

**DISTRICT PLANNING COMMITTEE
ON 25 JANUARY 2011**

UPDATE REPORT

Item No: 4. (4) **Application No:** 10/02090/FULD **Page No.** 83-121
Site: Trunkwell Farm, Beech Hill Road, Beech Hill, Reading

Planning Officer Presenting: Hazel Evans

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Support(s) speaking: N/A

Applicant/Agent speaking: Mr Robert Walton

Ward Member(s): Councillor M Lock
Councillor K Lock

Update information

1. Recent Appeal Decision

An appeal decision was received on 11th January 2011 for two live/work units at Chestnut Coppice, Rag Hill, near Aldermaston. This site is outside any settlement boundary and the Inspector noted that new commercial or residential development would not normally be permitted in such a location in accordance with established local and national policy which seeks to focus such uses in urban areas served by a variety of services and mean of transport.

The appeal site was a similar rural location in the countryside to the application now being considered and the proposal was also considered under Policy ENV20 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007. In this decision the Inspector noted that the first element of ENV.20 requires a sustainable location which was not met by the site. Even though these were for live/work units the Inspector noted that although some of the appellants work would be done on the site, they would still have to travel for some jobs off site and to meet day to day needs such as shopping, schooling and other social activities.

The Inspector felt that the scheme would be inconsistent with local and national policy objectives for the redevelopment of rural buildings and the promotion of sustainable development. . Furthermore the overall

appearance of the site would inevitably result in suburbanisation of the curtilage. The appeal was dismissed.

It is considered that this decision has many similarities to the application currently being considered by the District Planning Committee. The application site is also outside the settlement boundary, well away from existing settlements and public transport and is for redevelopment of existing buildings in the countryside for residential development under Policy ENV.20.

Copy of appeal decision attached as **Appendix 1**.

2. A letter of support was received from adjoining occupiers, Thrive, stating that they have no objection and feel that the proposal would improve the appearance of the area.