

Item No.	Application and Parish	No.	8/13 week date	Proposal, Location and Applicant
(4)	16/02452/FULD and 16/02453/LBC2			<p>Conversion of existing stables to C3 residential and erection of new build C3 residential (creation of 7 units in total), with associated access, parking and hard and soft landscaping.</p> <p>Manor Farm, Fidlers Lane, East Ilsley RG20 7LG.</p> <p>Maxted Farm Partnership</p>

To view the plans and drawings relating to these applications click the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/02452/FULD>

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/02453/LBC2>

**Recommendation Summary:** 16/02452 To **DELEGATE** to the Head of Development and Planning to **APPROVE** planning permission subject to the conditions set out in section 8.1 of this report.

16/02453 To **DELEGATE** to the Head of Development and Planning to **GRANT** listed building consent subject to the conditions set out in section 8.2 of this report.

**Ward Member(s):** Cllr Clive Hooker

**Reason for Committee Determination:** 10 letters of objection received

**Committee Site Visit:** 11<sup>th</sup> May 2017.

Contact Officer Details	
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## 1. Site History

15/01145/FUL Conversion of existing stables to B1 office and erection of new build B1 office accommodation with associated access, parking and hard and soft landscaping. Approved 5<sup>th</sup> November 2015.

15/03173/LBC2 Conversion of existing stables to B1 office and erection of new build B1 office accommodation with associated access, parking and hard and soft landscaping. Approved 29<sup>th</sup> March 2016.

16/00450/FUL S73 Variation of Condition 18 - Sustainability and 23 - Hours of work of planning permission 15/01145/FUL. Split decision (condition 23 variation refused, condition 18 variation approved) 19<sup>th</sup> April 2016.

## 2. Publicity of Application

Site Notice Expired: 28<sup>th</sup> October 2016.

Neighbour Notification Expired: 17<sup>th</sup> October 2016.

## 3. Consultations and Representations

<b>East Ilsley Parish Council:</b>	<b>No objection.</b> Comment regarding external lighting and location of bin store.
<b>Highways:</b>	<b>No objection.</b> Detailed comments regarding layout, road design, bin and cycle store. Amended plans secured during consideration. No objection subject to conditions to secure Construction Method Statement, Layout and Design Standards, Footway/Cycleway provision, Parking and Turning, Cycle Storage plus informatives.
<b>Waste Management:</b>	<b>No objection.</b> Detailed comments regarding bin store location and safe carry distances for refuse collection. Amended plans secured revising bin store location. Full details of design to be secured by condition.
<b>Conservation:</b>	<b>No objection.</b> Detailed comments. Approximately the southern half of the site lies within the East Ilsley Conservation Area. The existing stables are listed Grade II. The application for Listed Building Consent is required specifically for the alteration and extensions to this building. There are other nearby listed buildings outside and to the south (The Granary, Grade II) , south east (The Manor, Grade II) and east (The Pigeon House, Grade II) of the site. These buildings together clearly have historical and architectural value as a group, forming part of a former farm complex.  Works to listed building justified and accepted particularly bearing in mind extant consent for office conversion. New building use architectural references from existing buildings. These are acceptable to setting of nearby listed buildings and conservation area.  Conditions to secure window and door details, tile reuse/matching reclaimed, works to match.
<b>Archaeology:</b>	<b>No objection.</b>

	<p>Comment, no objection to building conversion. The constructive conservation will make a positive contribution to the upkeep and longevity of the building. Works for new buildings may affect archaeology. The development site is within an area of historic settlement as defined by historic landscape characterisation, and is close to the Grade II Listed Manor House, which contains elements dating to the mid 16<sup>th</sup> century. As such, it is possible that the immediate area has been the site of settlement activity dating back to this period, and possibly earlier. A settlement at East Ilsley is mentioned in the Domesday book and archaeological investigations to the immediate west have identified activity (albeit limited) dating to the 12<sup>th</sup> or 14<sup>th</sup> century – including evidence of industrial activity. An evaluation to the north uncovered further Medieval deposits and cartographic sources indicate that the area proposed for the new build has been relatively undisturbed: therefore there is some potential for surviving archaeological deposits relating to the Medieval and later periods, which can inform as to the development of East Ilsley.</p> <p>A condition to secure a programme of archaeological supervision (watching brief) during the excavation of the foundations and any related groundworks for the new residential units, is requested.</p>
<b>Environmental Health:</b>	<p><b>No objection.</b> Detailed comments. Noise from the A34 and farming activities (grain dryers) may affect residential amenity, previous uses (farming) may have caused land contamination, construction activities may affect neighbouring residents. During consideration noise impact survey submitted and mitigation acceptable. Conditions are requested to secure implementation of noise impact assessment mitigation measures, land contamination survey and mitigation measures and restriction on hours of demolition/construction.</p>
<b>Planning Policy:</b>	<p><b>No objection.</b> Accept viability argument regarding affordable housing provision. No further comments.</p>
<b>Ecology:</b>	<p><b>No objection.</b> Conditions as previous with new Bat Survey June 2018 if development not commenced.</p>
<b>No other consultation responses received</b>	<p>No further consultation responses received from Transport Policy, Drainage Engineer, AONB Management.</p>
<b>Representations:</b>	<p>10 letters of objection received. Comments summarised as follows:</p> <ul style="list-style-type: none"> <li>Highway safety (access from Abingdon Road via Sheepdown);</li> <li>Conflict with existing business users;</li> <li>Pedestrian safety;</li> <li>Parking and turning within site;</li> <li>Disturbance to existing residential amenity (parking location and surfacing, bin store location, boundary treatments, potential overlooking);</li> <li>Implications of proximity to working farm for future</li> </ul>

	occupiers (safety and noise/light from mechanical activity); External lighting; Surface water run-off and potential flooding.
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#### 4. Policy Considerations

