

# Notice of Meeting



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## Eastern Area Planning Committee Wednesday 4 August 2021 at 6.30pm in the Council Chamber Council Offices Market Street Newbury

The Council will be live streaming its meetings.

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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](mailto:planningcommittee@westberks.gov.uk)) by no later than 4.00pm on Tuesday 3 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: Tuesday 27 July 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](mailto:planningcommittee@westberks.gov.uk)



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 4 August 2021**  
*(continued)*

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

Any queries relating to the Committee should be directed to Stephen Chard / Jessica Bailiss on (01635) 519462/503124 Email: [stephen.chard@westberks.gov.uk](mailto:stephen.chard@westberks.gov.uk) / [jessica.bailiss@westberks.gov.uk](mailto:jessica.bailiss@westberks.gov.uk)



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 4 August 2021**  
(continued)

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

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

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# Agenda

## Part I

Page No.

1. **Apologies**  
To receive apologies for inability to attend the meeting.
  2. **Minutes** 5 - 36  
To approve as a correct record the Minutes of the meeting of this Committee held on 2 June 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.)*
- (1) **Application No. & Parish: 20/02527/OUTMAJ - Blacks Lake, Paices Hill, Aldermaston** 37 - 66
- Proposal:** Outline Planning Application for the construction of an industrial estate to comprise up to 15,917 sqm of flexible commercial floorspace for B8 (Storage or distribution), Former B1 (c ) now Class E (Commercial, Business and Service Use) and B2 (General Industry) with associated access, parking, infrastructure and landscaping. Matters to be considered: Access.
- Location:** Blacks Lake, Paices Hill, Aldermaston, RG7 4PG
- Applicant:** Lesimar Ltd
- Recommendation:** Delegate to the Head of Development and Planning to grant planning permission subject to conditions and completion of a S106 legal agreement by the 6th September 2021.

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*(continued)*

- (2) **Application No. & Parish: 21/01086/COMIND - The Grange Nursery, 18-21 Church Gate, Thatcham** 67 - 80

**Proposal:** Change of use from Class E(g) (i), E(f) and E(e) to F1(a) for a special educational needs school and associated works.

**Location:** The Grange Nursery, 18-21 Church Gate, Thatcham, RG19 3PN

**Applicant:** Phoenix Childcare Limited

**Recommendation:** Delegate to the Head of Development and Planning to grant planning permission subject to conditions.

**Background Papers**

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Sarah Clarke  
Service Director (Strategy and Governance)

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



## DRAFT

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

### **EASTERN AREA PLANNING COMMITTEE**

#### **MINUTES OF THE MEETING HELD ON WEDNESDAY, 2 JUNE 2021**

**Councillors Present:** Tony Linden, Royce Longton, Ross Mackinnon, Alan Macro (Vice-Chairman), Geoff Mayes, Graham Pask (Chairman), Richard Somner, Joanne Stewart (Substitute) (In place of Alan Law) and Keith Woodhams

**Also Present:** Alice Attwood (Senior Planning Officer), Bob Dray (Development Control Team Leader), Paul Goddard (Team Leader - Highways Development Control), Kim Maher (Solicitor) and Linda Pye (Principal Policy Officer)

**Apologies for inability to attend the meeting:** Councillor Alan Law

#### **PART I**

#### **3. Minutes**

The Minutes of the meetings held on 21 April 2021 and 4 May 2021 were approved as true and correct records and signed by the Chairman.

#### **4. Declarations of Interest**

There were no declarations of interest received.

#### **5. Schedule of Planning Applications**

##### **(1) Application No. & Parish: 20/03068/FULD - Button Court Farm, Windmill Lane, Midgham**

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 20/03068/FULD in respect of erection of a farm owner's dwelling and garage with associated access.

Planning Officer, Mr Bob Dray introduced the report and highlighted the key points. The detailed assessment was set out in the agenda report. No objections had been raised by Midgham Parish Council and no objections had been received on technical grounds. There were eleven supporters to the application.

Members were shown the application site of the proposed barns (20/03069/FUL – pending consideration) located on the eastern side of the track.

Supporting financial information had been provided to Members in a Part II confidential report and there was no dispute with the figures.

There were two main issues with the application, which were the principle of the development and the impact on the character and openness of the area. Policy C1 of the HSA DPD gave a presumption against new residential development outside of the settlement boundaries. Exceptions to this were limited to some forms of development, one of which was housing to accommodate rural workers. New dwellings in the countryside related to, and located at or near, a rural enterprise would be permitted where:

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- i. It was proven as essential to the continuing use of land and buildings for agriculture, forestry or a rural enterprise;
- ii. Detailed evidence was submitted showing the relationship between the proposed housing and the existing or proposed rural enterprise and demonstrating why the housing was required for a full time worker in that location;
- iii. It was demonstrated that there were no suitable alternative dwellings available or that could be made available in that location to meet the need. This included those being used as tourist or temporary accommodation or existing buildings suitable for residential conversion;
- iv. It must be shown why the housing need could not be met by existing or proposed provision within existing settlement boundaries;
- v. The financial viability of the business was demonstrated to justify temporary or permanent accommodation;
- vi. The size, location and nature of the proposed dwelling was commensurate with the needs of the enterprise; and well related to existing farm buildings or associated dwellings;
- vii. The development had no adverse impact on the rural character and heritage assets of the area and its setting within the wider landscape. Where it affected the AONB the impact on its special qualities and natural beauty of the landscape would be the overriding consideration;
- viii. No dwelling serving or associated with the rural enterprise had been either sold or converted from a residential use or otherwise separated from the holding within the last 10 years. The act of severance might override the evidence of need.

The Council had instructed Kernons Countryside Consultants Limited to review and provide independent analysis as to the need for the proposed rural workers dwelling. Kernons reviewed the application documents and supporting statement of need which had informed the Officer's recommendations as detailed in the report.

According to the application, there were 80 hectares of permanent pasture land associated with the farm and presently 16 cross-bred beef suckler cows and followers at the farm. Calving took place all year round and that was what the need for a rural worker dwelling was related to. There were two houses in the vicinity; one was a bungalow for which the applicant's mother had a life tenancy rendering it unavailable and the other was the old farmhouse which had been sold in 2004. There was no other available accommodation for use as a rural worker's dwelling.

The view of the consultants was that 16 suckler cows and followers on site was not of sufficient scale to require an essential worker to live on site in the context of the policy. The scale of the proposed enterprise of 25 suckler cows would still not generate an essential need to live on site according to the consultants who advised that approximately 40 suckler cows and above would meet that need. It had been accepted that the two dwellings on site were not available. There was a query over whether there was potential for converting other buildings but the primary point made was that the applicant lived in close proximity to the site – two miles away in a nearby village – which the consultants concluded was sufficient proximity in order to meet the need of the application.

In terms of viability and size of the dwelling, there was no dispute over the figures that had been provided. The Consultants concluded that it was profitable and sustainable but commented that it was quite marginal. The criteria of size and location of the building and

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landscape, character and heritage considerations were the two factors in terms of refusal of the application.

Criteria vi (size, location, nature of dwelling). According to the policy, the size, location and nature of the proposed dwelling should be commensurate with the needs of the enterprise. In terms of size, the consultants had taken the view that the dwelling was quite large for a rural worker's dwelling.

Criteria vii (rural character, landscape and heritage): The location of the dwelling was more concerning. Countryside in the area was quintessential of the countryside found in the wider countryside north of the A4 and shared many of the characteristics of its setting in an AONB in terms of woodland and undulating fields marking it out as a valuable landscape in that respect. The fundamental concern was siting the dwelling in an undeveloped aspect of the field which would interrupt the openness of the public views.

In accordance with the Council's Constitution, Barbara Grey and Toby Dyson, supporters, and Matthew Williams (Agent) and Andrew Inwood (Applicant), addressed the Committee on this application.

### **Supporter Representations:**

Toby Dyson in addressing the Committee raised the following points:

- Mr Dyson said he and his wife had lived at Button Court Farm for over 10 years and were in full support of the proposed dwelling. In their view, the applicant, Mr Inwood, was a very diligent and thoughtful farmer and they thoroughly enjoyed living next to the farm. They heard the cows from the front of their house which faced the applicant's fields. There had been occasions during calving when Mr and Mrs Dyson had called the applicant at 2.00am or 3.00am to let him know that it sounded like one of his cows might need his experience and assistance.
- Mr Dyson said that if the applicant lived on site this would bring a positive impact to the welfare of all the applicant's animals which was of paramount importance to the applicant.

Barbara Grey in addressing the Committee raised the following points:

- Mrs Grey said she and her husband had lived in Midgham since 1985 and had known the applicant and his family since that time.
- Mrs Grey and her husband now owned a 60 acre farm on the western edge of Midgham which qualified for higher level stewardship and the applicant had looked after their land with great care for the past 26 years, proving to be a very able and dedicated farmer.
- Mrs Grey advised that the applicant was born at Button Court Farm, his father and grandfather having farmed there before him. Since the applicant's father died two years ago, the applicant had been managing Button Court Farm from his home in Upper Bucklebury, keen to carry on as a traditional Berkshire farmer.
- The applicant was passionately keen to care for his animals in the best way possible. The applicant currently had in excess of 50 cattle at the farm, 26 of which were suckler breeding cows. Mrs Grey said it was these breeding cows which were most likely to need the applicant's attention, in particular during calving.
- The applicant knew that such care and attention could only be achieved if he lived on the farm close to his animals as he needed to be on-hand should there be any animal welfare issues that required his attention.

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- Mrs Grey stressed that the welfare of 10 or 20 cows was no less important than the welfare of 50 or 100 cows.
- The planning application was for an attractive, modest dwelling which resembled a converted agricultural barn and its planned position was close to the other farm buildings and carefully designed to fit in and not look out of place with its surroundings.
- The impact on the nearby roads would be minimal and she thought the plans had made that very clear.
- Midgham Parish Council, of which she was a Member, had given its full support to the application and she could not see any reason why such a modest building, built to fulfil such an understandable need should be refused planning consent.
- It was worth noting that Mr Inwood was free to build an agricultural building in the same position without the need for any planning permission, such building could be considerably less attractive and with no restrictions or guidance from the local planning authority. Mrs Grey strongly believed therefore that the application should be approved.

There were no Member questions to Mrs Grey or Mr Dyson and Councillor Pask thanked them both for their contribution to the meeting.

### **Agent Representation:**

Mr Matthew Williams in addressing the Committee raised the following points:

- Button Court Farm had been in the Inwood family since 1938 with the applicant, Mr Andrew Inwood being the third generation family farmer. The applicant inherited the farm in April 2019 following the death of his father and despite challenges faced in the UK farming industry, wanted to keep the farm running.
- A factor that had not been considered was the significant change which had been made to planning policy in 2018. This policy change made provision where an essential need for a new dwelling in the countryside included those taking majority control of a business as part of the farm's succession process, which was the current scenario. When the applicant inherited the farm, there had been 17 head of cattle which quickly built up to 39 but unfortunately 15 cows had been lost due to an outbreak of TB. The herd was now up to 26 cows with a stock bull and all cows would be kept on and finished with beef. There was currently 52 head of animals on the farm.
- Mr Williams said he believed there was confusion around the applicant's aspirations for the farm; 25 cows was never a ceiling for the growth of the farm and this would be significantly increased with the new buildings which were expected to be approved shortly (20/03069/FUL – pending consideration).
- With regard to the sight and sound test, Mr Williams strongly disputed the view of Officers and the consultant that animal welfare requirements could be met by the applicant's existing dwelling at Upper Bucklebury, 2.5 miles and a 5 minute drive away. The enterprise required year-round calving with regular daytime and evening checks to monitor animal welfare. On average this would involve five trips between home and the farm per day, and even more when it was known a cow was going into labour. Officers often recommended refusal for new dwellings in the countryside where there would be an increase in car travel, whereas this proposal would significantly reduce the number of car movements with associated environmental benefit.



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- In terms of the dwelling size, there was no formula to calculate the size of the dwelling based on the scale of named dwellers. The Consultant incorrectly measured the size of the dwelling in their initial assessment and was now referring to national minimum space standards to justify the dwelling being too large. These national standards were designed to prevent under-sized and poor quality housing, particularly in urban areas and were therefore an inappropriate measure on which to judge this proposal. When the farm toilet, washroom, utility and office were removed, the floor space in this 3-bedroom dwelling was 217sqm (2,340ft<sup>2</sup>) which was not unusually large, particularly when taking into account this would be the principal dwelling for the farm. By way of comparison, an agricultural worker's dwelling had been approved at a farm in Peasemore in 2017 with a gross internal area of 332sqm (3,570ft<sup>2</sup>). With regard to funding, planning policy did not require new dwellings to be funded by the farm business or existing property so this area of concern could be discounted.
- In terms of visual impact, Members had had the opportunity to visit the site and it was hoped they would agree that the location of the site had been well chosen as it related well to the existing buildings on both sides of the lane which was needed for optimal animal welfare and supervision. The scale was limited to 1.5 storeys to minimise its impact and conditions in respect to materials and landscaping would ensure the development integrated within its context. Mr Williams said he did not believe the development would impact whatsoever on the setting of the AONB which was further north.
- In conclusion, this proposal represented a genuine and essential need for the applicant to be readily available in the interests of animal welfare having taken majority control of the farm in 2019 and this cannot be fulfilled by living in Upper Bucklebury, particularly given his intention and ability to develop the enterprise further. Every possible step had been taken from location to scale and design to ensure the dwelling respected the rural character of the area and it was hoped that planning permission would be granted.

### **Member Questions to the Agent:**

Councillor Jo Stewart asked for clarification on the number of cows needed on the farm to generate an essential need for the applicant to live on site. Mr Williams confirmed that the applicant currently had 26 suckler cows, a stock bull and a total of 52 head of cattle. In terms of the applicant's aspirations, this would depend on the capacity of the infrastructure available with existing buildings which was why more space was desperately needed. The applicant, Mr Inwood, advised Councillor Stewart that the current number of cattle on the farm could change quickly with another 12-15 born at any time as the bull was about to go out and some of the females/heifers were big enough and mature enough to go to the bull.

Councillor McKinnon asked Mr Inwood how many years his ancestors had lived on site and whether there had been an essential need for them to do so. Mr Inwood said there used to be a milking herd on the farm and his Grandfather had a milk round which his father had continued until it was no longer profitable. The operation had then moved onto suckler cows for beef animals. Mr Inwood's grandfather and father had always lived on site and when Mr Inwood was born a farm worker had lived in part of the farmhouse and the family had lived on site in a caravan until Mr Inwood was three years of age.

Councillor Mayes asked whether the current land of 80 hectares was sufficient to feed the 52 head of cattle. Mr Inwood confirmed that it was and could indeed feed more and added that he also made silage and haylage on the land to sell.

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Councillor Macro commented that from the confidential accounts it would appear that a large proportion of the profits of the enterprise came from the basic payment scheme which was due to be phased out over the next seven years and asked what would replace that profit. Mr Inwood said that a new scheme would replace the current scheme but it was not yet fully known how the new scheme would operate but might involve rewilding. Councillor Macro asked whether there was land available in order to do rewilding and Mr Inwood said he assumed rewilding would pertain to small areas around the outside of the farm but reiterated not enough was yet known as to the requirements of the new scheme.

Councillor Stewart said there was a suggestion in the Officer's report that if the decision was made that a dwelling on site was necessary, that it could be positioned on the north side of the road from where the application site was. Councillor Stewart asked why the Agent had suggested that this would not be feasible. Mr Inwood replied that positioning the dwelling on the north side would require knocking down two or three buildings which would then have to be replaced elsewhere – likely on the other side of the road – as the buildings were needed for machinery and animal feed. Mr Inwood added the only other possibility was for the dwelling to be positioned at the very bottom corner but it was very wet down there and would be taking him further away from the animals whereas the proposed location of the dwelling was right by the sheds where the animals were housed and in the ultimate place to see as much of the farm as possible for security reasons.

### **Ward Member Representation – Graham Pask:**

Councillor Pask said he had represented the rural Ward of Bucklebury for some time, which comprised a number of farms and had always regarded farmers as the custodians of the countryside who looked after the hedgerows as well as using the land to make a living. Councillor Pask said the main reason for calling-in the application was because if this application was from someone who had speculatively bought a plot of land, the Committee would be looking for a mobile home or shed to be placed on the land to prove the viability. However, this enterprise had been an active working farm for three generations, since 1938, and was well established. One of the key points was that the applicant had been working very hard building up the stock to a total of 39 which was just about at the threshold of 40 suckler cows needed to meet criteria for someone to be on site. However, TB had struck and Mr Inwood had lost 15 head of cattle, but the intention was clear that he had a track record of building up the herd and was in the process of doing so again.

Councillor Pask questioned whether it was fair that Mr Dyson was expected to have to make phone calls to Mr Inwood in the middle of the night upon hearing cows in distress. Councillor Pask said another reason for calling-in the application was due to rural security issues; there was machinery on site and issues of people entering the land or damaging animals. Councillor Pask said he had sufficient sympathy to ensure the application was heard in a democratic way by Members to determine whether the application was viable under policy C5 in terms of the number of cows and whether the trend was there to be viable.

### **Member Questions to Officers:**

With respect to policy C5, Councillor Woodhams asked who made the policy, who signed off the policy and, if the Committee were minded to approve the application, would it set a precedent for similar, future applications. Mr Dray said policy C5 was in the Housing Site Allocations DPD which had been adopted by Full Council in 2017. The policy formed part of the Development Plan and it was planning law that decisions had to be made in accordance with the Development Plan unless material considerations indicated otherwise. Members were advised to take their own view, looking at individual criteria in

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the policy and consider whether or not the proposal complied with those criteria and complied with the policy as a whole. Mr Dray said that in terms of setting a precedent, he was cautious to guide Members to make a decision that did not undermine the Development Plan but to consider whether the application complied with C5 based on the merits of the case, on the Officer's report and the evidence gathered at this meeting. However, if a decision was based on site specific reasons, then it would be hard to comment speculatively on precedent though he would advise if he had concerns.

