p>Location Plan Drawing No P20-2236_01 received on 28th September 2020; Proposed Floor Plans and Elevations Drawing No P20-2236_02 Rev B received on 3rd March 2020; Proposed Site Plan Drawing No P20-2236-03 Rev B received on 3rd March 2020; Flood Risk Assessment Prepared by Glanville Ref: 8200922/AQ/CS/002 dated 14th December 2020 and received on 16th December 2020; Planning and Heritage Statement prepared by Pegasus Group dated September 2020 received on 28th September 2020; and The Great Shefford Farm Shop Business Plan received on 3rd March 2020</p>

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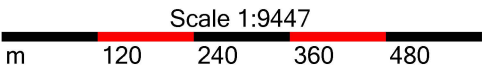
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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	19 August 2021
SLA Number	0100024151



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The Swan Inn Great Sheffield

Photographs for Western Area Planning Committee

Application 20/02245/FUL



View of site from Newbury Road looking East



View of application site from Newbury Road (looking east)



View of Proposed shop location (looking south)



View of approach to site from Newbury Road

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