- 4.1 The statutory development plan comprises the West Berkshire Core Strategy 2006- 2026 (WBCS) and the saved policies in the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP).
- 4.2 Other material considerations include government guidance, in particular:
- The National Planning Policy Framework (March 2012) (NPPF)
  - National Planning Practice Guidance (NPPG)
- 4.3 The following policies from the West Berkshire Core Strategy are relevant to this application:
- Area Delivery Plan Policy 1: Spatial Strategy
  - Area Delivery Plan Policy 5: North Wessex Downs AONB
  - CS 1: Delivering new homes and retaining the housing stock
  - CS 4: Housing Type and Mix
  - CS 5: Infrastructure requirements and delivery
  - CS 6: Provision of Affordable Housing
  - CS 13: Transport
  - CS 14: Design Principles
  - CS 16: Flooding
  - CS 17: Biodiversity and Geodiversity
  - CS 18: Green Infrastructure
  - CS 19: Historic Environment and Landscape Character
- 4.4 The proposed Housing Site Allocations Development Plan Document (HSA DPD) will form part of the Local Plan and contains proposed housing and parking standards policies which would replace those of the Local Plan Saved Policies. Significant weight must be given to these policies for which the anticipated adoption date will be late Spring 2017. The following policies are relevant to this application:
- GS1: General site policy
  - C1: Location of new housing in the countryside
  - C2: Rural Housing Exception Policy
  - C3: Design of housing in the countryside
  - C4: Conversion of Existing Redundant Buildings in the Countryside to Residential Use
  - P1: Residential parking for new development
- 4.5 Paragraph 215 of the NPPF advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. Some saved policies from the WBDLP have not been replaced by policies contained within the WBCS and are therefore relevant to this application:
- HSG1: The Identification of Settlements for Planning Purposes.
  - TRANS1: Meeting the Transport Needs of New development.
  - ENV16: Farm Diversification.
  - ENV19: The Re-Use and Adaptation of Rural Buildings.
  - OVS5: Environmental Nuisance and Pollution Control.
  - OVS6: Noise Pollution.

- 4.6 In addition, the following locally adopted and other policy documents are relevant to this application:
- Supplementary Planning Document Quality Design (June 2006)
    - Part 1 Achieving Quality Design
    - Part 2 Residential Development
    - Part 3 Residential Character Framework
    - Part 4 Sustainable Design Techniques
  - Planning Obligations SPD (December 2014)
  - Community Infrastructure Levy Charging Schedule, Adopted March 2014 – Effective from 1st April 2015.
  - The North Wessex Downs AONB Management Plan 2014-19
  - The Wildlife and Countryside Act 1981 (as amended).
  - The Conservation of Habitats and Species Regulations 2010.

## **5. Description of Development**

- 5.1 This report covers two applications. The planning application seeks full planning permission for the conversion of existing stables to C3 residential use and erection of two new build C3 residential (creation of 7 units in total), with associated access, parking and hard and soft landscaping. The listed building application description of the proposal is the same, although strictly speaking the LBC application is considering the conversion of the grade II listed building only.
- 5.2 The application site is located on the west side of East Ilsley and forms part of Manor Farm working farm. On uneven ground the land is not actively used for agricultural purposes. The stables are grade II listed. Part of the stables fall within the defined settlement boundary of East Ilsley and the southern part of the site lies within the East Ilsley Conservation Area. The entire site, as with East Ilsley, lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).
- 5.3 The proposal seeks to convert the existing Grade II listed stable building to create a two bedroom flat on the ground floor and one bedroom flat above. The attached estate offices to the south will not be altered. An existing single storey lean-to on the north elevation will be reconstructed. The first floor flat will be accessed via a new external staircase, which will also serve the first floor entrance to apartment B5. New openings are proposed in the west elevation to provide windows, roof lights and doors to both new units. Existing openings including shutters would be retained in the east elevation with replaced windows and doors. There will be no additional openings created in the east elevation. Internally beams will be retained, modern partitions removed and room divisions created using stud partitioning. Externally the building will be re-roofed and brickwork repaired.
- 5.4 Two new buildings are proposed. These would be constructed to appear as traditional threshing type barns incorporating plain clay tiles, horizontal cladding and brick plinths. Block A (parallel to the listed stable building) would comprise three two bedroom apartments; two on the ground floor and one apartment above; this would be, accessed via an external staircase on the west elevation. Block B would be located at the southern end of the site, and linked to the stables by the proposed external staircase. There would be a two bedroom flat on each floor. The buildings will be set around a courtyard providing shared amenity space. A total of 14 car parking spaces are proposed along with bin storage areas and a covered cycle store.
- 5.5 The site is to be accessed from Abingdon Road, to the east, via Sheepdown. The existing adopted road serves five detached dwellings on the southern side at Sheepdown and an office building (known as The Barn), on the northern side. The road to the farm continues round past the rear gardens of numbers 3, 4 and 5 Sheepdown into part of the existing farmyard and the main part of the application site. This road is to be brought up to

adoptable standards, extending past the office building to the shared surface entrance of the main site. An overflow parking area is proposed on the northwest side of the new road to provide two spaces for the proposed development and four for the existing office building at The Barn. A turning area for vehicles is to be provided at the junction of the shared surface area into the site, extended road and existing concrete farmyard apron.