Councillor Pask said having heard the evidence from the applicant and his Agent, if Members' interpretation of the facts in terms of viability regarding number of cows was deemed to be compliant with policy C5, could a legitimate decision be made at this meeting? Mr Dray said the interpretation of policy was a matter of judgement, if each criteria was examined and a reasonable argument made in each case then a legitimate decision could indeed be made.

Councillor Somner asked Mr Dray if he accepted the point raised earlier with regard to agricultural buildings being put on that land without further application to be correct. Mr Dray said there were extensive permitted development rights for agricultural buildings in the General Permitted Development Order Part 6. The majority of them were subject to a light touch prior approval so basic details had to be submitted to the Council who would carry out basic checks to ensure they were reasonably necessary for the purposes of agriculture. There had to be justification for them and a decision could be made by Officers as to whether or not further details were required on the siting and external appearance. The GPDO rights had conditions that had to be complied with and there was a prior approval process but in theory agricultural buildings could be built on land subject to that.

Councillor Somner referenced the view from the bottom of School Hill at the T junction looking across to the field and asked Mr Dray if he accepted that a wider field of view on the camera lens would have actually shown the buildings because it would have included the existing barn buildings that were there. Mr Dray said he appreciated that the image was in 3D, but in person you could see the area was influenced by the existing buildings on both sides of the road. The primary concern was fundamentally that the aspect across there was currently open and undeveloped.

### **Debate:**

Councillor Woodhams drew attention to the assessment in the report against policy C5, on which basis he would be supporting the Officer recommendation to refuse planning permission.

The scale of the proposed enterprise at 25 suckler cows would still not generate an essential need to live on site according to the Council's consultant. Kernons had advised that approximately 40 suckler cows and above generated an essential need to live on site. Whilst there was scope in terms of land and the proposal for new farm buildings to allow the farm and its livestock to grow the need, at present, was not sufficient. Given these factors the application was not considered to meet criteria i and ii of Policy C5.

It was, however, understood that the applicant lived 2 miles away from the site in Upper Bucklebury which was approximately a 5 minute car journey to the site. Policy C5 stated that a new dwelling would be permitted where the need could not be met by housing within existing settlement boundaries, and the supporting text set out that the Council's preference was for accommodation to be located in nearby towns or villages. This, in combination with the above discussion in regards to how there was at present no established need to live on site, meant that criterion (iv) of C5 had not been satisfied. It

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was considered the enterprises current needs could, therefore, be met by the existing dwelling in Upper Bucklebury.

Conclusions on Policy C5: In summary, it was considered that the proposal failed to comply with criteria I, ii, iii, iv, v, vi and viii of Policy C5, and was therefore contrary to the policy as a whole.

Councillor Mackinnon said it appeared that the decision relied on the Committee's opinion about whether or not there was an essential need for Mr Inwood to be on site. Policy C5 did not reference a specific number of cows but it was the opinion of the consultants that 40 suckler cows would be required. Councillor Mackinnon said a compelling case had been heard from both the applicant and Mr Dyson that it was quite proper to take a different view to suggest that a fewer number of cows was required to justify a judgement that there was an essential need for the farm worker to be on site. Councillor Mackinnon said he did not believe it would be going against policy for the Committee to oppose Officer's recommendation and recommend approval of the application; it was simply an interpretation based on the specific circumstances of this farm operation and the specific circumstances of this site as to whether there was an essential need for the applicant to be on site, which Councillor Mackinnon believed there to be.

Councillor Macro stated that he agreed with the views of Councillor Woodhams and added that there was one other aspect to the policy which must be considered which was that the development should have no adverse effect on the rural character and heritage asset of the area. Whilst Members had been advised that the development had no adverse effect on the heritage asset of the area, Councillor Macro said he believed it did have a quite significant impact on the rural character because the site gave quite an extensive view from the road down through the valley. Councillor Macro said he was also concerned about the future viability of the farm because, as mentioned previously, a very high proportion of the profit came from the basic payment scheme, due for replacement over the next 7 years by various schemes which required some public good. Councillor Macro said he was not sure there was sufficient land and ownership of the farm to actually achieve this. If in the unfortunate circumstance that the farm did not become viable in the future then a house would remain in a rural area, detached from the land, which would not be an acceptable situation.

Councillor Somner stated that he had no issues with the policy in place which he believed to be sound but did feel, as previously stated by Councillor Mackinnon, that the application was subject to a heavy weighting of opinion by Members as to the individual circumstance. Councillor Somner said he was content that by debating, reviewing and looking at exceptionality, that the Committee did not set precedence as an outcome. Councillor Somner said he was sympathetic to the applicant's concerns with regard to being away from his stock and said he understood, from his own family's link to the farming industry, there was a high risk in many terms, not least of which was cost, if a farmer or organisation was not in a suitable location to control their livestock. Councillor Somner said he felt the situation had been driven by an unfortunate set of circumstances; if the applicant's father was still alive then he would be on site and in a much better location to be able to address the needs of the farm. Councillor Somner concluded that he was in favour of approving the application.

Councillor Stewart added she was sympathetic to the views of Councillors Macro and Woodhams and felt favour towards the comments from Councillors Mackinnon and Somner. Councillor Stewart said it had been interesting to hear Mr Dyson talk about the fact that he and his family were acting as temporary rural workers by sometimes being the ones to raise the alarm. Councillor Stewart understood the difficulties faced by the

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applicant in managing the business as it was but also to build it without actually being able to be on site. Councillor Stewart said if it was not possible to build the business without the capability, capacity and the buildings to go with it, she was in favour of supporting the applicant.

Councillor Linden said he felt this was a marginal case but there should always be an opportunity for a farmer who was dedicated to try and get to the levels required. There were difficulties with constraints on the land in terms of an ideal site for the proposed dwelling but if the application presented an opportunity to continue with, and grow, the enterprise, then Councillor Linden said he was in favour of the application.

Councillor Longton said he was very much of the view that farmers should be allowed and encouraged to live on their farms particularly where animals were concerned. Councillor Longton expressed his concern that approval was against policy but felt that as the applicant was intending to grow his herd to meet the standards, he had no hesitation in voting in favour of the application.

Councillor Pask thanked Members for their contributions and sought guidance from Mr Dray regarding conditions given that the application did meet the criteria of C5 in most cases but was subject to interpretation by the Committee. Mr Dray said he understood the proposal was on the basis that it complied with the policy C5. Whilst a list of high level conditions had been prepared, Mr Dray said if the motion was carried, then the resolution would be to grant planning permission subject to conditions and delegate the authority to come up with the conditions to Officers because there would be pre-development conditions as well, for which agreement with the applicant would need to be sought. Mr Dray outlined the proposed high level conditions:

- The usual three years to commence the approved plans
- Submission of a schedule of materials
- Restrictive conditions and agricultural tithe that was tied to the farm
- Landscaping and ecological management plan
- Details of hard and soft landscaping
- Tree protection conditions as recommended by the Tree Officer
- Construction of an Environmental Management Plan and construction of Methods of Statement which could normally be combined but which dealt with the impacts of, and during, construction and of environmental issues
- Details of drainage
- Electric charging points to comply with new dwellings policy
- Parking in accordance with the plans to make sure that there was no on-street parking
- Cycle parking as required by policy
- The removal of permitted development rights. The area was not in an AONB so they were quite extensive and given the site was open all around, there were side extensions and the quite sizable rear extension that could be added under permitted development
- External lighting – even though not in an AONB, it was a rural setting

Councillor Pask invited Members to vote on the proposal by Councillor Stewart, seconded by Councillor Longton. At the vote the motion was carried

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**RESOLVED** that the Head of Development and Planning be authorised to grant planning permission subject to the following conditions which would be delegated to Officers to resolve the detail.

### Conditions

#### 1. Commencement of development

The development hereby permitted shall begin no later than three years from the date of this decision.

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 following approved plans/documents;

- Site Location Plan. Drawing number 02 C;
- Proposed Site Plan. Drawing number 105;
- Proposed Elevations. Drawing number 103 G;
- Proposed Plans and Elevations Garage Building. Drawing number 104 C;
- Proposed Plans. Drawing number 102 F;
- Proposed Roof- Roof Plan. Drawing number 107;
- Street Scene Elevations. Drawing number 101 C;
- Site Sections Elevations. Drawing number 106.

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

#### 3. Agricultural tie

The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in agriculture at Button Court Farm, Windmill Lane, Midgham, or a widow or widower of such a person and to any resident dependants.

Reason: A dwelling in this location is only acceptable because it provides essential accommodation for a rural worker at the farm. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP4 and CS1 of the West Berkshire Core Strategy 2006-2026, and Policies C1 and C5 of the Housing Site Allocations DPD 2006-2026.

#### 4. Tree protection scheme

No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012. All such fencing shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

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Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the National Planning Policy Framework, and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation measures may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place. This pre commencement condition as agreed by the planning agent via email dated 10/06/2021.

### 5. Construction method statement

No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall include measures for:

- (a) A site set-up plan during the works;
- (b) Parking of vehicles of site operatives and visitors;
- (c) Loading and unloading of plant and materials;
- (d) Storage of plant and materials used in constructing the development;
- (e) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing;
- (f) Temporary access arrangements to the site, and any temporary hard-standing;
- (g) Wheel washing facilities;
- (h) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction;
- (i) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- (j) Hours of construction and demolition work;
- (k) Hours of deliveries and preferred haulage routes.

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A precommencement condition is required because the CMS must be adhered to during all demolition and construction operations. This pre commencement condition as agreed by the planning agent via email dated 10/06/2021.

### 6. Landscape and Ecological Management Plan (LEMP)

No development shall take place until a Landscape and Ecological Management Plan (LEMP) (also referred to as a Habitat or Biodiversity Management Plan) has been submitted to and be approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:

- (a) Description and evaluation of features to be managed.
- (b) Ecological trends and constraints on site that might influence management.
- (c) Aims and objectives of management.
- (d) Appropriate management options for achieving aims and objectives.

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- (e) Prescriptions for management actions.
- (f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- (g) Details of the body or organization responsible for implementation of the plan.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure the conservation and enhancement of the biodiversity assets of the site and protection of the rural character of the area. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS17 and CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because the LEMP may need to be implemented during construction. This pre commencement condition as agreed by the planning agent via email dated 10/06/2021.

### 7. Construction Environmental Management Plan

No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- (a) Risk assessment of potentially damaging construction activities.
- (b) Identification of "biodiversity protection zones".
- (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- (d) The location and timing of sensitive works to avoid harm to biodiversity features.
- (e) The times during construction when specialist ecologists need to be present on site to oversee works.
- (f) Responsible persons and lines of communication.
- (g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- (h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the conservation and enhancement of the biodiversity assets of the site and protection of the rural character of the area. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS17 and CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because the CEMP will need to be adhered to throughout construction. This pre commencement condition as agreed by the planning agent via email dated 10/06/2021.

### 8. Hours of work (construction/demolition)

No demolition or construction works shall take place outside the following hours, unless otherwise agreed in writing by the Local Planning Authority:

7:30am to 6:00pm Mondays to Fridays;



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8:30am to 1:00pm Saturdays;

No work shall be carried out at any time on Sundays or Bank Holidays.

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

### **9. Hard landscaping (prior approval)**

The dwelling hereby permitted shall not be first occupied until the hard landscaping of the site has been completed in accordance with a hard landscaping scheme that has first been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include details of any boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) to be provided as part of the development.

Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.

### **10. Soft landscaping (prior approval)**

The dwelling hereby permitted shall not be first occupied until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information. All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme within the first planting season following completion of building operations / first occupation of the new dwelling (whichever occurs first). Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.

### **11. Parking (approved plans)**

The dwelling shall not be first occupied until vehicle parking and turning spaces have been completed in accordance with the approved plans (including any surfacing arrangements and marking out). Thereafter the parking and turning spaces shall be kept available for parking and manoeuvring (of private cars and/or private light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026.

### **12. Cycle parking/storage (approved plans)**

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The dwelling shall not be first occupied until cycle parking/storage facilities have been provided in accordance with the approved drawings. Thereafter the facilities shall be maintained and kept available for that purpose at all times.

Reason: To ensure the provision of cycle parking/storage facilities in order to encourage the use of cycles and reduce reliance on private motor vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, Policy P1 of the Housing Site Allocations DPD 2006-2026, Quality Design SPD, and the Council's Cycle and Motorcycle Advice and Standards for New Development (November 2014).

### 13. Electric vehicle charging points (prior approval)

The dwelling shall not be first occupied until an electric vehicle charging point has been provided for the dwelling in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the charging point shall be maintained, and kept available and operational for electric vehicles at all times.

Reason: To secure the provision of charging points to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026.

### 14. Lighting strategy (AONB)

No external lighting shall be installed until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

(a) Include isolux contour diagram(s) of the proposed lighting.

(b) Ensure all lighting 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 except in accordance with the above strategy.

Reason: To ensure the conservation and enhancement of the biodiversity assets of the site and protection of the rural character of the area. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS17 and CS19 of the West Berkshire Core Strategy 2006-2026.

### 15. Permitted development restriction (extensions/outbuildings)

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

Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (June 2006).

### 16. Permitted development restriction (gates, fences, walls etc)

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no gates, fences, walls or other means

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of enclosure which would otherwise be permitted by Schedule 2, Part 2, Class A of that Order shall be erected, constructed, or materially altered without planning permission being granted by the Local Planning Authority on an application made for that purpose. This restriction excludes any development expressly permitted by this permission, and does not prevent repairs or replacements (in full or in part) that do not materially affect the external appearance of any gate, fence, wall or other means of enclosure.

Reason: To prevent the erection of such development which may have an adverse impact on the rural character and appearance of the area, or fail to conserve the open landscape of the AONB. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (June 2006).

### 17. Schedule of materials (prior approval)

The construction of the dwelling shall not proceed above slap level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Samples of materials shall be made available upon request. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

### 18. Drainage strategy

The construction of the dwelling shall not proceed above slab level until a detailed drainage strategy for the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the dwelling shall not be first occupied until all drainage measures have been completed. Thereafter the drainage measures shall be managed and maintained in their approved condition. The strategy shall:

(a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards, particularly the WBC SuDS Supplementary Planning Document December 2018;

(b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels;

(c) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;

(d) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;

(e) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;

(f) Include details of how the SuDS measures will be maintained and managed after completion, including for access arrangements.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in

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accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (June 2006), and the Council's Sustainable Drainage SPD (2018).

The decision to grant Planning Permission has been taken having regard to the policies and proposals in the National Planning Policy Framework, South East Plan 2006-2026, West Berkshire District Local Plan 1991-2006 (WBDLP) Saved Policies 2007, the Waste Local Plan for Berkshire, adopted 1998, the Replacement Minerals Local Plan for Berkshire 1991-2006 (incorporating the alterations adopted in December 1997 and May 2001) and to all other relevant material considerations, including Government guidance, Supplementary Planning Document; and in particular guidance notes and policies:

The reasoning above is only intended as a summary. If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

### INFORMATIVE:

1 The applicant's attention is drawn to the fact that above conditions must be complied with in full before any work commences on site, failure to do so may result in enforcement action being instigated.

2 The above Permission may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. For example, "Prior to commencement of development written details of the means of enclosure will be submitted to and approved in writing by the Local Planning Authority". This means that a lawful commencement of the approved development cannot be made until the particular requirements of the pre-condition(s) have been met. A fee is required for an application to discharge conditions.

### 3 Reasons for granting planning permission

In coming to their decision on the application, the Members of the Eastern Area Planning Committee considered the application submissions, the officers' report, and the oral representations and answers to questions given during the meeting of 2nd June 2021. The committee concluded that an essential need for a rural workers dwelling was demonstrated in the circumstances of the case, that the proposed development complied with the criteria of Policy C5 of the Housing Site Allocations DPD 2006-2026, and therefore was in accordance

with the Council's strategy for new housing in the Local Plan. The Committee was also satisfied that other locations for the dwelling had been explored and justifiably discounted.

4 The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at [www.westberks.gov.uk/cil](http://www.westberks.gov.uk/cil)

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

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

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7 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) Application No. & Parish: 20/01895/COMIND - Land west of Anchor Van Centre, Bath Road, Pips Way, Beenham**

The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 20/01895/COMIND in respect of a proposed scaffold hire depot, comprising open storage area, modular office building and car parking, together with means of access off Pips Way, drainage and landscaping.

The Planning Officer, Alice Attwood, introduced the report and highlighted the key points.

The reason for referral to Committee by the Development Control Manager was the need to balance economic and environmental considerations in the AONB and the recommendation was for approval of the application.

The site was approximately 1.5 hectares. The proposal was not within the defined settlement boundary and therefore regarded as open countryside for the purposes of planning. The development was within the North Wessex Downs area of AONB which ran along the edge of the A4. The application was located outside of the protected employment area known as the Beenham industrial Site. The site was former landfill which had been restored and in planning terms was considered greenfield land. The site appearance had been left so that some vegetation had reclaimed the land. The majority of the area would be used for storage and there would be an office, 20 car parking spaces for staff, 4 parking spaces for visitors, two electric vehicle charging points and cycle stands for eight bicycles. There were opportunities for sustainable transport with a regular bus route along the A4 and it was near to Aldermaston Railway Station although it was considered that the nature of the use was such that visitors were less likely to make use of public transport. There was also a proposed landscaping on the edge of the site and there was also existing landscaping which would be bolstered up through this proposal.

The modular office building floor area was approximately 250m<sup>2</sup> and would house a reception, a kitchen for the drivers, a drying room, staff toilets, office spaces, an open plan area and a Comms room. The application would retain the existing landscaping and the boundary to the north of the site would have a 5 metre strip of trees and shrub planting. To the south of the site the boundary would retain the poplar tree row and additional planting of small trees would be added. A landscape visual assessment had been completed which recommended a strategy which would respond to the minor and moderate visual impacts that would be generated from the scheme. The proposed landscaping scheme would mitigate the effects of the hard standing and it was considered that the landscaping scheme would make it capable of absorbing the proposal into the surrounding site.

The neighbouring properties from the southern boundary of the site were approximately 20 metres away from the application site when including front gardens and approximately 41 metres away if not including front gardens.

