

**EASTERN AREA PLANNING COMMITTEE
ON 15TH JULY 2015**

UPDATE REPORT

Item No: (1) **Application No:** 14/03036/COMIND **Page No.** 13-38

Site: Blacks Lake, Paices Hill, Aldermaston, Reading, RG7 4PG

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: Mr D Shirt

Objector(s) speaking: Mr Nicholas Bundy

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Malcolm C Roberts

Ward Member(s): Councillor Dominic Boeck

1. Introduction

This report complements the Application Report published prior to the Committee and provides an update on matters that have changed in the meantime.

2. Correction

The committee site visit was undertaken on Wednesday 8th July 2015, not on Wednesday 3rd June 2015 as erroneously stated on page 13 of the committee report.

3. Additional comments from Aldermaston Parish Council

The following additional comments have been received from Aldermaston Parish Council:

“We do not support the conclusions of the Planning Officer. We believe inadequate attention has been given to the reasons for objection raised by Aldermaston Parish Council in para 4.1 of his report, and to the considered views of the Planning Inspector who dismissed the Appeals in 2014 that are very relevant to this Application.

In their letter to the Applicant dated 2nd October 2014, WBC advised that failure to comply with the Planning Inspector's Appeal decision would constitute a criminal offence. Despite this letter, the Appellant continued to hold race meetings, and still makes unauthorised residential use of the site. We have no confidence that the Appellant would comply with conditions imposed with any Planning Approval, and we do not believe any decision should be made on the current Planning Application until the Appellant has complied with conditions imposed by the Planning Inspector.

We believe the Planning Officer's Report fails to take account of our comments regarding noise. The noise is particularly disturbing at the adjacent Paices Wood Country Park, which is especially popular on Sunday and Bank Holiday afternoons. He acknowledges our comments in para 6.5.5 of his report, but fails to recommend appropriate conditions other than loose reference to an Operational Management Plan. If the Application is approved, we believe a condition should be imposed that stipulates the maximum noise level measured at the trackside using a technique appropriate to motor sport (Aldermaston Parish Council can provide further technical details if required).

The Planning Officer identifies 37 Representations, 31 in Support and 6 Objecting. He fails to point out that all 31 in Support come from outside West Berkshire (apart from Appellants family) and of the 6 Objecting, all reside in Aldermaston or adjacent parishes. It is clearly not a local amenity enjoyed by residents of West Berkshire. If attendees of Banger Racing want such a facility, let them have it in their own locality.

Para 6.2.3 of the Planning Officer's Report states that "permission granted for a similar racing circuit in 1993 is an important material consideration". This is Planning Application 141881. This statement appears to contradict the Planning Inspector who states in para 63 of his Appeal Decision "none of the work he has undertaken could be said to have been authorised by planning permission 141881".

With regard cumulative traffic, para 6.7.3 refers to Application 00/00644/FUL for Woolhampton Quarry. The report fails to identify approved Planning Application 12/01220/MINMAJ for Mineral Extraction at Lower Farm, Wasing, Aldermaston which is an order of magnitude larger.

This site has had a long and chequered history of Planning Applications, almost all of which have been refused. The Appeal decision in 2014 reinforced these refusals. Aldermaston Parish Council does not believe there is any reason for the current Application to over-rule the findings of the 2014 Appeal decision. The Planning Report mentions the NPPF presumption in favour of sustainable development unless adverse impacts outweigh the benefits. In this instance the adverse impacts are suffered by our parishioners, whilst the benefits are only enjoyed by people from outside the District.

We therefore strongly recommend the Committee refuse this Planning Application."

4. Cumulative traffic impacts with mineral extraction at Lower Farm, Wasing

Application 12/01220/MINMAJ granted planning permission in 2013 for the extraction of sand and gravel at Lower Farm, and for the restoration of the site back to agriculture using inert fill. The approved access to the site is directly onto the A340 just north of the nursery and cottages located on the northern edge of Aldermaston. In coming to a decision on this matter the highways officers made the following comments:

It is projected that two thirds of all vehicle movements from the proposal will travel to and from the north to the Marley Tile Factory. This will mean that based on a ten hour working day that there will be eight HGV's each way per hour to the north and 4 four each way per hour to the south. Adding the development traffic onto the network in 2017 results in:

- an overall increase in traffic of up to 0.5% at the A4 / A340 Roundabout. Highways officers consider that this level of increase is not enough to warrant junction capacity analysis.*
- an overall increase in traffic north of the site on the A340 of up to 1.0% including a 6.4% increase in HGV's between 08.00 and 09.00 and 11.7% between 17.00 and 18.00*
- an overall increase in traffic south of the site on the A340 of up 0.5% including a 3.2% increase in HGV's between 08.00 and 09.00 and 5.8% between 17.00 and 18.00.*

The increase in traffic generated by this approved development was considered, at that time, to be a very small increase on the total volume of traffic using the A340 and a noticeable, but not significant increase in HGV traffic during peak hours.

The mineral site is only permitted to import / export material on Monday to Friday (0700 – 1800) and Saturday (0700 – 1300) and no such work shall be carried out on Sundays, Public Holidays or Bank Holidays. As such the only time that any cumulative traffic impacts could be generated would be on a Saturday morning.

Having regard to the small proportion of traffic on the A340 attributed to this minerals development, and to the timings of HGV movements during throughout the week, it is not considered that any cumulative traffic impacts would be negligible.

5. Distances to neighbouring properties

For ease of reference, the table below gives the approximate distances between the closest neighbouring residential properties and the application site.

	Approximate distance from site boundary	Approximate distance from track
Old Stocks Farm	180m to the south	250m to the south
48 and 49 Paices Hill	370m to the north	400m to the north
Barn End House	520m to the north	560m to the north
Aldermaston Village	1.3km to the north to A340 / Church Road junction	
Tadley	1km to the south to houses on off Aldermaston Road	

6. Updated recommendation

The recommendation remains unchanged from the Application Report.