## **6. Consideration of the Proposal**

The main issues for consideration in the determination of this application are:

- 6.1. The principle of the development
- 6.2. The impact on the character and appearance of the area and AONB
- 6.3. Impact on Heritage Assets
- 6.4. Access and Highway Safety
- 6.5. Impact on Amenity
- 6.6. Impact on Ecology
- 6.7. Drainage and Flooding
- 6.8. Affordable Housing
- 6.9. Community infrastructure Levy
- 6.10. The assessment of sustainable development

### **6.1 Principle of Development**

- 6.1.1 The NPPF takes the development plan as the starting point for all decision making, and planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The current development plan for West Berkshire comprises the West Berkshire Core Strategy (adopted 2012) and the Saved Policies of the West Berkshire District Local Plan 1991-2006. The Core Strategy is being consolidated by the provision of a Housing Site Allocations DPD which is at an advance stage and will allocate non-strategic development under the framework of the Core Strategy.
- 6.1.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 provides that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The key policies that relate to the delivery of housing within West Berkshire, and are relevant to this application, are Core Strategy Policies ADPP1, ADPP5 and CS1, Saved Local Plan Policy HSG.1, and emerging Housing Site Allocations Policy C1.
- 6.1.3 The site is located to the west of the identified settlement of East Ilsley. With the exception of the existing Grade II listed stable building, the site is located outside of the settlement boundary as defined by Policy HSG1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007. Part of the southern area of the site also sits within the Conservation Area of the village and the whole of the site is within the North Wessex Downs AONB. As such, all but the existing stable building of the application site falls within the open countryside as identified within Policy ADPP1 of the Core Strategy where 'only appropriate limited development in the countryside will be allowed, focused on the addressing identified needs and maintaining a strong rural economy'.
- 6.1.4 Policy ADPP5 of the Core Strategy identifies that there will be further opportunities for infill development and for development on previously developed land within the AONB. New housing allocations will be focused on rural service centres and service villages within the AONB.

- 6.1.5 Policy CS1 of the Core Strategy states that new homes will be located in accordance with the settlement hierarchy outlined in Policies ADPP1 and ADPP5. The Policy goes on to state that new homes will be primarily developed on:
- Suitable previously developed land within settlement boundaries.
  - Other suitable land within settlement boundaries.
  - Strategic sites and broad locations identified on the Core Strategy Key Diagram.
  - Land allocated for residential development in subsequent Development Plan Documents.

Exceptions are limited to rural exception housing schemes, conversion of redundant buildings, housing to accommodate rural workers and extension to or replacement of existing residential units. East Ilsley is not identified as a service village, but smaller village with a settlement boundary, where only limited infill development subject to the character and form of the settlement will be considered.

- 6.1.6 This application comprises two main elements. Conversion and alteration of an existing listed building to create two flats and erection of two new buildings to create five new dwellings in the countryside.
- 6.1.7 The conversion of the existing listed building, which lies within the identified settlement, to create two flats is therefore considered acceptable in principle, subject to other material considerations discussed below.
- 6.1.8 The erection of the two new buildings will provide five new dwellings, these will be outside of the identified settlement within open countryside. The site has not been put forward as an exception site in open countryside and is clearly outside of the defined settlement boundary of East Ilsley. However, the site does have an extant consent for two very similar sized buildings to create office accommodation and it is also surrounded by existing residential development on all sides. Therefore based on the character and form of the existing settlement under policy CS1 of the Core Strategy; or the site being within a closely knit cluster of 10 or more dwellings in the countryside (emerging Policy C1) the principle would on balance, taken on the merits of the site, be acceptable. Furthermore the proposed scheme for one and two bedroom flats will add to the existing housing type and mix within this rural area. The application is supported by the Parish Council.

## **6.2 The Impact on the Character and Appearance of the Area and AONB**

- 6.2.1 Policy CS 14 of the Core Strategy states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. It further states that development shall contribute positively to local distinctiveness and sense of place.
- 6.2.2 Policy CS 19 seeks to conserve and enhance the functional components of the landscape character and environment. Particular regard will be given to the sensitivity of the area to change, and ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character. It also requires the conservation, and where appropriate, enhancement of heritage assets and their settings. ADPP 5 seeks to preserve local distinctiveness, sense of place and setting of the Area of Outstanding Natural Beauty.
- 6.2.3 The site lies within the original farmyard of Manor Farm between an existing estate office and the farm house. The site comprises one redundant farm building, hard standing and an area of unused grassland. To the west is an existing office known as The Smithy and beyond this is the modern farmyard mainly accessed off Fidlers Lane comprising tall modern agricultural barn structures including a grain store and driers. To the north of the application site is the residential development known as Sheepdown beyond which is an

existing two storey office building, these buildings (including the houses at Sheepdown) all lying outside of the defined settlement boundary. To the south of the application site is West End House. The application site does not contain any trees of significance. The ground slopes upwards in a westerly direction within the application site and continues to slope upwards into the field beyond towards the A34.