The most important policies for determining whether the principle of development was acceptable were Policies ADPP1, ADPP5, CS9 and CS10 of the Core Strategy:

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- ADPP1 found that most development would be within or adjacent to settlements and the majority of development would take place on previously developed land. The scale and density of the development would be related to the site's accessibility, character and surroundings.
- ADPP5 looked at the spatial strategy of the North Wessex Downs recognising that it was a national landscape designation and looked at preserving the special qualities of the North Wessex Downs. In terms of the economy ADPP5 stated that protected employment areas within the AONB would continue to play a vital role in supporting local economy especially those in the edge of centre locations, small businesses and local businesses would be supported and encouraged and protected within the AONB providing local job opportunities and maintaining the local rural economy.
- According to Policy CS9, the Council sought to facilitate and promote the growth and forecasted change of business development in the plan period in order to retain a portfolio of sites for B8 uses in suitable locations. Proposals for industry, distribution and storage uses would be directed to the District's defined Protected Employment Areas, and existing suitably located employment sites and premises. Any proposals for such uses outside these areas/locations would be assessed by the Council against the following:
  - compatibility with uses in the area surrounding the proposals and potential impacts on those uses; and
  - capacity and impact on the road network and access by sustainable modes of transport.

In terms of managing the scale, type and intensification of business development, Policy CS9 stated a range of types and sizes of employment sites and premises would be encouraged throughout the District to meet the needs of the local economy. The proposals for this development were considered to be in keeping with this policy and did not conflict with existing uses, and promoted sustainable transport.

- According to Policy CS10, proposals to diversify the rural economy would be encouraged, particularly where they were located in or adjacent to Rural Service Centres and Service Villages. Existing small and medium sized enterprises within the rural areas would be supported in order to provide local job opportunities and maintain the vitality of smaller rural settlements.

There had been an objection from the public and an objection from the Parish Council in regard to noise that would be generated by the development for which the applicant did submit a noise assessment. This had been reviewed by the Council's Environmental Health Officer and it was felt that this could be mitigated by the submission of a Noise Management Plan.

It was felt that the proposal's nature and scale would, on balance, be acceptably absorbed into the landscape without any significant harm to the baseline landscape of what was there already considering there were other industrial developments nearby. There was also a considerable economic benefit as the proposal would lead to the creation of 20 employment opportunities and had the full support of the Council's Economic Development Officer. The Environment Agency and Environmental Health had no objections in terms of contamination on the site as long as agreed conditions were adhered to.

The site was adjacent to the existing Anchor Vans premises to the north-east, and other commercial development to the south-west, including Porsche and vacant land which had permission for B2 and B8 uses.

Mr Dray referred to the update report produced after the agenda pack which addressed two issues:

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1. The delivery start time to be brought forward from 08:00 to 07:00 from Monday to Friday at the request of the applicant which was considered to be a reasonable request.
2. Referring to the previously approved application for the site – 18/003343/COND1, there were some important changes between that and the current application, notwithstanding of course that the proposed site use was now changed. The most important of these changes was the proposed off-site discharge into the existing ditch between the site and the A4. Previously the discharge rate was agreed at 3.6litres/sec whereas it was now proposed to increase that to 5.54l/s or 6.52l/s depending on which scenario was being assessed. One of the LLFA's concerns with the 2018 Application was the effect off-site discharge would have on the wider drainage system particularly in respect of Oak End Way immediately south of the A4 roundabout which was vulnerable to flooding from surface water. As such the discharge rate from the current proposals should be no greater than the previously agreed figure – 3.6l/s.

The update report proposed an alternative condition which still required adjustment since the update report had been published but essentially reference to infiltration in that condition needed to be removed because the site was former landfill and infiltration was not acceptable. If the recommendations were accepted, it was proposed that Members delegate to Officers to make some very minor amendments to that condition.

In accordance with the Council's Constitution, Peter McEwen, Objector, and Mr Chris Jesson (Agent), addressed the Committee on this application.

### **Objector Representation:**

- Mr Peter McEwen said he lived in Beenham Village and was a member of the Parish Council.
- Mr McEwan overlooked the industrial area and did not think the analysis of the application took allowance of the fact that when there was a south wind, sound came straight up the hill into his and neighbouring houses which significantly impacted on the quality of life in Beenham.
- Mr McEwan said when he had had a building site near to his property, he had noted that the scaffolding had made an awful banging noise and he felt that the proposed scaffold hire depot would contrast with section 6.38 of the report which stated that 'one of the protected characteristics on the North Wessex Downs AONB was tranquillity' even though the report concluded that the site did not have tranquilly as one of the protected characteristics of an AONB due to its proximity to the A4 and existing commercial development.
- Mr McEwan said the noise assessment report did not look at this factor but looked at the noise levels in neighbouring areas which were on the same level and did not consider how noise travelled up the hill or look at banging noises but had looked at sawing being the only industrial activity. The assessment had recommended saw work to be undertaken in the north of the site but that would be moving the operation nearer to Beenham Village. As such, Mr McEwan said he did not feel that the Noise Assessment had addressed his concerns. Mr McEwan said he hoped the Noise Management Plan would set guidelines for the proposed site which could be measured, which would be a better position than with other sites nearby over which there was no control or measurement.
- Mr McEwan said he was opposed to the proposed opening time of 07:00 Monday to Friday as that was the time he was just waking up and opposed Saturday hours of 09:00 to 18:00 which was not in line with other nearby sites which closed at 13:00. In relation to landscaping, Mr McEwan said that a hedge was not sufficient to change

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the view overlooking the site and suggested planting tall trees which would, in time, build a visual barrier.

Councillor Pask thanked Mr McEwen for his views and for his time and said he was sure his views would be reflected upon by the Committee.

### **Agent Representation:**

Mr Chris Jesson, Associate Town Planner at Planning & Design Group in addressing the Committee raised the following points:

- The applicant, Generation (UK) was part of the Altrad Group who were a world leader in the provision of industrial services. Generation (UK) was the UK's largest supplier of access scaffolding, groundworks, hedge protection, safety and training products.
- Generation (UK) had a nationwide network of branches, none of which were currently within West Berkshire and provided full hire and sales service to the construction, events, industrial and utilities sectors.
- The application was for a wholesale site which would not be open to the general public, unless by prior appointment, but would serve the whole industry as an integral part of the supply chain with its delivery fleet. Traffic movements would therefore be much lower than had it been a fully public operation.
- Generation (UK) sites were professionally managed, neighbourly and considerate operations with permanent on-site management and security.
- The proposed site was the only one in West Berkshire that Generation (UK) considered suitable to meet its operational and commercial requirements as it expanded its branch network.
- The provision of scaffolding and industrial services was a critical component of the supply chain which was known to be currently capacity-constrained through a shortage of resource and materials.
- It was essential that sufficient geographical coverage was provided for the supply of these services to avoid delays further in the sequence. At a time of moving forward out of the pandemic in this context, future investment in the supply chain was critical.
- Economic growth was a matter that the National Planning Policy Framework attached great importance to and according to paragraph 80 of the policy, decisions should help create the conditions in which businesses could invest, expand and adapt and significant weight should be given to the need to support economic growth and prosperity.
- The proposal was supported by the Council's Economic Development Team and would deliver 20 full-time jobs and the further reach and implications of the supply chain and jobs within the industry would be in addition to that.
- The proposal from Generation (UK) had the support of Grundon Waste Management Facility as the key employer and land owner of the site, allowing the land to have a diversification of uses in the location.
- The layout had been holistically designed to respond to the surrounding character and land uses, specifically the scheme had been designed to contain and discharge surface water at a controlled rate, avoiding implications off site.
- The submitted Noise Assessment had been scoped throughout to exactly the same requirements specified by the Environmental Health Officer and demonstrated there would be no anticipated harmful impacts and would be controlled by condition. This considered the impacts upon the village of Beenham and also took into account the existing effects of the Beenham Industrial Estate and those effects would take precedence over the likely impacts of noise of the application itself.



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- The Agent had worked with West Berkshire Council and consultees to ensure there were no residual technical situations that existed and prevented the positive determination of this application.
- The application had the support of Natural England in the context of the AONB as well as the Environment Agency lead of the local authority, the Highways Authority, Parklands Authority and the Environmental Health Officer.
- The Officer's report agreed that the scheme was located in a sustainable location within the context of the adjacent industrial estate so it had responded to the need to protect the North Wessex Downs AONB and included the landscaping buffer by diversity enhancements resulting in the support that had been given.
- The economic benefits and policy support were considered to outweigh any residual limited harm as concluded in the report and all of the above attributes delivered a balanced and sensitively considered employment proposal.
- There were wider economic benefits to the industry and supply chain beyond that and the report justified that the proposal, on balance, fulfilled the Council's objectives and met adopted Local Plan policy. It embodied what planning was about – sustainable growth, supporting business in a manner that did not materially create harm and good planning solutions to long-term vacant sites.

### **Member Questions to the Agent:**

Councillor Woodhams referenced a view of the application site from the earth bund joining Pips Way and looking south, which showed some tall, sparse trees with foliage in between. Councillor Woodhams asked if consideration could be given to a stronger, higher bund to muffle some of the sound – particularly from lorry reversing-alarms – to help the neighbouring properties across the other side of the A4. Mr Jesson said the application was within the submitted drainage strategy and there was a proposal for a part of a bund structure that would in parts contain surface water so that would have a double impact in being able to create a landscape scheme. Notwithstanding that, there was a proposal in the conditions to submit a full landscaping and ecology management scheme and the details of how the southern part of the site was addressed would be entirely contained within that.

Councillor Macro said he shared Mr McEwan's concerns about noise, particularly from scaffold poles which made a loud ringing sound when they banged on the ground or against each other. It was mentioned that the site was wholesale but the description of the site in the report and on the application form described it as a 'hire' site. Councillor Macro was unclear as to how the site could be both wholesale and hire and sought reassurance that there would not be the possibility of individual scaffold poles being moved around which might cause significant noise. Mr Jesson said the proposal was supported by a number of conditions that would control the management and manoeuvring of operations on the site and the implications of that on noise and a number of other contexts. The delivery fleet of Generation (UK) would take equipment off-site to the purchaser/consumer so it would be public appointment only as to whether anybody else went to the site. Mr Jesson added that scaffold poles would be put within the storage area on site securely on pallets. The proposed planning conditions in place were very thorough as to what the operational and management implications of this site would be. Councillor Macro asked if scaffolding was hired out on pallets would it be returned in the same way or come back as individual poles, which would raise concerns about the noise that may be generated. Mr Jesson said he believed scaffolding would be returned to site in the manner it left the site but would raise it as a point for clarification.

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### **Member Questions to Officers:**

Councillor Linden requested to see the photograph of the entrance to the site from the roundabout as he had noticed on the hatching on the road a loose or raised cover which he was concerned was a road-safety issue/hazard. The Highways Officer, Paul Goddard, said he would look into it but it could be a splitter island that would normally be seen on the entrance from a roundabout to separate traffic streams, or perhaps an inspection chamber or the site of a keep-left bollard. Councillor Pask said the question as to whether it was something detrimental to the application would be put to Officers to look at under conditions.

Councillor Somner said in relation to the issue of noise, he had incorrectly assumed from reviewing the paperwork and from being on site that the biggest issue for noise would be for those properties on the A4. As Mr McEwan's statement had contradicted that, Councillor Somner sought clarity from Officers with regard to what mitigation could be added, for example, acoustic barriers along the A4 Bath Road in Calcot, and what mitigation could be put in for the affected residents of Beenham. Ms Attwood said the Environmental Health Officer had reviewed the two objections received in relation to noise and had looked at the Noise Assessment report before making their comments and it was their professional opinion that there was limited harm, as there was noise from Bath Road and other industrial processes there and it was therefore felt the site would not add anything substantially more harmful to what was there already. There was also a condition which looked at putting a Noise Management Plan in place which meant there would be extra noise mitigations on top of those already suggested in the report. In addition, there was clear guidance in the PPG in relation to AONB tranquillity as an important characteristic, that you had to look at what was already there and tranquillity was normally relatively undisturbed by noise from human sources that would undermine the intrinsic character of the area. The on-site visit had shown that the area had noise from human sources already and the Noise Assessment found that those would be part of, but not substantially harmful, as supported by the Environmental Health Officer.

Councillor Mayes sought confirmation as to what the site surface would be. The original surface of the fill material was gravel or soil but in one of the drawings was marked as concrete, during the site visit Members had been told it was going to be compacted hardcore and on the update sheet it mentioned tarmac. All of this had an effect on the run-off figures which were also mentioned in the update sheet. Ms Attwood said she believed the surface would be concrete as stated on the plans. Mr Dray said that as part of the materials condition Officers would look to confirm what surface material would be used and added that the critical factor in relation to drainage, according to the drainage engineers, was the discharge rate from the site. Because the site was landfill there was no discharge within the site so it had got to be held and discharged at an acceptable rate which the engineers were happy with. There would be an impervious surface and the water would be collected, stored and released at an acceptable rate; these issues were covered by the materials condition and the drainage condition.

Councillor Mayes asked Mr Dray if he was referring to infiltration rates from the building's downpipes and sought clarification as to the run-off from the hardstanding area which did not appear to be included in the 3.6 litres/sec that was quoted in the report. Mr Dray said his understanding was that figure related to the discharge rate off the whole site and reiterated the information and figures from the update report. As stated previously, there would need to be an impervious surface layer, water would need to be stored on site in crates and the rate at which it went off-site would need to be managed so that it did not overload those systems. Mr Dray said it had been achieved on the extant consent and all parties involved had been content that it could be dealt with on the current proposals by condition and plan. Mr Dray asked if the Committee would support the Officer's

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recommendation to appropriately adjust that condition. Councillor Pask asked Councillor Mayes if he was in support of that recommendation. Councillor Mayes replied that he had sent an email the previous day about this to Mr Dray and asked if it had been received. Mr Dray confirmed that it had and added that Stuart Clark had agreed the condition.

Councillor Macro said he was very surprised there had been no objections from any of the residents along the Bath Road and sought confirmation that the original notice had been prominently displayed. Alice Attwood said she believed a notice had been positioned facing the residents as well as a notice placed in the newspaper but she would seek clarification on this point.

### **Debate:**

Councillor Somner said, on balance, he was prepared to accept Officer's recommendation on the application but thought very careful wording and actions were needed with regard to noise. Councillor Somner said he was content that it appeared the SuDS issue had been addressed. Councillor Somner said A4 Metal Recycling, located nearby, did not open until 08:30 and did not open on Sundays or Bank Holidays and he felt that consistency was required in terms of opening hours at the units in the area. Councillor Somner said he was not content with the proposed opening time of 07:00 and thought 08:00 would be sufficient.

Councillor Macro concurred with Councillor Somner's view and felt that an opening time of 08:00 would be more acceptable. Councillor Macro said he was still very worried about the noise aspect and felt that ideally Environmental Health Officers would have visited another depot to measure the noise. Generation (UK) had a depot in Frimley and Councillor Macro proposed deferring a decision until such visit could take place to assure those with concerns that the operation would not cause unacceptable noise.

Councillor Woodhams said he shared the same view as Councillors Somner and Macro in respect of the opening hours and felt 08:00 would be acceptable. He also queried whether Saturday closing time of 18:00 was too late and the necessity of opening hours of 08:00 to 13:00 on Sundays and public holidays and felt this too could be refined in order to reassure the large number of residents across the road and those affected up the hill in Beenham.

Councillor Mackinnon said there was no objections from AONB or Natural England and he understood why having visited the site but very much understood the objections made in relation to noise. Councillor Mackinnon shared the concerns of Councillors Woodhams, Macro and Somner in regard to opening hours and was disappointed that acceptance appeared to have been given to the proposed opening hours without question and felt an 08:00 start was far more civilised. Councillor Mackinnon also agreed with the points made about opening hours on Sundays and public holidays. Councillor Mackinnon felt the noise of reversing vehicles would carry up the hill and he had not appreciated from the site visit that it was from there that the main objections would arise from so he would appreciate seeing some mitigation against that. However, he did not feel his concerns were enough to go against the Officer's recommendation, in the main because there were other industrial units right next to the site on both sides. Councillor Mackinnon said he had every sympathy with Mr McEwan's point about noise and if this was the first industrial site in that area and there was no other noise there, it would be a different matter. In conclusion, Councillor Mackinnon said he would like to see stronger restrictions on opening hours but in light of the economic, employment and supply chain benefits, he was in favour of agreeing to the Officer's recommendations.

Councillor Park asked Mr Dray what he felt his guidance could be if a proposal was to be made in regard to imposing time restrictions. Mr Dray said Members could consider

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altering the recommended opening hours but also bear in mind whether it was a reasonable condition to impose on the site in order for it to be a viable business. With regard to the Noise Management Plan, Mr Dray said the Environmental Health Officer had assessed the noise report and had considered it to be robust having taken into account the objections that had been raised. The purpose of the Noise Management Plan was to give some specific operational and management guidelines or parameters within which the site could operate and something the applicant would submit in order to support how they intended to manage the site. The wholesale nature of the operation should give some comfort as to the tight restrictions that could be imposed through the Management Plan which would help minimise individual poles clanking around and hopefully avoid an operation like that which would be a reasonable constraint to be included in conditions. Councillor Pask said if such a condition was considered by the applicant to be unreasonable, they could always go to Appeal but Members would try to be reasonable and reach a compromise.

Councillor Somner said he was happy to propose the acceptance of the Officer's recommendation with the caveat that the condition on the Noise Management Plan needed to be stringent. With regard to opening hours, Councillor Somner said they must not be seen as an outlier for the industry along that stretch of road and the proposal therefore was that the hours as printed were not acceptable. Councillor Somner's proposal was that either the opening hours were changed to be in line with the original plan or the issue was dealt with within the Noise Management Plan.

Mr Dray suggested two approaches that could be adopted:

- Either as part of the Committee's proposal to amend the conditions and specify the hours thought to be acceptable and amend conditions 18, 19 and 20 in the report respectively, or
- Delete those conditions and add a requirement into the Noise Management Plan which was condition 11 and specifically state that reduced hours were requested then delegate to Officers to agree to reduced hours based on the debate.

Councillor Somner said he was content to go with the second option and for Officers to have the ability to give it due diligence and make sure the Noise Management Plan was sufficient. Councillor Pask suggested to Councillor Somner to add words such as in conjunction with/in consultation with the Chairman or the Ward Member. Councillor Somner was grateful for Councillor Pask's guidance and was happy with the suggestion.

