

Hayward Architects
Mr Lee Ward
Ground Floor
19 Station Road
Hinckley
LE10 1AW

Applicant:
Glen Farrow Ltd

PART I - DETAILS OF APPLICATION

Date of Application

21st September 2021

Application No.

21/02398/FUL

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Installation of Glen Farrow GF175 Biomass Boiler and "40ft" log drying container.

Middle Wood, Hatch Lane, Chapel Row, Reading West Berkshire RG7 6NY

PART II - DECISION

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council **GRANTS** planning permission for the development referred to in Part I in accordance with the submitted application form and plans, subject to the following condition(s):-

1. The development hereby permitted shall begin not 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. The development hereby permitted shall be carried out in accordance with the following approved plan: Hayward Architects drawing number A2 21/114 O1A, dated Sept 2021.

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

3. The wood burner/dryer hereby permitted shall not be operated unless the flue has a spark inhibitor attached at all times. The plant shall be maintained in good condition, in accordance with manufacturer specifications at all times.

Reason: To ensure on site safety in accord with protecting the ancient woodland from fire in accord with the advice in policy CS17 of the West Berkshire Core Strategy 2006-2026.

4. The wood container hereby permitted must be painted a dark green colour before put into use.

Reason. To respect local amenity in accordance with policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

5. At no time shall any wood/lumber be imported into the site for processing/drying with the development hereby permitted.

Reason: To ensure no unnecessary truck/HGV movements are encouraged to and from the site given the poor immediate road access to the site via Hatch Lane in accordance with the policy CS13 of the West Berkshire Core Strategy 2006-2026.

6. No waste ash shall be transported from the site until it is tested for benzo [a] pyrene. If more than 2.2mg/kg of ash is found the ash must be transported off site as a hazardous by product to an approved waste site.

Reason: To protect public health and safety in accord with the advice in the NPPF on public health.

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 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.

Decision Date :- 23rd November 2021

A handwritten signature in black ink, appearing to read 'EO', with a stylized flourish extending to the right.

Eric Owens
Service Director – Development and Regulation

TOWN AND COUNTRY PLANNING ACT 1990

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online using the Planning Portal at www.planningportal.co.uk.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.