- 6.2.4 The proposed conversion and refurbishment of the existing Grade II listed stables will enable the improved appearance from outside of the application site when viewed from the east.
- 6.2.5 The proposed new buildings on the site are of vary similar appearance to those approved as part of the extant scheme for offices. The barn like appearance of the buildings seek to use architectural references from the existing buildings on the site, particularly The Smithy and the existing office building to the north, and also seek to replicate something of the design, scale and a farmyard/courtyard feel to the overall development.
- 6.2.6 The scale and form of the new buildings are considered to reflect the neighbouring traditional agricultural/ barn style buildings and would sit comfortably within the site, promoting and reinforcing local distinctiveness. Surrounded by existing built form there would be limited impact on the visual character of the wider AONB.
- 6.2.7 Consideration must be given to external materials and external lighting. Suitably worded conditions could be attached.
- 6.2.8 The proposal in terms of siting, form and scale is very similar to the extant consent. It is considered that the proposed development would be appropriate to the rural character of the area, within the AONB and viewed against a village setting. The proposal subject to conditions to ensure design details/ materials will therefore meet the objectives of policies CS14 and CS19 of the Core Strategy and advice set out within the NPPF.

### **6.3 The Impact on Heritage Assets.**

- 6.3.1 The existing stables to be converted are Grade II listed. There are other nearby listed buildings outside and to the south of the application site (The Granary, Grade II), to the south east of the site (The Manor, Grade II) and to the east of the site (The Pigeon House, Grade II). These buildings together clearly have historical and architectural value as a group, forming part of a farm complex. The site is also of archaeological interest being within an area of historic settlement with the potential of surviving archaeological deposits relating to the Medieval or later periods. In addition the southern part of the site lies within East Ilsley Conservation Area.
- 6.3.2 The application includes a Heritage Statement. Conversion works to the stable relate to the removal of modern internal partitioning, a new external staircase at the southern end of the west elevation and new openings in this elevation for doors and windows including roof lights. The proposed works have been justified and the principle of conversion and providing the building with a use which will see its long term survival is accepted. The Conservation Officer has praised the retention of east elevation features but expressed concern regarding the number of openings for doors and windows, including roof lights in the west elevation. It is considered that unadulterated roofs are characteristic of and retain the agricultural/rural feel of farm buildings such as these. However, taking into account the changes permitted for conversion to offices (LBC extant) the Conservation Officer accepts the current proposal.
- 6.3.4 The proposals are not considered to have any direct impact on the other listed buildings outside the application site, nor is their setting considered to be affected. The retention of the existing character and appearance of the east elevation of the stables (as mentioned above) close to The Manor is particularly welcomed in this respect.



- 6.3.5 The setting of the Conservation Area in this locality has already been compromised by the newer developments to the west and north of the site. The proposed development is not considered to adversely affect the character, appearance and setting of the Conservation Area, or views in to and out of it.
- 6.3.6 The Council Archaeologist has provided detailed comments. The development site is within an area of historic settlement as defined by historic landscape characterisation, and is close to the Grade II Listed Manor House, which contains elements dating to the mid 16<sup>th</sup> century. The immediate area has been the site of settlement activity dating back to this period, and possibly earlier. A settlement at East Ilsley is mentioned in the Domesday book, archaeological investigations to the immediate west have identified activity (albeit limited) dating to the 12<sup>th</sup> or 14<sup>th</sup> century – including evidence of industrial activity. An evaluation to the north uncovered further Medieval deposits and cartographic sources indicate that the area proposed for the new build has been relatively undisturbed: therefore there is some potential for surviving archaeological deposits relating to the Medieval and later periods, which can inform as to the development of East Ilsley. A programme of archaeological supervision (watching brief) during the excavation of the foundations and any related groundworks for the new residential units is requested. A suitably worded condition could be attached.
- 6.3.7 The impact of this development on heritage assets is considered to be acceptable, subject to appropriately worded conditions, and in accordance with Policy CS19 of the Core Strategy and the NPPF.

#### **6.4 Highway Impact**

- 6.4.1 Policies CS 13 of the Core Strategy and TRANS.1 of the Saved Policies of the Local Plan relate to highways and transport considerations. CS13 has a checklist of the types of mitigation likely to be required from development that has a transport impact. TRANS.1 relates to how the transport needs of new development should be met through a variety of measures including public transport, pedestrian and cycling provision. P1 of the Housing Site Allocations Development Plan Document sets out the residential car parking levels for the district.
- 6.4.2 The access to the site will be taken from Abingdon Road, via Sheepdown. The existing road will be extended and improved to meet adoptable standards, this will include a footway on the southern side of the road and extension to the existing footway serving Sheepdown. During consideration of the application the layout has been amended and additional technical information, including swept path analysis, submitted to ensure that parking and turning is acceptable. The road and turning head is now designed to adoptable standards and includes a service margin along the southern edge of the access road. Refuse and delivery vehicles will be able to turn within the turning head. The access into the new flats will have a shared surface but no turning for delivery vehicles. The site layout has been amended to address concerns regarding cycle and bin store provision/location, safe carry distances, surface treatment and proximity to neighbouring dwellings. A total of 14 car parking spaces and 12 cycle spaces are proposed. The bin store will be located to the west side of block A with access for operatives from the adopted road. The cycle store is proposed to the north of the stable building next to the boundary with 2 Sheepdown.
- 6.4.3 There have been extensive and detailed discussions during the consideration of this application to address concerns expressed by the Highway Officer, Waste Officer and local residents. The proposed layout is now considered acceptable in terms of car parking, turning and bin store location. There is a shortfall of one cycle space. Full details of design and position of the cycle and bin store, along with provision and retention can be secured by condition. This will ensure that current design standards are met.