Mr Dray clarified therefore the proposal would be to accept Officer recommendation with the caveat about delegating the conditions on drainage to Officers, as in the introduction, and deleting conditions 18, 19 and 20 but factor them into the Noise Management Plan and add clauses into condition 11 to say the Noise Management Plan would cover these hours restrictions and when it came to agreeing that detail by condition, Officers would consult with the Chairman, Vice-Chairman, proposer, seconder or Ward Member.

The Chairman said as this had engendered quite a lot of very reasonable and well-intended debate he felt there should be wide consultation and believed the Agent would have heard the very genuine concerns that had been expressed around the table and understand that the remit was to look at the employment benefits but also to protect the interests of the local residents and adopt the most reasonable approach possible.

Councillor Pask invited Members to vote on the proposal by Councillor Somner. At the vote the motion was carried.

**RESOLVED** that the Head of Development and Planning be authorised to grant planning permission subject to the conditions set out below, and as amended during the

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discussion, which would be delegated to Officers to negotiate in conjunction with various Members.

### **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:

- Application Form received 17.08.2020
- Site Location Plan received 02.09.2020
- Amended Site Plan drawing number 20.061/02h received 05.04.2021
- Proposed Elevation received 01.09.2020
- Proposed Floor Plans received 01.09.2020
- Roof Specification received 01.09.2020
- Initial Flood Risk Assessment and Drainage Strategy from Encon Associates received 25.08.2020
- Summary Statement of Flood Risk and Sustainable drainage received 17.08.2020
- Drainage sketch received 17.08.2020
- Flood Risk Assessment and Drainage Strategy from Encon Associates received 23.02.2021
- Phase 1 Desk Study Report Reference Number: D10076/01 received 02.02.2021
- British Standards 5837:2012 Tree Survey: Arboricultural Impact Assessment, Method Statement and Tree Protection Plan Report Reference: RSE\_4034\_01\_V1 received 17.08.2020
- Landscape and Ecology Management Plan report reference RSE\_4034\_02\_V2 received 17.08.2020
- Landscape And Visual Appraisal report reference 20.076-01 LVA received 27.01.2021
- Landscaping Plan drawing number 20.076/LA01 Rev C received 27.01.2021
- Letter addressing consultee comments received 22.12.2020
- Noise impact Assessment Rev A received 19.02.2021
- Supporting Planning, Design and Access Statement received 02.09.2020
- Transport Technical Note Rev A Report Reference: A4712 received 22.12.2020

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

### **3. Schedule of materials (prior approval)**

No development shall take place until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Samples of materials shall be made available upon request. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June

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2006). A pre-commencement condition is required because the approved materials will be used throughout construction.

### **4. Construction method statement**

No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall include measures for:

- (a) A site set-up plan during the works;
- (b) Parking of vehicles of site operatives and visitors;
- (c) Loading and unloading of plant and materials;
- (d) Storage of plant and materials used in constructing the development;
- (e) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing;
- (f) Temporary access arrangements to the site, and any temporary hard-standing;
- (g) Wheel washing facilities;
- (h) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction;
- (i) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- (j) Hours of construction and demolition work;
- (k) Hours of deliveries and preferred haulage routes.

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required because the CMS must be adhered to during all construction operations.

### **5. Contamination remediation strategy**

No development shall take place until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. Any changes to these components require the written consent of the Local Planning Authority. Thereafter the development shall not be carried out except in accordance with the approved strategy. This strategy will include the following components:

- a) A site investigation scheme, based on the preliminary risk assessment to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
- b) The results of the site investigation and the detailed risk assessment referred to in (a) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework. The

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site overlies a landfill which has the potential to cause pollution if disturbed. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is applied in accordance with paragraphs 170, 178, 179 and 180 the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required to ensure that adequate investigation and a suitable remediation and monitoring is agreed before it may be implemented throughout the demolition and construction phase.

### **6. Construction and Operations Management Plan (Oil Pipeline)**

No development shall take place until a Construction and Operations Management Plan (COMP) has been submitted to and approved in writing by the Local Planning Authority. The COMP shall include a scheme detailing a layout confirming the means of safeguarding the Exolum Pipeline outside of the operational works but within the application boundary, including a zone of potential excavation material, protection of easement, means of communication between the site operator and pipeline authority (including out of hours) and routes free of obstruction to the pipeline, including in the event of an emergency. The approved plan shall be adhered to throughout the construction and operational period. The development shall then be carried out in accordance with the COMP as approved.

Reason: To ensure the implementation of a satisfactory Construction and Operations Management Plan (COMP) to ensure access and maintain to the Oil Pipe Line. This condition is applied in accordance with the NPPF, Policy CS5 of the West Berkshire Core Strategy 2006-2026.

### **7. Construction Environmental Management Plan**

No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- (a) Risk assessment of potentially damaging construction activities.
- (b) Identification of "biodiversity protection zones".
- (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- (d) The location and timing of sensitive works to avoid harm to biodiversity features.
- (e) The times during construction when specialist ecologists need to be present on site to oversee works.
- (f) Responsible persons and lines of communication.
- (g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- (h) Use of protective fences, exclusion barriers and warning signs.
- (i) Plan of ecology enhancements.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: Insufficient detail has been received in the course of the application in regard to how ecology will be protected through the construction period. This condition is applied in accordance with the National Planning Policy Framework, and

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Policy CS17 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because the CEMP will need to be adhered to throughout construction.

### 8. Sustainable drainage

No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.

These details shall:

- a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with best practice and the proposed national standards;
- b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels;
- c) Include details of how the existing flood plain will be sustained or mitigated (any measures for loss of flood plain shall not increase flood risk elsewhere);
- d) Include a drainage strategy for surface water run-off from the site that ensures that no discharge of surface water from the site will be directed into the public system;
- e) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse at no greater than Greenfield run-off rates;
- f) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- g) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +30% for climate change;
- h) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- i) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines;
- j) Ensure any permeable areas are constructed on a permeable sub-base material such as Type 3 or reduced fines Type 1 material as appropriate;
- k) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the premises;
- l) Include a management and maintenance plan for the lifetime of the development. This plan shall incorporate arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a residents' management company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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

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



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### 9. **No infiltration drainage**

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 170 of the National Planning Policy Framework. To protect groundwater quality from water leaching through a historic landfill.

### 10. **Hours of work (construction/demolition)**

No demolition or construction works shall take place outside the following hours, unless otherwise agreed in writing by the Local Planning Authority:

7:30am to 6:00pm Mondays to Fridays;

8:30am to 1:00pm Saturdays;

No work shall be carried out at any time on Sundays or Bank Holidays.

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

### 11. **Noise mitigation**

The permitted use of the site shall not commence until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be informed by the recommendations of the Noise Impact Assessment (Rev A, received 19/02/2021). Thereafter, the permitted use shall not take place except in accordance with the approved Plan, or any replacement plans approved by the Local Planning Authority pursuant to this condition.

Reason: To protect future occupiers of the development from excessive noise levels from scaffold hire depot, to ensure a good standard of amenity. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), Policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and Quality Design SPD.

### 12. **Parking and turning**

The permitted use of the site shall not commence until vehicle parking and turning spaces have been completed in accordance with the approved plans (including any surfacing arrangements and marking out). Thereafter the parking and turning spaces shall be kept available for parking and manoeuvring at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy TRANS.1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

### 13. **Electric vehicle charging points**

The permitted use of the site shall not commence until two 22kw electric vehicle charging points have been provided in accordance with the approved plans. Thereafter, the charging points shall be maintained, and kept available and operational for electric vehicles at all times.

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Reason: To secure the provision of charging points to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026.

### **14. Cycle parking/storage**

The permitted use of the site shall not commence until cycle parking/storage facilities have been provided in accordance with the approved drawings. Thereafter the facilities shall be maintained and kept available for that purpose at all times.

Reason: To ensure the provision of cycle parking/storage facilities in order to encourage the use of cycles and reduce reliance on private motor vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and the Council's Cycle and Motorcycle Advice and Standards for New Development (November 2014).

### **15. Soft landscaping**

All soft landscaping works shall be completed in accordance with the submitted plans, schedule of planting and retention, programme of works and other supporting information including Robing Lines Landscape drawing number 20.076/LA01 rev C dated 7/1/21, within the first planting season following completion of building operations / first use of the site (whichever occurs first). Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.

### **16. Lighting strategy (AONB)**

No external lighting shall be installed within the application site 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 any 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 within the application site 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.

### **17. Use restriction**

The land (as identified on Site Location Plan received 02.09.2020) shall be used solely for the scaffold hire depot, comprising open storage area, ancillary modular office building and ancillary car parking. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and/or the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order(s) revoking, re-enacting or modifying those Orders with or

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without modification), the land shall be used for no other purpose.

Reason: Any other use may not be acceptable on the site due to the compatibility with surrounding land uses, and the potential landscape and visual impact within the AONB. This condition is applied in accordance with the National Planning Policy Framework, and Policies ADPP5, CS13, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

**18. Customer opening hours**

The premises shall not be open to customers outside of the following hours:

- Mondays to Fridays: 08:00 to 19:00
- Saturdays: 08:00 to 18:00
- Sundays and public holidays: 08:00 to 13:00

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

**19. Delivery hours**

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

- Mondays to Fridays: 08:00 to 19:00
- Saturdays: 08:00 to 18:00
- Sundays and public holidays: 08:00 to 13:00

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

**20. Operating hours (machinery/processes)**

No machinery shall be operation or any ancillary industrial processes take place outside of the following hours:

- Mondays to Fridays: 8:00 to 19:00
- Saturdays: 9:00 to 17:00
- Sundays and public holidays: 10:00 to 13:00

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

**21. No amplified music**

No amplified or other music shall be played externally on the premises.

Reason: To safeguard the amenities of surrounding occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

*(The meeting commenced at 6.30pm and closed at 8.48pm)*

**CHAIRMAN** .....

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

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# Agenda Item 4.(1)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	20/02527/OUTMAJ Aldermaston	3 <sup>rd</sup> February 2021 <sup>1</sup>	Outline Planning Application for the construction of an industrial estate to comprise up to 15,917 sqm of flexible commercial floorspace for B8 (Storage or distribution), Former B1 (c) now Class E (Commercial, Business and Service Use) and B2 (General Industry) with associated access, parking, infrastructure and landscaping. Matters to be considered: Access.  Blacks Lake, Paices Hill, Aldermaston, RG7 4PG  Lesimar Ltd

<sup>1</sup> Extension of time agreed with applicant until 6<sup>th</sup> September 2021

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02527/OUTMAJ>

**Recommendation Summary:** Delegate to the Head of Development and Planning to grant planning permission subject to conditions and completion of a S106 legal agreement by the 6th September 2021.

**Ward Member:** Councillor Dominic Boeck

**Reason for Committee Determination:** More than 10 letters of objection

**Committee Site Visit:** 28<sup>th</sup> July 2021

## Contact Officer Details

**Name:** Emma Nutchey  
**Job Title:** Principal Planning Officer  
**Tel No:** 01635 519111  
**Email:** Emma.Nutchey@westberks.gov.uk

## **1. Introduction**

- 1.1 This application seeks outline planning permission for up to 15,917 sqm of flexible commercial floorspace for B8 (Storage or Distribution), former B1c now Class E (Commercial, Business and Service Use) and B2 (General Industry) with associated access, parking, infrastructure and landscaping. Matters of access are for consideration at this stage, but all other matters (layout, scale, appearance and landscaping) are reserved for later consideration.
- 1.2 The application site was historically a gravel pit which was infilled in the 1970s and in more recent times was a banger racing track. As such concrete hardstanding covers much of the site. The site is void from any buildings as those associated with previous uses have now been removed. The site is currently accessed from Paices Hill at the north eastern corner.
- 1.3 Young's Trading Estate lies immediately to the north of the site and is designated as a Protected Employment Area within the West Berkshire Core Strategy. The site predominately comprises of B2 (general industrial) and B8 (storage and distribution) businesses. To the east of the site lies, on the opposite side of Paices Hill, is Ministry of Defence (MoD) land accommodating the Atomic Weapons Establishment (AWE), and to the south is Sascron Select Car Supermarket.
- 1.4 Paices Wood lies to the west of the site and is privately owned by Youngs Estates & Land Ltd and managed in agreement with West Berkshire Council. Now a country park this was formerly a gravel extraction site covering some 35 hectares which now comprises of extensive woodland, grassland and several lakes.
- 1.5 The proposal seeks permission for up to 15,917 sqm of flexible commercial floorspace. This is an outline application with all matters reserved except access. The proposals seek to retain and enhance the existing site access. A carriageway width of 7.3m will be provided with kerb radii of 15m and an enhanced taper for egressing vehicle movements.
- 1.6 The application is supported by a site plan which provides an indicative layout for the site and demonstrates how the 15,917 sqm of floorspace could be delivered. The Planning Statement states that the unit sizes are designed to meet the local need for smaller scale and start up business units with sizes ranging from 200 sqm to 1200 sqm. The application is supported by parameter plans which show the extent of the developable area and the maximum building heights. These parameters would be secured by a condition to control the extent of the development approved.
- 1.7 During the course of the application amended plans have been received to address concerns raised by some consultees. The revisions include further traffic modelling to demonstrate the impact of the development on the highway network, additional tree survey work and mitigation measures, a reduction in the proposed floorspace and the extent of the developable area and a review of the ecological mitigation measures.

## **2. Planning History**

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

Application	Proposal	Decision / Date
04/01114/OUTMAJ	100% affordable, key worker, local affordable housing development. (101 houses and 136 flats/maisonette)	Refused
05/01397/OUTMAJ	Removal of Banger Racing Track and the erection of 237 dwellings.	Refused
14/03036/COMIND	Part retrospective for continued use of land for race meetings and permanent retention of laid out track, buildings and structures.	Approved
20/00914/SCREEN	EIA Screening Opinion Request: Construction of an industrial estate to include B1 (b and c) light industrial, B2 general industrial and/or B8 storage and warehouse facility.	Not EIA development

### 3. Procedural Matters

- 3.1 **EIA:** In accordance with Regulation 8 of the Town and Country Planning (Environmental Impact Assessment) regulations 2017 a screening opinion was issued on the 17th June 2021. The proposal falls within Schedule 2 of the Regulations: column 10(a) (industrial estate development projects). The site is not located in a sensitive area, but it does exceed the relevant threshold in column 2 as the site area is greater than 0.5 hectares. The proposal is therefore "Schedule 2 development" within the meaning of the Regulations. However, taking into account the selection criteria in Schedule 3, it is not considered that the proposal is likely to have significant effects on the environment. Accordingly, the proposal is not considered "EIA development" within the meaning of the Regulations. A screening opinion has been issued accordingly.
- 3.2 **Publicity:** A series of site notices have been displayed at the entrance to the site. A site notice was originally displayed on the 17th November 2020. This expired on the 8th December 2020. Following receipt of amended plans and an amendment to the description of the development a new site notice was displayed in the same location on the 8th March 2021. This expired on the 22nd March 2021. It was brought to the case officer's attention that this second notice was no longer displayed so a replacement notice was put up on the 31st March 2021. This expired on the 21st April 2021. Further amended plans have been received during the course of the application in relation to Highways and Ecology and these have been subject to full reconsultation.
- 3.3 **CIL:** Community Infrastructure Levy (CIL) is a levy charged on some new development to pay for new infrastructure required as a result of new development. CIL will be charged on all new residential development at a rate per square metre (based on Gross Internal Area). This is however not charged at outline stage but will be calculated once a reserved matters application is approved. This process is managed by the CIL Charging Authority and correspondence will be sent under separate cover following the grant of any permission. More information is available at [www.westberks.gov.uk/cil](http://www.westberks.gov.uk/cil).

3.4 **Conditions:** The conditions recommended within this report have been agreed with the agent.

## 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.

<b>Aldermaston Parish Council:</b>	<p>9<sup>th</sup> December 2020: Objection raised due to the potential for increased HGV traffic on the A340 through Aldermaston Village which is a conservation area.</p> <p>19<sup>th</sup> March 2021: Objections raised relate to: Increase in commercial traffic on the A340, disproportionate amount of employment sites locally and roads cannot cope with traffic, road networks are not favourable for cyclists, impact on emergency planning, concern for increasing numbers of people working in the area and how emergency plans are managed and implemented, impacts on trees and ecology and concern for the sustainability of the site.</p>
<b>Baughurst Parish Council (neighbouring parish, Hampshire):</b>	<p>19<sup>th</sup> March 2021: Concerns raised for the impact the development will have on traffic (especially HGVs) going through Baughurst. Concerned with the impact this will have on traffic into Heath End Road and along the B3041 where there are already serious traffic incident hotspots at the Calleva Roundabout and Brimpton Common. It is noted that there were 10 traffic incidents adjacent to the site in the 5 years to 30/11/2019. These included</p> <ul style="list-style-type: none"> <li>• 6 serious incidents</li> <li>• 6 incidents at the Calleva roundabout at the junction of Heath End Road and the B3041 of which 4 were serious and all involved two-wheeled road users.</li> </ul>
<b>Highways (WBC):</b>	<p>2<sup>nd</sup> December 2020: Additional modelling work required to demonstrate the impact on the local highway network.</p> <p>24<sup>th</sup> May 2021: Further information sought with regards to capacity assessments and impacts on the surrounding road network.</p> <p>14<sup>th</sup> July 2021: Review of additional information concludes that there is no severe impact on the local highway network and the application is acceptable.</p>
<b>Environment Agency:</b>	<p>16<sup>th</sup> December 2020: The application site is contaminated and the site is located upon a secondary aquifer A. The phase 2 site investigation report demonstrates that it will be possible to manage the risks posed to controlled waters by this development but further detailed information will be required before works start. No objection subject to conditions.</p> <p>19<sup>th</sup> March 2021: No additional comments. Request original conditions are attached.</p>



<b>Trees (WBC):</b>	<p>11<sup>th</sup> January 2021: Objections raised given the loss of GI required to accommodate the development and the absence of any mitigation measures or space for this to occur.</p> <p>6<sup>th</sup> April 2021: The earlier Sylva tree survey has been updated with a Tree Report by Keen Consulting (dated Feb 2021) to now include trees in the southern part of the site – this survey is in accordance with BS 5837:2012. A Landscape buffer Plan has also been submitted. No objections are raised subject to conditions.</p>
<b>Ecology (WBC):</b>	<p>12<sup>th</sup> January 2021: Objections raised due to unacceptable impacts on biodiversity.</p> <p>14<sup>th</sup> July 2021: Following the receipt of amended plans no objections are raised subject to conditions.</p>
<b>Lead Local Flood Authority (WBC):</b>	<p>12<sup>th</sup> January 2021: Additional information sought.</p> <p>29<sup>th</sup> April 2021: No objections subject to conditions.</p> <p>20<sup>th</sup> July 2021: Officers raise disappointment for the loss of green roofs from the scheme and the reduction in the number of sustainable green measures adopted within the drainage strategy however no objections are raised subject to conditions.</p>
<b>Transport Policy (WBC):</b>	<p>13<sup>th</sup> January 2021: A travel plan is required for a development of this scale.</p> <p>29<sup>th</sup> April 2021: A Travel Plan for the site has now been submitted and is of an appropriate size for the development and contains various measures and initiatives to encourage sustainable travel to/from the site. There are a few minor amendments that will need to be considered before the plan is considered to be acceptable. These can be addressed through a condition.</p>
<b>Emergency Planning (WBC):</b>	<p>19<sup>th</sup> January: Additional information sought with respect to an emergency response.</p> <p>29<sup>th</sup> April 2021: Additional information sought.</p> <p>Final comments confirm no objection subject to conditions.</p>
<b>Office Nuclear Regulation:</b>	<p>11<sup>th</sup> February 2021: Due to the scale and location of the proposed development ONR advise against this application unless the emergency planners at West Berkshire District Council which is responsible for the preparation of the Aldermaston off-site emergency plan required by the Radiation Emergency Preparedness and Public Information Regulations (REPPPIR) 2019 are consulted with regard to this application and that they subsequently provide written confirmation that, in their opinion, the proposed development can be accommodated within their existing off-site emergency planning arrangements (or an amended version of it).</p>
<b>AWE:</b>	<p>Advised that they do not wish to make any representation to the application.</p>

<b>Economic Development (WBC):</b>	Full support
<b>Environmental Health (WBC):</b>	No objections subject to conditions relating to contamination, Construction Method Statement, hours of work relating to the future use of the site, floodlighting and a piling risk assessment.
<b>Royal Berkshire Fire and Rescue:</b>	No objection. It is strongly recommended that the applicant takes appropriate measures to reduce the likelihood of arson. Further guidance can be found in the various guides produced by the insurance industry, the Arson Prevention Bureau and the Arson Control Forum.
<b>Natural England:</b>	No objection
<b>Minerals and Waste Planning (WBC):</b>	No objection. The site comprises a former landfill site and is within 250m of a Waste Site Buffer. Commercial and industrial development is not considered to impact upon the operation of waste management sites.
<b>Archaeology (WBC):</b>	No objection. No below ground archaeological implications, the land has previously been subject to mineral extraction and modern disturbance.
<b>Housing (WBC):</b>	No objection
<b>Thames Water:</b>	No objection. The planning application proposal sets out that foul water will not be discharged to the public network and as such Thames Water has no objection. Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal and as such a condition is required to prevent issues with low pressure.

### ***Public representations***

4.2 Representations have been received from 23 contributors, 1 of which support, and 22 of which object to the proposal. 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.

4.3 The following in objection:

- Concerns for surface water drainage. There are currently drainage issues on the A340 due to natural drainage ditches being historically infilled. Concern that the surface water from the site will ultimately discharge into the fishing lakes off site which could cause flooding. It is a concern that the lakes cannot cope with the additional water that will be generated by this proposal.
- It is not possible to estimate the expected working population and therefore assess the impact of the proposal on the emergency plan.
- Concern for increasing working population within the DEPZ.
- Impact on traffic cannot be fully assessed until the end users and their hours of operation are known.

- The proposal will increase the amount of traffic through Aldermaston Village which is potentially dangerous. The rural roads cannot safely accommodate more HGVs which is threatening to pedestrians.
- Air pollution, noise and vibration from additional traffic.
- Traffic causing damage to many listed buildings within Aldermaston Village which is a conservation area.
- The single crossing point in Aldermaston Wharf adds further concerns.
- West Berkshire Council declared a climate emergency in 2019. This development does not support that goal. The site should be powered by renewable energy generated on site.
- Council recently refused planning permission for a supermarket in Tadley on traffic generation grounds. This scheme will have a greater impact on the highway network.
- Potential increase in traffic through Tadley.
- There are a number of units on Young's Industrial estate which are not in use.
- Query whether a former gravel site constitutes brownfield land.
- The site is contaminated.
- The location is unsustainable. Bus services are infrequent and not used by commuters.
- The site is adjacent to Paices Hill Nature park.

#### 4.4 The following in support:

- Welcome the site being bought into use. It is natural infill with industrial development on both sides.
- No immediate effect on any residential properties.
- Boost to local employment.

## 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, ADPP6, CS5, CS8, CS9, CS10, CS13, CS14, CS15, CS16, 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)
- Planning Obligations SPD (2015)
- West Berkshire Landscape Character Assessment (2019)

## 6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Character and appearance

- Neighbour amenity
- Highways
- Trees
- Contamination
- Ecology
- Nuclear Installations - AWE Aldermaston
- Sustainable construction

### ***Principle of development***

- 6.2 The [National Planning Policy Framework](#) (NPPF) was revised on 20<sup>th</sup> July 2021. The NPPF sets out the government's planning policies for England and how these are expected to be applied. References in this report to the NPPF are to this latest revision unless otherwise stated.
- 6.3 The application site is located within the open countryside within a Biodiversity Opportunity Area and adjacent to a Protected Employment Area. The site is also within the inner planning zone for AWE Aldermaston with the boundary for AWE Aldermaston directly opposite on the other side of the A340. The application site has an extensive planning history. Most relevant to these proposals is the current authorised use of the site as a banger racing track with ancillary structures. The site is no longer in active use and the buildings have been demolished. The site remains as hard standing and the access has been retained. The site comprises brownfield land within the open countryside.
- 6.4 Policy ADPP1 of the Core Strategy states that development in West Berkshire will follow the existing settlement pattern with most development within or adjacent to the settlements included in the settlement hierarchy. The policy continues to state that within the open countryside only appropriate limited development will be allowed focused on addressing identified needs and maintaining a strong rural economy.
- 6.5 The application site is located within the East Kennet Valley, the name given to the rural south-east of the district that lies east of Thatcham and outside of the AONB. The Atomic Weapons Establishment (AWE) has two bases in this area, at Aldermaston and Burghfield, which has implications for the future level of development in this area. Policy ADPP6 is the spatial strategy for the East Kennet Valley. According to the policy, the character of all the settlements in this area will be conserved and enhanced by ensuring that any development responds positively to the local context. Development in the open countryside will be strictly controlled. In terms of employment, existing Protected Employment Areas, such as Youngs Industrial Estate and Calleva Park near Aldermaston (amongst others) will continue to play a vital role in the local economy.
- 6.6 Policy CS9 of the Core Strategy seeks to facilitate and promote the growth and forecasted change of business development in the plan period. This will be achieved in part by directing proposals for industry, distribution and storage uses to the District's defined Protected Employment Areas and existing suitably located employment sites and premises. The East Kennet Valley (Policy ADPP6) is served by a number of existing Protected Employment Areas one of which being the neighbouring Youngs Industrial Estate and Calleva Park also near Aldermaston. Others include Beenham Industrial Area and Theale Lakes Business Park.
- 6.7 Policy CS9 continues to state that any proposals for commercial/industrial uses outside of the Protected Employment Areas will be assessed by the Council against the following:

- Compatibility with uses in the area surrounding the proposals and potential impacts on those uses; and
  - Capacity and impact on the road network and access by sustainable modes of transport.
- 6.8 An assessment against these criteria will be considered in the following sections of this report.
- 6.9 As part of the current Local Plan Review, which is looking to set out the Council's planning policies up to 2037, the Council have commissioned an Employment Land Review which was undertaken in August 2020. This will inform the preparation of the economic development and employment land policies in the next Local Plan. The property market assessment within this review demonstrates demand for industrial and in particular warehousing for logistics and distribution is strongest on the eastern side of the District. The industrial floor space requirement over the next plan period, after accounting for all planned supply, is approximately 62,000sqm, equivalent in land terms to approximately 16ha.
- 6.10 While the evidence base for the Local Plan and the emerging policies demonstrates a need for commercial floorspace, the application is also supported by a statement on local economic need. This makes reference to the historically high occupancy rates, relatively low turnover of units and the range of business occupiers which operate from the adjoining Youngs Industrial Estate. It also seeks to highlight the sustainable nature of the site accessed from the A340, a key transport connection between the M4 and M3.
- 6.11 At this stage of preparation, only limited weight can be given to the emerging policies in the Local Plan Review (as per paragraph 48 of the NPPF), but it is recognised that part of this application site has been proposed by the Council as a possible employment site within the emerging Local Plan. Draft Policy SP21 considers site allocated for economic development, and this site is EMP4. The Regulation 18 consultation responses on the Local Plan Review are currently being reviewed.
- 6.12 In conclusion, subject to compliance with Policy CS9, namely the two criteria set out with regards to highways impacts and compatibility with neighbouring land uses, there is in principle support for this development. It is recognised that the scheme will support economic growth and productivity to meet an identified need by providing modern efficient premises for new and existing business alongside new employment opportunities. These aims are consistent with the policies within the Core Strategy and the guidance within the National Planning Policy Framework.

### ***AWE Aldermaston***

- 6.13 The Atomic Weapons Establishment (AWE) has two bases in West Berkshire, at Aldermaston and Burghfield, both of which are licensed nuclear installation. Given the potential cumulative effects of any population increase surrounding the installations, land use planning consultation zones for the installations are provided by Core Strategy Policy CS8.
- 6.14 The application site is located opposite AWE Aldermaston, and is within its Inner Land Use Planning Consultation Zone and Detailed Emergency Planning Zone wherein consultation with the Office of Nuclear Regulation is required for such development proposals. Development proposals are likely to be refused under Policy CS8 where the Office of Nuclear Regulation (ONR) advise against development, in conjunction with the Council's Emergency Planning Service which is responsible for the AWE Off-Site Emergency Plan.

6.15 The application is accompanied by a draft emergency plan and plans to show how buildings will be adaptable in the event of an emergency to allow for staff to remain on site and to take shelter. A number of concerns have been raised by objectors to the increasing levels of development within the inner planning zone and how this may impact in an emergency. The ONR advised they would object unless the Emergency Planning Officer was satisfied with the scheme and this is the case. No objections have been raised to the scheme by the Emergency Planning Officer, and AWE has advised it does not wish to make any representations on the proposal. As such no consultee objections have been raised to the scheme and the proposal complies with Policy CS8 of the West Berkshire Core Strategy 2006-2026.

### ***Character and appearance***

6.16 The application site is situated within a predominately industrial/commercial area. The site is bordered by Youngs Industrial Estate immediately to the north while to the south the land has recently been redeveloped and is occupied by Sascron Car Supermarket. To the east lies AWE Aldermaston. Paices Wood lies to the west of the site and is privately owned by Youngs Estates & Land Ltd and managed in agreement with West Berkshire Council. Now a country park this was formerly a gravel extraction site covering some 35 hectares which now comprises of extensive woodland, grassland and several lakes. Access into the public car park serving this park runs parallel to the southern site boundary.

6.17 As an outline application, this application does not include final details of scale, layout, appearance or landscaping, which are subject to change within the proposed parameters at reserved matters stage. However, the proposed details of the access are for full consideration at this stage. The proposal will utilise the existing access in the north eastern corner of the site. While the overall site layout, height and appearance of the buildings is not for detailed consideration at this stage the visual impact of a commercial use of the described size must be considered. While the site is located within a commercial area the wider rural context of the site must be recognised.

6.18 The application is accompanied by parameter plans which show the extent of the developable area and the landscaping which wraps around the edge of the site. At present the site comprises largely of hardstanding and is void of any landscaping apart from around the site boundaries which are to be enhanced as part of the proposals. This is essential to provide a softer edge to the development particularly when viewed from Paices Hill Park to the west. It also helps to create a more attractive setting for the development. The retention and protection of the existing trees is secured by a condition.

6.19 The use of green walls will be employed on some of the external facing walls of the buildings. While the layout is subject to a future reserved matters application the site plan shows the southern elevations of units 1 and 16 to utilise this technology along with the west facing elevations of units 5-8. This will further help to soften views of the development from outside of the site. This is secured as part of the LEMP condition which refers to the measures set out by the applicant in their ecological enhancements statement.

6.20 Given the contaminated nature of the site there is little opportunity for extensive areas of new planting. The proposal seeks to address the current contamination issues by capping the site. The applicants are therefore reliant on using planters and containers as a way of introducing some new landscaping. While minimal, the new planting will enhance the development. It is also recognised that the scheme will resolve the existing contamination issues associated with the site which in itself delivers considerable environmental improvements.

- 6.21 The proposed building heights will be limited to a maximum of 18m. The building heights are set out on the parameter plans showing the lowest units to be a maximum of 9m high while the larger units reach 17.6m. There will be variety across the site. The proposed building heights are considered to be acceptable.
- 6.22 In conclusion the proposed commercial use is considered to be in keeping with the character of the area and the proposals comply with policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.

### ***Neighbouring amenity***

- 6.23 Planning Policy CS14 of the West Berkshire Core Strategy is of importance with regard to the potential impact of new development on the amenity of neighbouring occupiers or land users. Policy CS14 requires new development to make a positive contribution to the quality of life in West Berkshire while Local Plan Saved Policies OVS.5 and OVS.6 relate to potential noise and pollution impacts which may arise from new development.
- 6.24 The land to the north, east and south of the site is in commercial use and as such the proposal is compatible with the proposed use. Further south of the site is Paices Hill Traveller Site which is approximately 120m away. These properties comprises the nearest residential dwellings. There are other isolated properties slightly further way. Between the application site and these dwellings there are other existing commercial uses and given the distance involved it is not considered that the proposed commercial and industrial uses would have a harmful impact on the amenity of these properties.
- 6.25 Strong concern has been raised by residents for the impacts associated with an increase in the number of large HGV vehicles travelling through Aldermaston Village. The modelling shows that not all the additional traffic will travel though the village and that the increase in movements is not significant as to warrant a refusal.
- 6.26 In conclusion the proposed use is compatible with the neighbouring land uses and no technical objections have been raised to the scheme with regards to noise, contamination or highways impacts and as such the proposal is considered to comply with Policy CS14 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.

### ***Highways***

- 6.27 In accordance with Core Strategy Policy CS13, development that generates a traffic impact will be required to reduce the need to travel, improve and promote opportunities for healthy and safe travel, improve travel choice and facilitate sustainable travel, and mitigate the impact on the local transport network. The main transport and highway issues relating to this application are traffic generation, sustainable travel, site access, parking and cycle parking.
- 6.28 A 1.5 metre wide footway is provided on the western side of the A340 from the Young's Industrial Estate to the north and Baughurst and Tadley to the south. Bus stops are provided approximately 100 metres to the north of the site access which are served by Route 44, which offers up to four services per day between Beenham and Thatcham. It is therefore considered that the location is sufficiently sustainable, as it can be accessed by other modes to the private car. An interim travel plan has been submitted with the application and the submission of a detailed plan is secured by condition.
- 6.29 The site is currently served by an existing priority access from the A340 Paices Hill which will be retained in its existing location and improved. A 7.3 metre wide access will be

provided, with kerb radii of 15.0 metres. Dropped kerbs and tactile paving will be provided across the junction bellmouth, in keeping with the existing arrangement. An independent Stage 1 Road Safety Audit (RSA) of the proposed access design was completed by Road Safety Answers Ltd on July 20th 2020 and is included in Appendix F of the Transport Statement (TS).

- 6.30 As stated on page 8 of the TS, to calculate the required visibility, an Automatic Traffic Count (ATC) survey was completed on the A340 Paices Hill for the seven-day period commencing Thursday April 23rd 2020. This survey is acceptable for measuring speeds which recorded 85th percentile vehicle speeds of 45.1 mph (72.6 kph) northbound and 42.5 mph (68.4 kph) southbound movements. The plan included within Appendix E of the TS shows that visibility splays of 2.4m x 97.9m to the north and 2.4 x 89.4m to the south can be achieved as is required. As such no objections are raised to the access.
- 6.31 As mentioned on pages 18 to 20, to project traffic generation for the proposal, the Trip Rate Information Computer System (TRICS) has been used. TRICS is an Ireland and UK database of traffic surveys covering many different land uses. Referring to TRICS is a common and standard methodology. The following projection is provided:

	Arrivals	Departures	Total
08:00 to 09:00	60	36	95
17:00 to 18:00	16	51	67
07:00 to 19:00	481	497	978

*Projected traffic movements*

- 6.32 The TRICS data above is accepted by the Highway Authority. Page 19 then projects how the traffic will be distributed by using Census 2011 Travel to Work data. Again this is a common and standard methodology to distribute expected traffic generation. It is projected that traffic will divide 50 / 50 north / south on the A340. Despite the divide, this is a not an insignificant increase in traffic onto the A340.
- 6.33 Further information has been submitted during the application which has been subject to full reconsultation. This comprised a Transport Statement Addendum dated February 2020 and a letter from DHA dated 2nd July 2021 and an updated capacity assessment had been undertaken for the A340 Basingstoke Road / A4 Bath Road / Pips Way Roundabout. This junction has been re-assessed based on the updated TEMPRO rates and the unequal lane usage previously applied has been removed.
- 6.34 Table 2 of the DHA letter provides junction capacity results and this shows that the junctions operates over capacity in 2026 Do Nothing (without development traffic) for the A340 Basingstoke Road in both AM and PM peak period also for the A4 Bath Road in the PM peak. In Do 2026 Do Minimum (with the addition of the development traffic) the operation is worsened along these two approaches. However, the updated results show that the net impact of the development results in an increase in queueing of 10 vehicles in both the AM and PM peaks on the A340 Basingstoke Road arm (between the 2026 Do Nothing scenario and 2026 Do Minimum scenario) and 1 vehicle on the A4 Bath Road.
- 6.35 The applicant is not proposing any mitigation measures the development trips would not have a 'severe' residual effect on the junction in the context of the NPPF, paragraph 109. Having reviewed the updated capacity assessment this is considered acceptable as the proposal will make little difference to any traffic congestion to what will be an already existing situation.