- 6.4.4 In terms of traffic generation, the proposed residential development will generate less traffic than the extant office permission. It is noted that most letters of representation have expressed concern regarding the safety of the access from Abingdon Road and suggest that an access off Fidler's Lane through the main farm yard could be used. This access is currently used for large agricultural vehicles and the applicant wishes to keep these vehicle movements separate from those associated with the proposed dwellings for safety reasons. The Highway Officer has not raised any objection to the development being served off Sheepdown in terms of network safety or capacity.
- 6.4.5 The proposal also includes a service margin along the southern edge of the improved roadway. A pavement extension to link to the existing pavement at the entrance to Sheepdown is required. This would enable residents to walk/cycle safely into the village. The provision of a footway would be secured by a Section 278 agreement. This would be secured as part of the conditions suggested by the Highway Officer.
- 6.4.6 The proposed development is considered acceptable in terms of highway safety and meets current guidelines. It will comply with the criteria contained within Policy CS13 of the Core Strategy, Policy P1 of the HSA DPD, and the NPPF.

## **6.5 The Impact on Residential Amenity**

- 6.5.1 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the NPPF. Policy CS14 of the Core Strategy states that new development must make a positive contribution to the quality of life in West Berkshire. The West Berkshire Quality Design SPD and the West Berkshire House Extensions SPG provide guidance on the impacts of development on neighbouring living conditions.
- 6.5.2 There are existing residential dwellings to the north, east and south of the new development. The dwellings to the north at Sheepdown, are two storey detached houses, set at a lower level than the application site. The dwelling to the east/southeast is The Manor and to the south West End House both of which are in the applicants' control. The site is located within a working farm with modern farm buildings including grain store and driers to the west. The proposed layout is similar and the proposed footprint and scale is the same as the extant office permission. The extant permission included a condition restricting hours of use to between 7.00am and 7.00pm Monday to Friday, 8.00am and 6.00pm Saturday and not at all on Sundays or Bank Holidays.
- 6.5.3 Concern has been expressed regarding the nature of the use for residential being different from office use and potential impact on amenity, overbearing impact of the structure, noise from parking area, odour from bin store, boundary treatments, potential overlooking, disturbance during construction and impact on the amenity of future occupiers. During consideration of this current application amended plans have been secured and further details submitted to minimise impact on residential amenity.
- 6.5.4 Use - In terms of impact from the use, whilst there may be some impact from residents arriving and departing at any hour, this is likely to be minimal. The Environmental Health Officer has raised no objection.
- Bin Store and hard surfacing - The position of the bin store has been relocated away from the rear of No.2 Sheepdown, the proposed parking area on the eastern boundary of the site, next to No.2 will be block paved rather than gravel, limiting potential noise from loose gravel.
- Overlooking - There will be no direct overlooking into windows of the existing dwellings. However, as previously, the first floor windows in the north elevation of block A will have louvres fitted to stop any direct overlooking of the rear garden of No.3 Sheepdown. It is also considered that similar louvres serving the first floor south elevation window in block B should be secured. Previously these first floor windows were to be fixed shut. This is not

considered reasonable and could impact on the required means of escape for residential use. The Environmental Health Officer has raised no objection in respect of noise disturbance from windows to existing residential premises.

Scale – The proposed buildings are the same scale as the extant office buildings consent. It is not considered that the development would have an overbearing impact on the neighbouring residential dwellings. As previously a condition in respect of levels in relation to neighbouring buildings could be attached.

Boundary Treatments and Landscaping – It is noted that there is concern expressed regarding future boundary treatments with a request for a 2 metre high wall adjacent to 2 Sheepdown, to protect privacy from vehicles being parked and associated movements. Given the ground conditions, level change and space required for parking and manoeuvring the construction of a wall may not be possible. This proposed parking is in the same location as the office scheme. Full details of boundary treatments to ensure privacy of existing residents is protected can be secured by an appropriately worded condition.

6.5.5 The proposal is for seven flats. These will be constructed around a central courtyard which will provide parking and turning and a shared area of hard surfacing and landscaping. This area will provide a shared amenity space. Full details of the layout of this area, boundary treatments to the site and landscaping can be secured by condition. This may include plant beds and seating areas. Whilst the development of flats in a little unusual within a village setting, this shared space for the proposed one and two bedroom flats is considered acceptable and will meet the standards set out in the quality design SPD.

6.5.6 The new dwellings will be located close to existing grain driers on the working farm and within 150 metres of the A34 trunk road. The application site is located on a working farm. There are existing residential dwellings in close proximity to the application site. The Environmental Health Officer has requested conditions in respect of protection from externally generated noise, contamination from former use and impact during construction on existing residents.

Externally generated noise - The application includes a noise survey which concludes that standard thermal double glazing is sufficient for entire site. However certain windows would require alternative ventilation (e.g. trickle vent) to opening a window this will affect:

Living rooms within apartments A1 to A3 on the northern and southern facades and B4 and B5 on the southern and western facades; and

Bedrooms within apartments A1 to A3 on the southern facades and apartments B4 and B5 on the southern and western facades.

This can be secured by condition. It would also be necessary to meet Building Regulations.

Contamination – a full contaminated land survey with mitigation measures is requested.

Construction and demolition activities – these may affect residential amenity, conditions to limit hours of construction and dust minimisation (through the Construction Management Plan) are suggested.

6.5.7 Therefore subject to conditions, the proposal is acceptable in terms of impact on amenity and in accordance with policies CS14 and saved policies OVS5 and OVS6 and advice set out within the NPPF.

## **6.6 Impact on Biodiversity and Geodiversity**

6.6.1 Core Strategy Policy CS17 states that biodiversity and geodiversity 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 and geodiversity in accordance with the Berkshire Biodiversity Action Plan and the Berkshire Local Geodiversity Action Plan.

- 6.6.2 The application includes an updated Ecology Report dated November 2016, which follows surveys carried out 2014 and 2015. The report concludes that the use of the Stable Building by bats has not significantly changed since the 2014 and 2015 surveys. Therefore conditions previously sought through planning permission 15/01145/16/00450, including the provision of a bat roost within the roof of the office building attached to the stables are required. Should development of the stable building not commence by June 2018 a further survey will be required.
- 6.6.3 The application is therefore considered to comply with European and national protected species legislation. The proposal is in accordance with Policy CS17 of the Core Strategy and advice set out in the NPPF.

## **6.7 Flood Risk and Drainage**

- 6.7.1 The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Core Strategy Policy CS16 strictly applies a sequential approach across the district. The application site is located in the Environment Agency's Flood Zone 1, which has the lowest probability of fluvial flood risk. Residential development is therefore generally considered appropriate in flood risk terms.
- 6.7.2 Policy CS16 of the Core Strategy states that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS) unless demonstrated to be inappropriate.
- 6.7.3 The application includes proposed drainage for the site with surface water to a storm water attenuation cellular system and foul water to the existing mains sewer. No details of drainage calculation, flow rate or implementation/maintenance have been received. A full SuDS scheme can be secured by condition. The Drainage Engineer has not provided any comments.
- 6.7.4 It is considered that the proposed development will be capable of managing and discharging surface water run off through controlled attenuation without increasing surface water flooding and affecting the existing network, subject to the submission of further details by condition. The proposed development will therefore comply with the criteria contained within Policy CS16 of the Core Strategy and advice contained within the NPPF.

## **6.8 Affordable housing**

- 6.8.1 Policy CS6 of the Core Strategy states that in order to address the need for affordable housing a proportion of affordable housing will be sought from housing development. This proposal is for 7 new dwellings within the AONB. A 20% contribution has been requested which equates to one unit (rounded down). The applicant has been requested to provide either one unit on site, or in accordance with advice contained within the NPPG a commuted sum to contribute to off site provision. The applicant has confirmed that it is the intention to develop the site for seven dwellings for rent. A viability assessment has been submitted and it is concluded that the requested affordable housing contribution would make the scheme unviable. The Policy Officer accepts this conclusion. Therefore based on the merits of this case an affordable housing contribution is not sought. The applicant has suggested that a condition to ensure that the dwellings remain available for rent for a prolonged period (e.g. 10 years) could be attached and should the properties be sold this would trigger a viability review to establish whether the capital raised would facilitate an off-site affordable contribution to be made. A suitably worded condition could be attached if members feel it is appropriate based on the merits of this application. It is suggested as condition 5.

6.8.2 This application, based on the submission of the viability assessment and taking Policy CS6 as the starting point, meets the criteria set out within the Development Plan Policy and NPPF/NPPG.

## **6.9 Community Infrastructure Levy**

6.9.1 Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations new dwellings are liable to pay the Community Infrastructure Levy. In this instance the site is within the Area of Outstanding Natural Beauty charging area under which the chargeable rate is £125 per m<sup>2</sup> of gross internal area. A separate Community Infrastructure Levy liability notice detailing the chargeable amount is to be sent with planning the decision notices.

## **6.10 Sustainable Development**

6.10.1 The NPPF has introduced a presumption in favour of sustainable development, which paragraph 197 advises should be applied in assessing and determining development proposals. The NPPF identifies three dimensions to sustainable development: economic, social and environmental.

6.10.2 Future residents would make a contribution to the local economy, and the development would provide employment in construction for a short period. The environmental considerations have been assessed in terms of the impact on the character and appearance of the area and the AONB, relationship with the settlement boundary, impact on neighbouring amenity, highway safety and ecology for the reasons given above are considered acceptable. The development would bring social benefits in terms of providing housing required to meet the needs of present and future generations. As these have been found acceptable the development is considered to constitute sustainable development.

## **7. Conclusion**

7.1 Having taken account of all the relevant policy considerations and the other material considerations referred to above, this proposal is acceptable and a conditional approval is justifiable for the following reasons.

7.2. The proposal will not unduly harm the character and appearance of the surrounding area and the AONB, neighbouring amenity, highway safety, heritage assets and ecology. It will provide new small housing within which will add to the type and mix within the village of East Ilsley. There are no other material considerations that indicate planning permission should otherwise be refused. It is recommended that the application be approved.