- 6.36 As the planning application is outline at this stage with access being considered, the proposed site layout is only indicative at this stage. It would seem that the proposal will comply with all Council standards regarding car, motorcycle and cycle parking. Electric Vehicle Charging points will also be provided. The site will also be able to accommodate 16.0 metre articulated lorries, rigid lorries, refuse vehicles and fire tenders.
- 6.37 Pages 6 and 7 of the Transport Statement detail that Personal Injury Accident (PIA) data that has been sourced from West Berkshire Council for the area surrounding the application site for the most recent five-year study period up to November 30th 2019. There have been a total of 10 PIA incidents recorded during this period. The parish and objectors make reference to accidents in the area and how these may increase as a result of the development. Six occurred at the A340 / B3051 / Heath End Road roundabout. Of these, four were classified as 'serious' in severity. On review of the incidents recorded it appears that the primary cause was human error rather than deficiencies regarding the public highway. Every PIA is regrettable and can have a detrimental impact of those involved however highway officers concur with the Transport Statement that there isn't a pre-existing highway safety concern that could be exacerbated by the proposed development.
- 6.38 Paragraph 109 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The Local Highways Authority have not raised objections on highway safety grounds, and conclude that there is no severe impact on the local highway network. As such, the application is considered to be acceptable, and the proposal is considered to comply with Policy CS13 of the West Berkshire Core Strategy 2006-2026, Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and the National Planning Policy Framework.

### **Trees**

- 6.39 Policy CS19 of the Core Strategy seeks to protect the existing landscape character. While the site is located within a commercial context the presence of existing trees around the site boundary are important to the character of the area. The application is supported by a Tree Survey and Tree Protection Plan and Arboricultural report. A landscape buffer plan also shows the extent of the developable area.
- 6.40 The proposals will require the removal of four Ash trees at the entrance to the site to allow for the access to be widened along with the removal of some low level screening comprising Blackthorn and single stem Ash. Two Alder trees will also be removed from around the existing pond. It is noteworthy that the existing pond is contaminated and therefore while there is a loss of trees on this part of the site the remodelling of the pond will bring additional ecological and environmental benefits. Finally a number of Alder trees will be removed from the periphery of a group of woodland trees in the south west of the site however the majority of this woodland area is retained and the loss of a limited number of trees in this location is accepted.
- 6.41 The proposals seek to retain all other boundary trees and those retained within and around the site will be managed for example through coppicing to promote regeneration. Additional landscaping will also be delivered however this is limited due to the remediation works necessary on site to contain the contamination which will largely see the site capped, thus significant infiltration should be limited. As a result of this large containers and planters have been introduced into the scheme to increase the amount of soft landscaping. Subject to the suggested conditions regarding tree protection and landscaping no objections are raised by the Tree Officer.

- 6.42 In conclusion the proposals are considered to comply with Policy CS19 of the West Berkshire Core Strategy 2006-2026 and the National Planning Policy Framework.

### ***Contamination***

- 6.43 The application site has historically been used for gravel extraction, with the quarry workings infilled in the 1970s after which the site was used as a banger racing track. These previous uses along with the uncontrolled release of solvents from the off-site industrial facility AWE have contributed to high levels of contamination on the site. A plume of solvent contaminated groundwater extends from AWE onto the application site and as such the Environment Agency has a longstanding history of being involved with on-site monitoring. The current condition of the site is such that while the plume is relatively contained and stable, deterioration of the surface cover over time is likely to leave to adverse effects in the future. The approach taken by the scheme is one of containment beneath a largely hard surfaced cap.
- 6.44 The application is supported by a series of reports outlining the issues currently experienced on site and the necessary remediation measures. The information submitted is considered acceptable and the industrial end use for this site is welcomed by Environmental Health Officers as a way of resolving and managing this ongoing concern. Conditions have been recommended by Environmental Health and the Environment Agency. Subject to compliance with these no objections are raised to the application.

### ***Ecology***

- 6.45 Policy CS17 of the West Berkshire Core Strategy 2006-2026 seeks to ensure that biodiversity assets across West Berkshire will be conserved and enhanced. In order to conserve and enhance the environmental capacity of the district, all new development should maximise opportunities to achieve net gains in biodiversity. The proposals will address the existing contamination issues associated with this site which itself will deliver direct benefits however this also presents a challenge in terms of the additional measures that can be secured.
- 6.46 For this reason a financial contribution of £60,000 has been secured to deliver environmental improvements off site. The Biodiversity Net Gain Calculator demonstrates that on site there will be a shortfall of credits. Overall the development will result in a loss of habitat units, with a post development score of 6.07 habitat units, resulting in a net change of -42.16% or 4.43 units. Due to the constraints of the site associated with the contamination revisions to the scheme have failed to deliver the necessary credits and as such it has been necessary to secure enhancements off site but within the local area in order to comply with Policy CS17. This contribution will be secured by way of a S106 legal agreement.
- 6.47 While the development will deliver a net loss of credits the proposals seek to retain the features of most interest to biodiversity namely the pond, woodland and boundary features. The scheme will also secure green walls and significant improvements will be made to the water quality of the existing pond. It is also important to recognise that the biodiversity metric does not take into consideration the installation of enhancement measures such as bat and bird boxes. A wildlife tunnel is also to be provided underneath the entrance road to link the pond to the north (of site) with the site landscaping to the south.
- 6.48 In conclusion, the measures combined (including the contribution to deliver off-site environmental improvements) will deliver an approximate 10% net gain in biodiversity. Giving consideration to the contaminated nature of the site at this time the scheme will

provide significant long term enhancement to biodiversity. As such the scheme accords with Policy CS17 of the West Berkshire Core Strategy 2006-2026 and the National Planning Policy Framework.

### ***Sustainable construction***

- 6.49 Policy CS15 of the West Berkshire Core Strategy 2006-2026 relates to sustainable construction and energy efficiency. The policy states that major new non-residential development will achieve a BREEAM Excellent. Given that the application is outline only and the detailed design of the buildings is unknown at this stage no BREEAM information has been provided at this stage. The applicant has, however, confirmed that they aim to achieve BREEAM Excellent and there is no other reason to conclude this requirement is not achievable for a commercial development of this nature and scale. As such a condition has been added accordingly, and so the proposal meets with Policy CS15 of the Core Strategy and the National Planning Policy Framework with regards to sustainable development and energy efficiency.

## **7. Planning Balance and Conclusion**

- 7.1 The principle of development accords with Policies ADPP1, ADPP6 and CS9 of the West Berkshire Core Strategy 2006-2026. No objections have been raised by the Highway Authority, and the proposed use is compatible with the neighbouring uses and the prevailing character of the area. It is considered that the development would deliver sustainable economic development that would complement the existing Protected Employment Area and accord with the statutory development plan. Whilst concern has been raised regarding additional traffic movements, the projected increase is not considered sufficient to warrant the refusal of planning permission. The development would also secure environmental benefits. The application is therefore recommended for approval subject to conditions and the completion of a Section 106 legal agreement.

## **8. Full Recommendation**

- 8.1 PROVIDED THAT a Section 106 Agreement has been completed by 6<sup>th</sup> September 2021 (or such longer period that may be authorised by the Head of Development and Planning, in consultation with the Chairman or Vice Chairman of the Eastern Area Planning Committee), to delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.
- 8.2 OR, if a Section 106 Agreement is not completed within this timescale, to REFUSE PLANNING PERMISSION for the reasons listed below.

### ***Conditions***

1. **Approval of reserved matters**

Details of the appearance, landscaping, layout and scale (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. The development shall be carried out in accordance with the approved details.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. **Time limit for reserved matters**

Applications for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. **Commencement of development (outline)**

The development hereby permitted shall take place not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4. **Approved plans/documents**

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

- Location Plan 4157/sk14;
- Development Exclusion Boundary Buffer Plan SK1001;
- Tree Survey and Impact Assessment by Keen Consultants;
- Ecological Assessment by Ecology Solutions ;
- Summary of Ecological Enhancements by Ecology Solutions ;
- Phase 1 Desk Study Lustre Consulting Limited;
- Exploratory Phase 2 Site Investigation by Lustre Consulting Limited March 2020;
- Controlled Waters Risk Assessment by Lustre Consulting Limited March 2020;
- Vapour Detailed Quantitative Risk Assessment (EH Sciences Limited on behalf of Lustre Consulting Limited, March 2020);
- Executive Summary for contamination studies by Lustre Consulting Limited;
- Contamination report Addendum, supporting letter from Lustre Consulting dated 22/07/2020;
- Attenuation Tanks Controlled Waters Assessment by YES Environment;
- Flood Risk Assessment by Lustre Consulting;
- Interim Travel Plan by DHA Planning;
- Tree Constraints Plan drawing number 1577-KC-XX-YTREE-TCP01 Rev 0;
- Tree Protection Plan drawing number 1577-KC-XX-YTREE-TPP01 Rev 0;
- Transport Statement by DHA Planning dated October 2020;
- Transport Statement Addendum by DHA Planning dated February 2021.

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

5. **Illustrative plans/documents**

The reserved matters shall be broadly in accordance with the following illustrative material:

Site Plan drawing 4157/sk26 Feb 2021;  
Proposed Unit 1 – 4 Elevations 4157/sk27a;  
Proposed Unit 5 – 8 Elevations 4157/sk28a;  
Proposed Unit 9 Elevations 4157/sk29a;  
Proposed Units 10 – 12 Elevations 4157/sk30;  
Proposed Unit 13 Elevations 4157/sk31;  
Proposed Units 14 – 16 Elevations 4157/sk32a;  
Proposed Units 17 – 22 Elevations 4157/sk33;  
Indicative Emergency Plan 4157/sk34;  
Outline Emergency Shelter/Evacuation Plan September 2020.

Reason: The above plans have informed the decision making process and should provide a basis for future reserved matters details.

**6. Ground levels and finished floor levels**

No development shall take place until details of existing and proposed ground levels, and finished floor levels of the buildings, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. These details are required before development commenced because insufficient information accompanies the application, and the agreed details will affect early construction activities. This condition is applied in accordance with the NPPF, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD (June 2006). A pre-commencement condition is required as these will effect early ground works.

**7. Contaminated land (investigation and remediation)**

No development shall take place until a scheme to deal with contamination at the site has been submitted to and approved in writing by the Local Planning Authority (LPA). The above scheme shall:

- (a) Include an investigation and risk assessment. A report of the findings shall: identify the nature and extent of any contamination on the site (irrespective of its origin); include an assessment of the potential risks to human health, property, and the environment; and include an appraisal of remedial options, and proposal of preferred option(s).
- (b) Include a remediation scheme which ensures that, after remediation, as a minimum, the land shall not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.
- (c) Include a monitoring and maintenance scheme to ensure the long-term effectiveness of the proposed remediation, and the provision of reports on the same that shall be submitted to and approved in writing by the LPA.
- (d) Be prepared by a competent person (a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation), and conducted in accordance with current best practice.

Thereafter, any approved remediation scheme and/or monitoring and maintenance measures shall be carried out in accordance with the approved details. Two weeks written notice shall be given to the LPA prior to the commencement of any remediation scheme.

If any previously unidentified land contamination is found during the carrying out of the development, it shall be reported immediately in writing to the LPA. Appropriate investigation and risk assessment shall be undertaken, and any necessary remediation measures shall be submitted and approved in writing by the LPA. Thereafter, any remediation measures shall be carried out in accordance with the approved details.

The development shall not be occupied until all approved remediation measures have been completed and a verification report to demonstrate the effectiveness of the remediation has been submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters,

property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is applied in accordance with the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required to ensure that adequate investigation and a suitable remediation and/or monitoring is agreed before it may be implemented throughout the demolition and/or construction phase.

**8. No infiltration of surface water to the ground**

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reasons: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with the National Planning Policy Framework. To protect nearby receptors such as the fishing lakes from potential contamination from the underlying solvent plume.

**9. Piling**

Piling using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reasons: To protect groundwater quality and ensure that the proposed piling does not harm groundwater resources in line with the National Planning Policy Framework and Position Statement of the 'The Environment Agency's approach to groundwater protection'.

**10. Construction method statement**

No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall include measures for:

- (a) A site set-up plan during the works;
- (b) Parking of vehicles of site operatives and visitors;
- (c) Loading and unloading of plant and materials;
- (d) Storage of plant and materials used in constructing the development;
- (e) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing;
- (f) Temporary access arrangements to the site, and any temporary hard-standing;
- (g) Wheel washing facilities;
- (h) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction;
- (i) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- (j) Hours of construction and demolition work;
- (k) Hours of deliveries and preferred haulage routes;
- (l) A site set-up plan during the works

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition

is required because the CMS must be adhered to during all demolition and construction operations.

**11. Hours of work**

No demolition or construction works shall take place outside the following hours, unless otherwise agreed in writing by the Local Planning Authority:

7:30am to 6:00pm Mondays to Fridays;

8:30am to 1:00pm Saturdays;

No work shall be carried out at any time on Sundays or Bank Holidays.

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

**12. External lighting**

No external lighting shall be installed until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall identify those areas/features on site that are particularly ecologically sensitive and the strategy shall include a plan to show the location of the lighting, isolux contour diagrams and specifications for all lighting. The external lighting shall thereafter be installed in accordance with the approved details prior to the occupation of any of the buildings.

Reason: To protect the amenity of neighbouring sites in accordance with Policy CS14 of the West Berkshire Core Strategy 2006-2026.

**13. Travel Plan**

The units hereby approved shall not be occupied until an amended Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall thereafter be implemented in accordance with the implementation programme set out within the approved plan. It shall be reviewed (and updated if necessary) within 6 months of first implementation. After that the Travel Plan shall be annually reviewed and updated and all reasonable practicable steps made to achieve the agreed targets and measures within the timescales set out in the plan and any subsequent revisions.

Reason: To ensure the development reduces reliance on private motor vehicles and provides the appropriate level of vehicle parking. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Supplementary Planning Document Quality Design (June 2006).

**14. Landscape**

No unit shall be first occupied until a detailed soft landscaping scheme, to include details of the structural plants in the planters and containers has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information. All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme within the first planting season following completion of building operations / first occupation of the new buildings (whichever occurs first). Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.

Note: As part of the landscaping it is recommended that the Leylandii trees of Group G10 are removed. They are likely to continue to grow and therefore concern is held for their future retention being close to Unit 5. The Council's tree officer would like to see them replaced with Fastigate Scots Pine (sometimes called Sentinel Pine – *Pinus sylvestris fastigiata*) which will reach a maximum height of 8-12m and reflect the local heathland ecology as well as helping the biodiversity of the site.

**15. Tree protection**

Protective fencing shall be implemented and retained intact for the duration of the development in accordance with the tree and landscape protection scheme identified on approved drawing *Keen Consultants Tree Protection Plan 1577-KC-XX-YTREE-TPP01 Rev0 dated Feb 2021*. Within the fenced areas there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

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

**16. BREEAM**

The development hereby permitted shall achieve a rating of "Excellent" under BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme). The development shall not be first occupied until a final certificate has been issued certifying that this rating has been achieved, and a copy of the certificate has been provided to the Local Planning Authority.

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

**17. Emergency Plan for Construction Phase**

No development shall take place until a comprehensive Emergency Plan has been submitted to and approved in writing by the Local Planning Authority in relation to the construction phase of the development. Thereafter the measures set out in the approved Emergency Plan shall be implemented in full for the duration of the construction process.

Reason: In order to ensure protection of the construction staff should there be a radiation emergency at AWE Aldermaston in accordance with Policy CS8 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required as it is essential the approved strategy is in place at the time works commence and measures may need to be put into place prior to works starting on site.

**18. Outline Emergency Plan**

No development shall take place until an outline Emergency Plan for the whole site has been submitted to and approved in writing by the Local Planning Authority. The plan shall be based on the draft submitted with this application however it must also provide the following:

- (a) Confirmation as to the construction of each of the units – in order to assess they will be able to provide adequate sheltering conditions.



- (b) Confirmation that a live telephone landline would be available in each of the units.
- (c) More details as to what would be needed to happen in each of the units by way of the 'basic' actions.
- (d) More detail in relation to how a controlled immediate evacuation or a controlled release after shelter would be undertaken and where an agreed location for everyone to go to would be. The site is on a major road and one which would be used by the emergency services as a result any evacuation must not impact on the responding vehicles.
- (e) Confirmation in the emergency plan that all the equipment referred to will be available such as bedding, masks, food etc for each unit.
- (f) Whilst it is noted that there is often 85% daily occupancy of the maximum numbers of employees this does not take account of visitors to the units who would also need to be accommodated therefore the sheltering capacity should take account of this. In addition the layouts of each unit must allow for sheltering the maximum occupancy with no requirement for anyone to go outside to get shelter in another unit.
- (g) More detail is necessary in relation to the coordination of the response across all unit.
- (h) More detail is necessary in relation to training and exercising of the plan(s).
- (i) More detail in the plan should be added in relation to recovery.

An outline Emergency Plan means that normally only the final contact details and names are not completed.

Thereafter the development shall be carried out and operated in accordance with the approved details.

Reason: In order to ensure that the development will not have an impact on the AWE Off-Site Plan and therefore to protect employees and the emergency response team should there be a radiation emergency at AWE Aldermaston in accordance with Policy CS8 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required as it is essential to the future use of the site that acceptable measures can be put in place.

#### 19. **Comprehensive Emergency Plan for the site and individual units**

No individual unit shall be occupied until a comprehensive Emergency Plan for the site and that particular unit has been submitted to and approved in writing by the Local Planning Authority.