## **8. RECOMMENDATION**

Application 16/02452

**The Head of Development and Planning be authorised to APPROVE Planning Permission subject to the following conditions:-**

8.1 Schedule of Conditions

### **1. Time Limit**

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. Plans Approved**

The development hereby approved shall be carried out in accordance with:

Site Location Plan 419 Rev B (site location plan only)  
Proposed Site Plan 419 Rev G (received by e-mail dated 21<sup>st</sup> February 2017)  
Proposed Site Layout and Ground Floor Plan 417 Rev G (received by e-mail dated 21<sup>st</sup> February 2017)  
Proposed First Floor Plan 418 Rev B  
Proposed Elevations (north and south) 415 Rev E (received by e-mail dated 9<sup>th</sup> November 2016)  
Proposed Elevations (east and west) 416 Rev F (received by e-mail dated 9<sup>th</sup> November 2016)  
Proposed Stables Elevations 104  
Proposed Stables Floor Plans 120

#### Associated Documents and Background Documents

Stables Existing Floor Plans 100  
Stables Existing Elevations 101  
Stables Existing Floor Plan with Impact 103  
Proposed Drainage Layout 420  
Planning Statement September 2016 (Turley)  
Design & Access Statement and Heritage Statement September 2016.  
Transport Statement (Bellamy Roberts (GDB/4898/TS.2) August 2016 and further tracking details etc received during consideration  
Supplementary Bat Surveys (arbeco) 15<sup>th</sup> January 2015 and 8<sup>th</sup> November 2016 (by e-mail 18<sup>th</sup> November 2016)  
Noise Impact Statement (REC) 14<sup>th</sup> December 2016 (received by e-mail dated 19<sup>th</sup> December 2016)

All received with the application validated on 16<sup>th</sup> September 2016 unless otherwise specified.

Reason: To ensure that the development is carried out in accordance with the submitted details in accordance with the National Planning Policy Framework 2012, policies ADPP1, ADPP5, CS 13, CS 14, and CS 19 of the West Berkshire Core Strategy 2006-2026, policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007, Supplementary Planning Document: Quality Design 2006, and HSA DPD Policy HSA27.

### **3. Materials**

No development shall take place until a schedule of the materials to be used in the construction of the external surfaces of the buildings (including new external staircases) and hard surfaced areas hereby permitted has been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to these matters which have been detailed in the current application. Samples of the materials shall be made available for inspection on request. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials are visually attractive and respond to local character AONB and Conservation Area. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

### **4. Hours of work (construction)**

The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing be limited to:

7.30 am to 6.00 p.m. on Mondays to Fridays 8.30 am to 1.00 p.m. on Saturdays and NO work shall be carried out on Sundays or Bank Holidays.

Reason: To safeguard the living conditions of adjacent occupiers in accordance with Policy CS14 of the West Berkshire Core Strategy 2006-2026.

## **5. Housing for rent**

The development hereby approved shall be retained in a single ownership (presently Maxted Farms) and the dwellings shall be retained as private sector rented dwellings for a period of 10 years following the occupation of the first two dwellings. The local planning authority shall be advised in writing of the effective date within two months of that date. Should any of the dwellings be sold prior to this time it will be necessary to carry out a viability review to establish whether an off-site affordable housing contribution is required. This will be submitted to and agreed in writing by the local planning authority. Any contribution will be secured through a legal agreement or any other mechanism used by the local planning authority to secure financial contributions at the time of the application.

Reason: This application has been carefully assessed based on the details provided by the applicant and merits of the proposal. The provision of private sector rented dwellings will provide dwellings available for rent to the mobile intermediate market, increasing the tenure of dwellings within the locality and wider district, which will help to meet local housing need. In accordance with West Berkshire Local Plan 2006-2026 Policy CS6 and advice contained within the NPPF and NPPG.

## **6. Full Contaminated Land Condition**

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

### **1. Site Characterisation**

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

## **2. Submission of Remediation Scheme**

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

## **3. Implementation of Approved Remediation Scheme**

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

## **4. Reporting of Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

### **If required:**

## **5. Long Term Monitoring and Maintenance**

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with LPA, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

**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. In accordance with



Policy CS14 of the West Berkshire Core Strategy (2006-2026), and advice set out within the NPPF.

## 7. SuDS

Notwithstanding the details submitted with this application, no development shall commence 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 the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards;
- b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels;
- c) Include attenuation measures to retain rainfall run-off within the site and allow controlled discharge from the site at no greater than Greenfield run-off rates;
- d) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- e) 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;
- f) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- g) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines.
- h) 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 property/premises (if applicable);
- i) 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;
- j) Apply for an Ordinary Watercourse Consent in case of surface water discharge into a watercourse (i.e stream, ditch etc)

The above sustainable drainage measures shall be implemented in accordance with the approved details before the dwellings are first occupied or 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 and managed in accordance with the approved details and retained 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 applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006). 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.

## 8. CONS1 - Construction Method Statement

No development shall take place until a Construction Method Statement 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. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

**9. Additional HIGH1 - Layout and Design Standards (YHA1)**

The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision. The road and footpath design should be to a standard that is adoptable as public highway. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety and flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), 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).

**10. HIGH3 - Footway/cycleway provision (details) (YHA11)**

No development shall take place until details of a 2 metre wide footway to be constructed on the south side of Sheepdown, between no.5 and the proposed turning head, have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the footway has been provided in accordance with the approved scheme and any statutory undertaker's equipment or street furniture located in the position of the footway has been re-sited to provide an unobstructed footway.

Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

**11. HIGH12 - Parking/turning in accord with plans (YHA24)**

No dwelling shall be occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or 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 imposed in accordance with the National Planning Policy Framework (March 2012), 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).

**12. HIGH20 - Cycle storage (YHA41)**

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. No dwelling shall be occupied 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 (March 2012), 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).

**13. Storage of refuse**

No development shall take place until details of the provision for the storage of refuse and recycling materials for the dwellings has been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until the refuse and recycling facilities have been provided in accordance with the approved details and shall be retained for this purpose thereafter.

Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

**14. Archaeology**

No development/site works/development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To ensure that any significant archaeological remains that are found are adequately recorded. In accordance with Policy CS19 of the West Berkshire Core Strategy and advice contained within the NPPF.