Upon occupation of the respective unit the approved measures within the Emergency Plans shall be implemented in full, shall be kept up-to-date by the unit operator and the site management/owners. Thereafter, the plans should be reviewed and amended as necessary and at least annually. The Local Planning Authority may at any time require the amendment of either/both plan(s) by giving notice pursuant to this condition. The Local Planning Authority may at any time require a copy of the then current Emergency Plan for the site which shall be submitted to the Local Planning Authority within 1 month of notice being given.

Reason: In order to ensure that the development as a whole and the individual units have integrated emergency plans in place in order to ensure that the application site as a whole will ensure a coordinated response with the site management and individual units such that the site as a whole will not have an impact on the AWE Off-Site Plan and will mitigate the risk to those people on the site in accordance with Policy CS8 of the West Berkshire Core Strategy 2006-2026.

#### 20. **Thames Water**

No building shall be occupied until confirmation has been provided that either:

- (a) All water network upgrades required to accommodate the additional flows to serve the development have been completed; or
- (b) A development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development

## 21. **Landscape and Ecological Management Plan (LEMP)**

No development shall commence until a Landscape and Ecological Management Plan (LEMP) (also referred to as a Habitat or Biodiversity Management Plan) has been submitted in accordance with the Summary of Ecological Enhancements Version 21.06.21 and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:

- (a) Description and evaluation of features to be managed to include hard and soft infrastructure, boundary treatments and habitat enhancement and protection measures.
- (b) Ecological trends and constraints on site that might influence management.
- (c) Aims and objectives of management.
- (d) Appropriate management options for achieving aims and objectives.
- (e) Prescriptions for management actions.
- (f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- (g) Details of the body or organization responsible for implementation of the plan.
- (h) Ongoing monitoring and remedial measures. Measures should be monitored in years 1, 3, 5, 10, 15, 20, 25 and 30.
- (i) A phasing plan including green phasing so habitats are protected and enhanced in the best way possible and to allow for the planting to become well established before handover to any managing agent.

The LEMP shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: A pre-commencement condition is required because the LEMP may need to be implemented during construction. This condition is required to ensure biodiversity enhancements are incorporated into the development in accordance with the National Planning Policy Framework and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

## 22. **Construction Environmental Management Plan (CEMP)**

No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- (a) Risk assessment of potentially damaging construction activities.
- (b) Identification of “biodiversity protection zones”.
- (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- (d) The location and timing of sensitive works to avoid harm to biodiversity features.
- (e) The times during construction when specialist ecologists need to be present on site to oversee works.
- (f) Responsible persons and lines of communication.
- (g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- (h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: A pre-commencement condition is required because the CEMP will need to be adhered to throughout construction. This condition is required to ensure biodiversity enhancements are incorporated into the development in accordance with the National Planning Policy Framework and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

**23. Time limit on development before further surveys are required**

If the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 3 years from the date of the planning permission, the approved ecological measures secured through Conditions 24 and 25 shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to (i) establish if there have been any changes in the presence and/or abundance of protected and (ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

**IMPORTANT:** If any protected species are identified in the new surveys that were not previously known to be on site, and are likely to be harmed by the development, then a protected species licence might be required before works can commence. Advice should be sought from Natural England and/or a suitably qualified ecologist.

Reason: A pre-condition is required because the impacts on species will need to be managed during the construction process. This condition is required to ensure biodiversity enhancements are incorporated into the development in accordance with the National Planning Policy Framework and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

**24. Electric vehicle charging points**

The units hereby approved shall not be occupied until details of the electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. Each unit shall not be occupied until the electric vehicle charging points for that unit have been provided in accordance with the approved drawings. The charging points shall thereafter be retained and kept available for the potential use of an electric car.

Reason: To promote the use of electric vehicle. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

**25. Visibility splays before development**

No development shall take place until visibility splays of 2.4 metres by 89.0 metres to the north and 2.4 x 98.0 metres to the south have been provided at the access in accordance with drawing 14592-H-01 submitted on October 29<sup>th</sup> 2020. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.

Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy 2006-2026.

**26. Access construction before development**

As a first development operation, the vehicular, pedestrian/cycle access and associated engineering operations shall be constructed to wearing course with the area within the junction radii completed with a tarmac surface in accordance with the approved drawing 14592-H-01 submitted on October 29<sup>th</sup> 2020. The access shall be constructed via Section 278 of the Highways Act 1980 or any other appropriate mechanism. No business unit shall be occupied until the access works have been completed in accordance with drawing 14592-H-01 submitted on October 29<sup>th</sup> 2020.

Reason: To ensure that the access into the site are constructed before the approved buildings in the interest of highway safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

**27. Vehicle parking provided to standards**

The units hereby approved shall not be occupied until details of the vehicle parking and turning space/areas have been submitted to and approved in writing by the Local Planning Authority. Such details shall show how the parking spaces are to be surfaced and marked out. The use shall not commence until the vehicle parking and turning spaces/areas for that unit have been provided in accordance with the approved details. The parking and/or turning space for each unit and any communal spaces shall thereafter be kept available for parking serving the development at all times.

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

**28. Cycle storage**

No development shall take place until details of the cycle parking and storage space have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the cycle parking and storage space

has been provided in accordance with the approved details and retained for this purpose at all times.

Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

**29. Drainage:**

No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details before the development is occupied.

These details shall:

- a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards, particularly the WBC SuDS Supplementary Planning Document December 2018 which seeks to maximise the use of 'green SuDS' within a development;
- b) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse at no greater than Greenfield run-off rates;
- c) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- d) Include run-off calculations, discharge rates and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;
- e) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- f) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines;
- g) Include a management and maintenance plan for the lifetime of the development. This plan shall incorporate arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a management company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime;
- h) Include a Contamination Risk Assessment for the soil and water environment (assessing the risk of contamination to groundwater, develop any control requirements and a remediation strategy);
- i) Include measures with reference to Environmental issues which protect or enhance the ground water quality and provide new habitats where possible;
- j) Apply for an Ordinary Watercourse Consent in case of surface water discharge into a watercourse (i.e stream, ditch etc);
- k) Show that attenuation storage measures have a 300mm freeboard above maximum design water level. Surface conveyance features must have a 150mm freeboard above maximum design water level;
- l) Include with any design calculations an allowance for an additional 10% increase of paved areas over the lifetime of the development;
- m) Provide details of catchments and flows discharging into and across the site and how these flows will be managed and routed through the development and where the flows exit the site both pre-development and post-development must be provided;
- n) Provide details of how surface water will be managed and contained within the site during any construction works to prevent silt migration and pollution of watercourses, highway drainage and land either on or adjacent to the site;

- o) Provide a post-construction verification report carried out by a qualified drainage engineer demonstrating that the drainage system has been constructed as per the approved scheme (or detail any minor variations thereof), to be submitted to and approved by the Local Planning Authority on completion of construction. This shall include : plans and details of any key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS measures thereafter;
- p) Provide details of how the existing culvert linking A340 with the existing on-site pond will be replaced and improved;
- q) Provide details of how the existing on-site pond will be improved both in terms of water quality (and where possible, quantity) and for habitat and biodiversity;
- r) Provide details of how the periphery of the site will be re-naturalised and enhanced to improve appearance and ecology of the site;
- s) Provide details to show how the development will prevent surface water from entering into the existing contaminated groundwater on site;
- t) Show how the built area of the development will encourage surface water runoff to be slowed down and cleaned through pervious paving and porous sub-base. SuDS measures such as tree pits will be provided throughout the site.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (June 2006) and SuDS Supplementary Planning Document (Dec 2018). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

### ***Heads of Terms for Section 106 Agreement***

- 1. **Biodiversity net gain credits off site**  
A contribution of £60,000 to secure off site credits to enhance biodiversity in accordance with Policy CS17 of the West Berkshire Core Strategy 2006-2026.

### ***Refusal Reasons (if Section 106 Agreement not completed)***

- 1. **Planning obligation**  
The application fails to provide an appropriate planning obligation for a financial contribution to secure off-site credits to enhance biodiversity. The application is therefore contrary to the National Planning Policy Framework, Policy CS17 of the West Berkshire Core Strategy 2006-2026, and the Council's adopted Planning Obligations SPD.

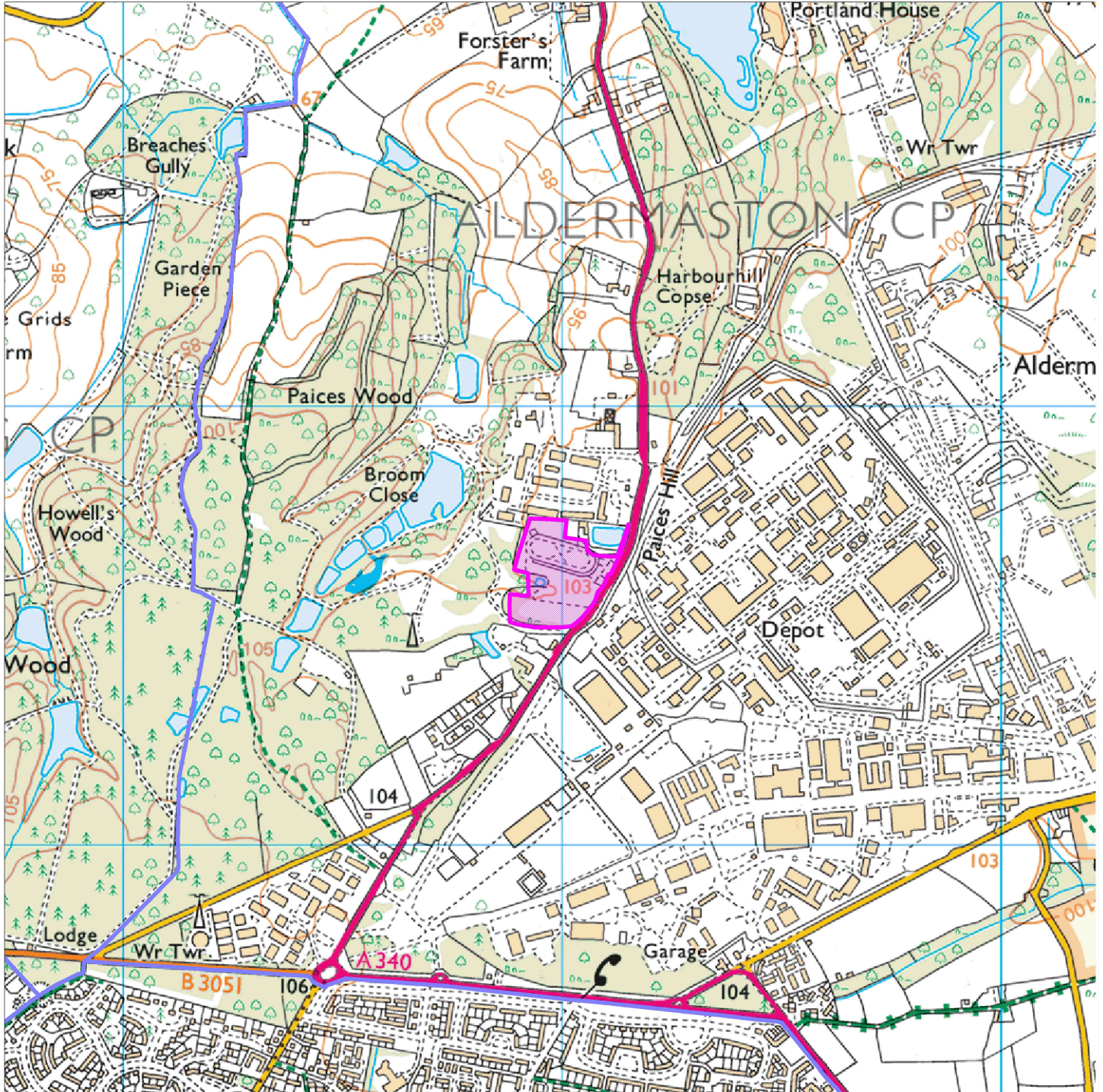
## **Informatives**

1. 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. The local planning authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area.
2. The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at [www.westberks.gov.uk/cil](http://www.westberks.gov.uk/cil)
3. The Asset Management team, West Berkshire District Council, Environment Department, Council Offices, Market Street, Newbury, RG14 5LD, or [highwaysassetmanagement@westberks.gov.uk](mailto:highwaysassetmanagement@westberks.gov.uk) should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks' notice, to obtain details of underground services on the applicant's behalf.
4. The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.
5. The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
6. Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Principal Engineer (Streetworks), West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 503233, before any development is commenced.

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Blacks Lake Track Racing, Blacks Lake, Paices Hill, Aldermaston, RG7 4PG



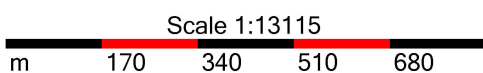
Map Centre Coordinates :

Scale : 1:13114

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<b>Organisation</b>	West Berkshire Council
<b>Department</b>	
<b>Comments</b>	Not Set
<b>Date</b>	21 July 2021
<b>SLA Number</b>	0100024151



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# Agenda Item 4.(2)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	21/01086/COMIND Thatcham	21 <sup>st</sup> July 2021 <sup>1</sup>	Change of use from Class E(g) (i), E(f) and E(e) to F1(a) for a special educational needs school and associated works  The Grange Nursery, 18-21 Church Gate, Thatcham, RG19 3PN  Phoenix Childcare Limited

<sup>1</sup> Extension of time agreed with applicant until 6<sup>th</sup> August 2021

To view the plans and drawings relating to this application click the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01086/COMIND>

**Recommendation Summary:** Delegate to the Head of Development and Planning to grant planning permission subject to conditions.

**Ward Members:** Councillors Nassar Hunt and Owen Jeffery

**Reason for Committee Determination:** More than 10 letters of objection

**Committee Site Visit:** 28<sup>th</sup> July 2021

## Contact Officer Details

**Name:** Emma Nutchey  
**Job Title:** Principal Planning Officer  
**Tel No:** 01635 519111  
**Email:** Emma.Nutchey@westberks.gov.uk

## 1. Introduction

- 1.1 This application seeks planning permission for the change of use of buildings currently used as a children's day nursery, physiotherapist's clinic and offices to provide a school for children with special educational needs.
- 1.2 The principal buildings within the application site comprise:
- The Mews - existing offices (Class E) fronting onto Church Gate;
  - The Grange - Grade II listed building to the south of the Mews currently occupied by Bright Horizons Day Nursery;
  - The Lodge - contemporary building to the south-west of the site occupied by Bight Horizons;
  - The Atrium - contemporary building to the south east of the site occupied by a physiotherapists and wellbeing centre.
- 1.3 The proposal will bring the site into a single use. The school will accommodate up to 60 pupils and 25 members of staff.
- 1.4 No works are proposed to the listed buildings as part of this application. A separate application will be submitted in due course for works to renovate the property.
- 1.5 Works are however proposed to The Lodge and The Mews as part of this application. These works seek to replace an external door at The Lodge and extend an existing mezzanine floor thus increasing the floor area by 44sqm. These buildings are curtilage listed and as such the applicant will also submit a listed building application in this regard.
- 1.6 The proposal seeks to utilise the existing access into the site. Much of the open space within the site is laid as hardstanding and currently provides 67 car parking spaces. The proposal seeks to retain this and reconfigure the parking to provide 62 spaces. There is also an existing children's play area and associated mature planting and green space which will be retained.

## 2. Planning History

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

Application	Proposal	Decision / Date
90/37028/LBC	Demolition and rebuilding of the west wing of The Grange for office use following the grant of planning permission in 1985 for the building to be used for offices.	Approved 19 <sup>th</sup> August 1991
11/01331/FUL	Change of use from B1 offices to D1 day nursery.	Approved 10 <sup>th</sup> October 2011

15/02580/FUL	Change of use of the Atrium from B1 offices to D1 children's day nursery to allow for the expansion of the existing day nursery.	Approved 7 <sup>th</sup> December 2015
15/00835/FUL	Change of use from existing B1(a) offices to a multidisciplinary mind, body, clinical and education centre and erection of shed and associated works.	Approved 22 <sup>nd</sup> May 2015

### 3. Procedural Matters

- 3.1 **EIA:** 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 **Publicity:** Two site notices were displayed on 19th May 2021 at the entrance to the site. These expired on the 10th June 2021. A further notice was displayed on the 9th June 2021 advertising the setting of the listed buildings. This was displayed in the same location and the deadline for representations expired on 30th June 2021. A public notice was displayed in the Newbury Weekly News on 20th May 2021.
- 3.3 **CIL:** 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. The proposed development is not CIL liable.

### 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.

<b>Thatcham Town Council:</b>	No objection
<b>Highways (WBC):</b>	No objection subject to conditions
<b>Conservation (WBC):</b>	No objection
<b>Environmental Health (WBC):</b>	No objection
<b>Archaeology (WBC):</b>	No objection

<b>Lead Local Flood Authority (WBC):</b>	No objection
<b>Trees (WBC):</b>	No objection

### ***Public representations***

4.2 Representations have been received from 98 contributors, 2 of which are ambivalent and 96 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:

- Concern for the loss of the existing physiotherapy practice and wellbeing clinic which provides Pilates, Reflexology, Podiatry, Nutrition, Sports Rehab, Teacher Training School and Women's Health and currently operates from The Atrium. The practice provides a locally valuable facility supporting the NHS and provides first class facilities. The facility is a local family run business with local employees and the loss of building will potentially result in job losses.
- Concern for increase in traffic and capacity of the roads to accommodate 25 staff and 60 children.
- Request for an hours of work condition during any building works.
- Request the removal of existing external lighting from the building which are unneighbourly.
- The Grange area is a valued dark-zone within the town and this should be retained. Request for a new lighting strategy.
- Concerns for noise from the proposed use.
- Comments seek retention of the Atrium and conversion of the rest of the site only.

## **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, ADPP3, CS5, CS13, CS14, CS16, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies OVS5, OVS6, 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)

## 6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Impact on the character and appearance of the area and the setting of a listed building
- Impact on neighbouring amenity
- Highways matters
- Flooding and drainage
- Ecology

### *Principle of development*

- 6.2 The [National Planning Policy Framework](#) (NPPF) was revised on 20 July 2021, replacing previous NPPF published in February 2019. It sets out the government's planning policies for England and how they are expected to be applied. References to the NPPF relate to the latest revision unless otherwise stated.
- 6.3 The application site is located within the settlement boundary of Thatcham. Thatcham is defined within Policy ADPP1 as an urban area and is therefore the focus for new development. The site is sustainably located within walking distance of the town centre and is served by a network of good transport links. The site is readily accessible to a large population and Policies ADPP1, ADPP3 and CS5 support the principle of the proposed use.
- 6.4 A large number of objections have been raised by local residents due to loss of the existing physiotherapists and wellbeing centre from the site should planning permission be granted. The potential loss of the wellbeing centre is disappointing as the level of objection received by the Council demonstrates much local support for this existing facility. The loss of a valued existing use weighs against granting planning permission; however there is no specific policy to support its protection in this location. While the National Planning Policy Framework seeks to promote economic and social development the proposed new use will similarly meet with this objective.
- 6.5 The West Berkshire Special Educational Needs Strategy 2018-2023 establishes a strategy to support children and young people with special educational needs from birth to adulthood. South Thatcham is one area within West Berkshire with a high young population, 15%-16% of the population are aged 0-9 years old. The number of children with Special Educational Needs support has risen since 2017. There is a high level of pressure for places in the existing local special schools and an increasing number of children transferring to non-West Berkshire schools. Additional local provision is required to enable more children to be educated within their own community and this application seeks to help address this need.
- 6.6 According to paragraph 95 of the NPPF, it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

- 6.7 In the absence of any specific policy to retain the current physiotherapy use within the site the loss of this use carries relatively less weight in the decision making process than the great weight that should be given to the creation of new schools. The Council have a duty to assess the application that is presented to them and in this case the proposals comply with the principles of Policies ADPP1, ADPP3 and CS5. The new use will also derive a number of economic and social benefits to help meet a local need and this weighs in favour of the scheme. As such the principle of the change of use is considered to be acceptable.
- 6.8 The site is also within a conservation area and is occupied by The Grange a Grade II listed building. The Lodge and The Mews are considered to be curtilage listed due to their age. The impacts of the proposals in this regard are discussed in detail below.

### ***Character and appearance of the area and the setting of a listed building***

- 6.9 The Government attaches great importance to the design of the built environment. Core Strategy Policy CS14 states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. Policy CS19 states that particular regard will be given to (a) the sensitivity of the area to change, (b) ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character, and (c) the conservation and, where appropriate, enhancement of heritage assets and their settings (including listed buildings and conservation areas).
- 6.10 The application site is located within a historic part of the town and is within a conservation area. The site comprises a Grade II listed building and others which are curtilage listed. The application is supported by a Heritage Statement in accordance with the requirements of the National Planning Policy Framework. The works proposed, with the exception of a new external door to The Lodge, are internal. These works are not considered to impact on the character or appearance of the buildings or on their historic value.
- 6.11 No objections have been raised by the Conservation Officer or Archaeologist. The new educational use for the site requires minimal external changes and as such the use will have very limited impact on the character or historical significance of the site and the wider conservation area. A materials condition to cover the external works has not been included in this case as these works will be covered by the forthcoming listed building application.
- 6.12 In conclusion the proposal complies with policy CS14 and CS19 of the West Berkshire Core Strategy and the guidance within the National Planning Policy Framework with respect to design and the impact on the historic environment.

### ***Impact on neighbouring amenity***

- 6.13 Core Strategy Policy CS14 states that new development must make a positive contribution to the quality of life in West Berkshire. Securing a good standard of amenity for all existing and future occupants of land is a key material planning consideration.
- 6.14 The application is supported by a noise assessment by ACCON Noise Consultants which assessed the proposed school as both a noise sensitive use and a noise generating use. Noise measurements were carried out over a 24 hour period in March 2021 and the results were adjusted to take account of the lower traffic levels associated with the COVID -19 lockdown restrictions in place at the time of the survey. With regards to the noise generated by the proposed use, this was modelled with reference to a case study of a larger school facility of 150-200 children. It concludes that in the worst case



scenario receptors would be around 35-45dB and therefore below the 50dB criteria for external noise levels as identified in BS 8233. Environmental Health Officers have confirmed findings that the use of the site as a school would not have a significant impact on adjacent neighbouring properties.

- 6.15 It is also recognised that the proposed school use will operate at a much more restricted level in terms of hours of use when compared to the existing uses on the site. The existing day nursery has no limitations on its hours of operation but typically operated throughout the year Monday-Friday 7:30am to 6pm. The proposed school would open from 8:30am-3:30pm Monday-Friday and be closed at the weekends and school holidays. Schools operate some 38 weeks of the year as opposed to the 52 weeks a year operation of day nurseries.
- 6.16 While concerns have been raised by some residents for the potential noise impacts arising from the new use the information submitted demonstrates that the impacts are within acceptable limits and the hours of use of the site and number of children will be reduced when compared to the former nursery.
- 6.17 A number of concerns have been raised by residents for the impacts of the existing external lighting within the site. This is an existing issue which cannot be managed through the application however the applicant has confirmed that the lighting will be investigated. A condition to agree details of any new external lighting with the Council prior to its installation has also been agreed with the applicant.
- 6.18 In conclusion the proposed use is not considered to have any significant adverse impact on the amenity of neighbouring properties and as such the proposal complies with Policy CS14 of the Core Strategy and the guidance within the National Planning Policy Framework.

### ***Highways***

- 6.19 In accordance with Core Strategy Policy CS13, development that generates a traffic impact will be required to reduce the need to travel, improve and promote opportunities for healthy and safe travel, improve travel choice and facilitate sustainable travel, and mitigate the impact on the local transport network. The main transport and highway issues relating to this application are traffic generation, sustainable travel, site access, parking and cycle parking.
- 6.20 The traffic generated by the proposal is considered to be at an appropriate level for the accessibility of the site and the close proximity to the town centre, bus routes and railway station are such that there is a reasonable availability of travel choices.
- 6.21 The former children's nursery at the site accommodated 150 children and 17 staff members. The proposed school would cater for circa 60 pupils and up to 25 members of staff.
- 6.22 The Transport Statement (TS) notes that there have been no recorded accidents 100 meters either side of the site access over the last 10 years using Personal Injury Data from Crashmap. Although Crashmap is not generally accepted by the Local Highway Authority, in his case as the development is anticipated to reduce the number of vehicular trips at the access it is reasonable that no further analysis of Personal Injury Data is required.
- 6.23 As part of the proposals the access into the site will remain unchanged. The main site entrance is to the north of the site from Church Gate. The road known as Church Gate is subject to a 20mph speed limit with regular speed cushions acting as traffic calming

measures. The visibility splays at the access are acceptable, and as such the access is considered acceptable.

- 6.24 The trip generation estimate for the children's nursery (150 pupil and 17 staff) has been estimated based on assumption that 1 or 1.25 children arrive per vehicle. This would lead to around 192 arriving and departing in the morning peak and 192 arriving and departing in the evening peak. There could also be 17 car trips each way associated with staff which leads to up to around 418 two way vehicular trips. The two way trips may be more when allowing for visitors and servicing vehicles.
- 6.25 The proposed SEN school (60 pupils and 25 staff) has been estimated as 120 two way trips for the pupil and 50 two way trips for the staff resulting in 170 two way trips from the site. The two way trips may be more when allowing for visitors and servicing vehicles.
- 6.26 The Transport Statement submitted with the application states that the lower numbers of children associated with the proposed land use is likely to reduce the number of car trips associated with the site. This is accepted by the Highways Authority.
- 6.27 The Transport Statement outlines that the existing internal site layout holds 66 car parking spaces with one motorcycling parking space equalling 67 spaces in total. The proposed number of car parking spaces is 62 which is a net reduction of 5.
- 6.28 The change of use for the proposed development and associated parking will be implemented in 2 phases:
- a) Phase 1: change of use of The Grange and The Lodge including the associated 45 car parking spaces (40 spaces after the car parking space reduction)
  - b) Phase 2: change of use of The Mews and The Atrium and associated car parking spaces
- 6.29 During phase 1 the 40 spaces will accommodate up to 25 staff parking, 5 pick-up/drop-off spaces and 10 for visitors and additional drop-offs/pick-ups. Once the remaining 22 spaces from phase 2 are in use they are to provide additional visitor and drop-off/pick-up spaces.
- 6.30 The TS states that the 62 parking spaces are able to accommodate a worst case scenario of 85 vehicles during peak hours and would prevent any overspill parking on Church Gate. The parking proposals are considered to be acceptable.
- 6.31 Reference is made to the provision of cycle parking however it has not been identified on a plan. Given the phased implementation of the scheme a condition has been attached requiring the submission of a phased parking plan showing both vehicular parking and cycle parking to be submitted before the change of use is implemented.
- 6.32 With regards to refuse collection. This will be managed by a private company and collections will take place outside of school opening hours. The proposed arrangements are considered acceptable.
- 6.33 The applicant is required to deliver at least one electric vehicle charging point as part of the application. This will be secured by condition.
- 6.34 In conclusion the proposed change of use can be suitably accommodated within the site without any adverse impact on the road network. The proposal provides for the necessary vehicle and cycle parking and as such no objections are raised. The proposal complies with Policy CS13 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.

### ***Flooding and drainage***

- 6.35 The site is located within Flood Zone 1. The proposal does not seek to increase the amount of hard standing within the site or increase the amount of built form. As such no objections are raised with regards to drainage and the proposal is considered to comply with Policy CS16 of the West Berkshire Core Strategy 2006-2026.

### ***Ecology***

- 6.36 Policy CS17 seeks to ensure habitats are protected and that species of principal importance are protected. The application is supported by a stage 1 bat survey which was undertaken in February 2021. The stage 1 survey recorded evidence of bats in The Grange, indicating it has a high potential to support roosting bats. All other buildings also have the potential to support roosting bats. The physical works to the buildings required to facilitate the change of use as proposed under this application include the extension of an existing mezzanine floor and a replacement external door within The Lodge. These works are minimal and do not require any works to the roof spaces of the buildings. The proposed use would also not have any impact on any bat roosts or potential bat roosts and therefore no further action is required at this stage. In conclusion the proposal complies with Policy CS17 of the West Berkshire Core Strategy 2006-2026.

## **7. Planning Balance and Conclusion**

- 7.1 The proposed change of use of the site to a school for children with special educational needs aligns with Policies ADPP1, ADPP3 and CS5 of the West Berkshire Core Strategy 2006-2026 which seek to direct such uses to urban areas which are supported by good infrastructure and accessible to the population at large. The NPPF states that great weight should be given to the need to create schools. The proposed use is comparable in nature to the existing day nursery and would result in a lower intensity use with pupil capacity being reduced from 150 to 60. Consultations with statutory consultees also demonstrate that there are no technical objections to the scheme.
- 7.2 Whilst there is policy support for the proposal it is recognised that the scheme has generated a high level of public objection due to the loss of the physiotherapy and wellbeing clinic that currently operates from the site. The objection letters have been read and the loss of this facility, which is well supported within the local area, is disappointing as the letters of support demonstrate that this meets with an existing social need. However the proposed school for those with special educational needs will also meet with a different identified need as set out in West Berkshire's SEND Strategy. This recognises a need for additional specialist school spaces in the district.
- 7.3 The proposal as presented accords with the policies within the West Berkshire Core Strategy 2006-2026 and is supported by the social objectives set out in the National Planning Policy Framework. While the loss of the physiotherapy and wellbeing clinic from the site weighs against the proposal, it is considered that this can be given relatively limited weight in the planning balance. In conclusion the proposal 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:

Existing and proposed Site Plans drawing 1034/PL02H;  
The Lodge Proposed Ground Floor Plan drawing 1034/PL15D;  
The Lodge Proposed First Floor Plan drawing 1034/PL16G;  
The Lodge Proposed Elevations drawing 1034/PL17C;  
The Grange Proposed Basement Plan drawing 1034/PL20C;  
The Grange Proposed Ground Floor Plan drawing 1034/PL21C;  
The Grange Proposed First Floor Plan 1 drawing 1034/PL22D;  
The Grange Proposed First Floor Plan 2 drawing 1034/PL23D;  
The Grange Proposed Second Floor Plan drawing 1034/PL24C;  
The Grange Proposed Elevations Sheet 1 drawing 1034/PL25C;  
The Grange Proposed Elevations Sheet 2 drawing 1034/PL26C;  
The Mews Proposed Floor Plan drawing 1034/PL31;  
The Mews Proposed Elevations drawing 1034/PL32;  
The Atrium Proposed Floor Plan drawing 1034/PL33;  
The Atrium Proposed Elevations drawing 1034/PL34;  
Proposed Garden Room Elevations drawing 1034/PL19C;  
Proposed Garden Room Floor Plan drawing 1034/PL18D.

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

### **3. External lighting**

No external lighting shall be installed until an external lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall show the location and type of lighting to be used. No external lighting shall be installed except in accordance with the above strategy.

Reason: To protect the amenity of neighbouring properties in accordance with Policy CS14 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.

### **4. Cycle and vehicular parking**

The use hereby approved (school for children with special educational needs) shall not commence until a phasing plan showing vehicular and cycle parking has been submitted to and approved in writing by the Local Planning Authority. The cycle and vehicle parking shall thereafter be provided and thereafter kept available for vehicle and cycle parking in accordance with the approved details.

Reason: To ensure the provision of suitable vehicular parking within the site and prevent any overflow impacts on Church Gate and to ensure suitable cycle parking facilities are provided in order to encourage the use of cycles and reduce reliance on private motor vehicles. This condition is applied in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy 2006-2026 and the Council's Cycle and Motorcycle Advice and Standards for New Development (November 2014).

6. **Electric vehicle charging spaces**

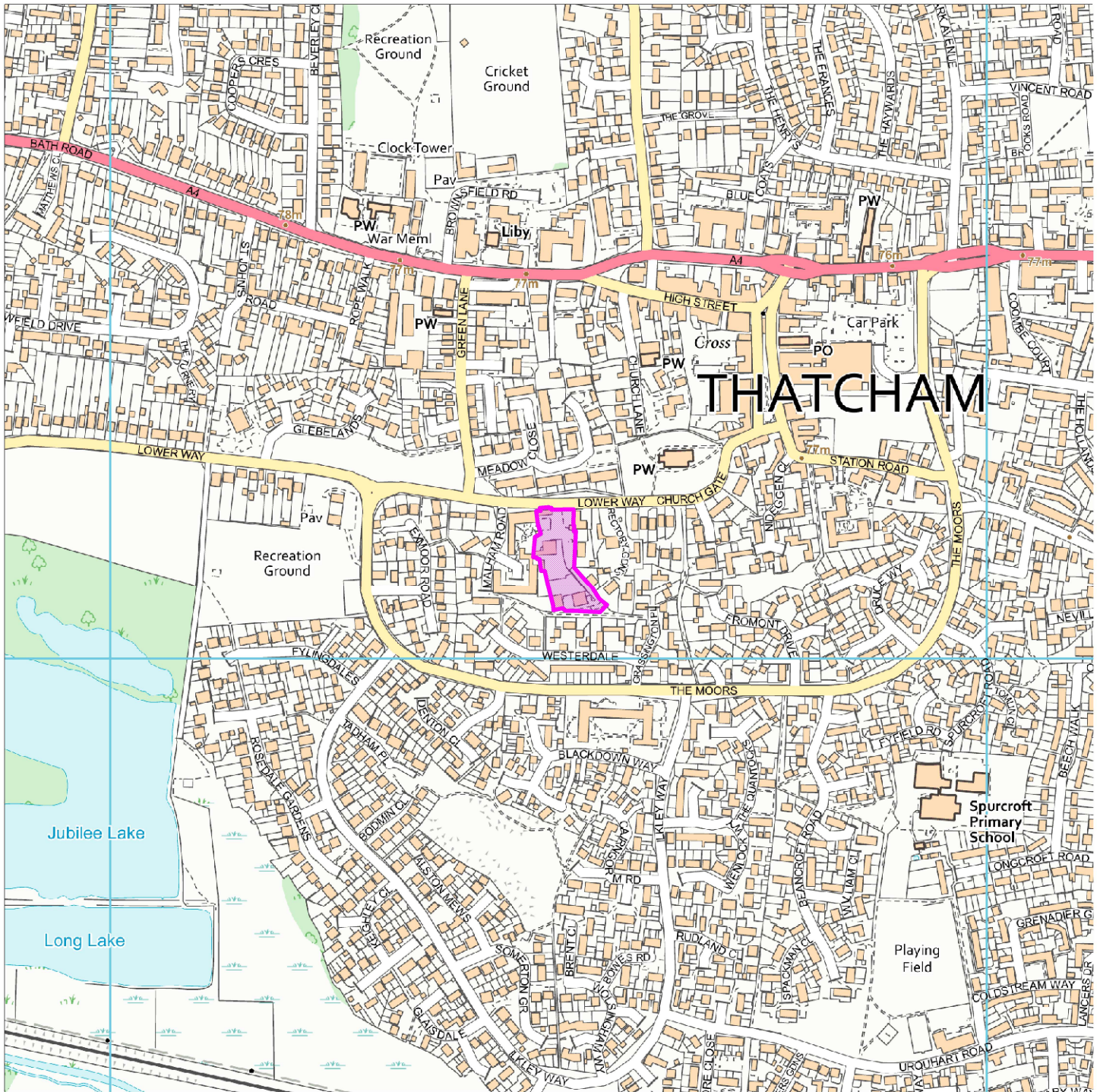
The use hereby approved (school for children with special educational need) shall not commence until details of an electric vehicle charging point have first been submitted to and approved in writing by the Local Planning Authority and thereafter provided in accordance with the approved details. The charging point shall be maintained and kept available and operational for electric vehicles at all times thereafter.

Reason: To secure the provision of charging points to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy 2006-2026,

***Informatives***

1. 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 which improves the economic, social and environmental conditions of the area.

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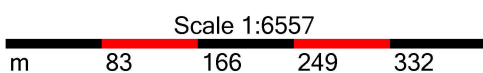
Map Centre Coordinates :

Scale : 1:6557

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<b>Organisation</b>	West Berkshire Council
<b>Department</b>	
<b>Comments</b>	Not Set
<b>Date</b>	21 July 2021
<b>SLA Number</b>	0100024151



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