**15. Landscaping (including hard surface/means of enclosure)**

No development shall take place (including site clearance and any other preparatory works) until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the treatment of hard surfacing and means of enclosure (and materials to be used), a schedule of plants (noting species, plant sizes and proposed numbers/densities), an implementation programme, and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure:

- a) completion of the approved landscaping within the first planting season following the completion of the development;
- b) Any trees, shrubs or plants that die or become seriously damaged within five years of the completion of the development shall be replaced in the following year by plants of the same size and species;
- c) The completion of all hard surfacing and means of enclosures, before first occupation.

Thereafter the approved scheme shall be implemented in full.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy July 2006-2026.

**16. Landscape Management Plan**

No development or other operations shall commence on site until a landscape management plan (for the lifetime of the development) including long term design objectives, management responsibilities and maintenance schedules for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the long term management of existing and proposed landscaping in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

**17. External Lighting**

No development shall take place until details of the external lighting to be used in the areas around and attached to the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved scheme before any building hereby permitted is occupied. No other external lighting shall be installed except for that expressly authorised by the approval of details as part of this condition without the prior approval in writing of the Local Planning Authority by way of a formal planning application made for that purpose. The approved external lighting shall thereafter be retained. No external lighting will illuminate the bat roost access points provided as part of the bat mitigation scheme.

Reason: The Local Planning Authority wish to be satisfied that these details are satisfactory, having regard to the setting of the development and to protect the amenities of adjoining land uses, protected species and the character of the area with dark night skies. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14, CS17 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

**18. Bat Roost**

No development shall commence until detailed drawings showing the location of the new bat access points to the dedicated bat loft space over the farm office and the location of the lifted roof tiles as described in the Manor Farm supplementary survey for bat mitigation dated 15th January 2015 by ARBECO Ltd and drawings showing the proposed locations of the 2 Schwegler woodcrete 1FF and 2 Schwegler woodcrete 1FE bat boxes as described in the Preliminary Ecological Assessment and Bat Survey report dated 19th June 2014 by ARBECO Ltd, have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details before the buildings hereby permitted are occupied and the roosts created hereafter retained.

Reason: To ensure the protection of species protected by law and to accord with Policy CS17 (Biodiversity and Geodiversity) of the West Berkshire Local Plan and to accord with the NPPF.

**19. Bat Mitigation Measures**

The Bat Mitigation recommendations made in Sections 8.1 - 8.6 of the Preliminary Ecological Assessment and Bat Survey report dated 19th June 2014 for this site by ARBECO Ltd will be implemented in full.

Reason: To ensure the protection of species protected by law and to accord with Policy CS17 (Biodiversity and Geodiversity) of the West Berkshire Local Plan and to accord with the NPPF.

**20. Bat Survey Repeat June 2018**

Should the development hereby permitted not be commenced by June 2018, then the bat survey will be repeated and a report will be supplied to the Local Planning Authority for approval. Such report will include updated detailed bat mitigation measures. Such approved updated mitigation measures will be implemented in full and shall be retained thereafter.

Reason: To ensure the protection of species protected by law and to accord with Policy CS17 (Biodiversity and Geodiversity) of the West Berkshire Local Plan and to accord with the NPPF.

**21. EPS Licence**

No development shall commence on site until a copy of the Natural England EPS Licence required has been provided to the Local Planning Authority unless it can be shown to the Local Planning Authority's satisfaction that such a licence is not required.

Reason: To ensure the protection of species protected by law and to accord with Policy CS17 (Biodiversity and Geodiversity) of the West Berkshire Local Plan and to accord with the NPPF.

**22. Ecological Conformity Report**

Before first occupation of any building hereby permitted, a report from an qualified ecologist will be submitted to the Local Planning Authority which confirms that the approved mitigation and enhancement measures have been implemented in full and that a contract has been let with such an ecologist to undertake a bat monitoring survey 3 years after first occupation of these buildings hereby permitted. Such survey report will be submitted to the Local Planning Authority within one month of the completion of the survey.

Reason: To ensure the protection of species protected by law and to accord with Policy CS17 (Biodiversity and Geodiversity) of the West Berkshire Local Plan and to accord with the NPPF.

**23. Swallow Nesting sites**

No development shall commence until a plan showing replacement swallow nesting sites (including nesting cups) within a nearby building have been submitted to the Local Planning Authority for approval. No building shall be occupied until the approved plan has been implemented in full. The boxes shall be retained thereafter.

Reason: To accord with Policy CS17 (Biodiversity and Geodiversity) of the West Berkshire Local Plan and to accord with the NPPF.

**24. Finished Floor Levels**

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

Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy HSG1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and Supplementary Planning Document Quality Design (June 2006).

**25. Acoustic Mitigation Measures**

No dwelling shall be occupied until the acoustic mitigation measures (glazing and trickle ventilation) set out in the REC Noise Impact Assessment (Maxted Farm, East Ilsley) AC102877-1R0 dated 14<sup>th</sup> December 2016, have been implemented in full. The approved scheme shall be retained and maintained in full working order for the lifetime of the development, unless an alternative scheme is agreed in writing by the local planning authority.

Reason: In order to protect the amenities of proposed residents/occupiers of the development from externally generated noise. In accordance with Policy OVS6 of the West

Berkshire District Local Plan (saved Policies 2007), Policy CS14 of the West Berkshire Core Strategy 2006-2026 and advice set out within the NPPF.

## **26. Window Treatment**

The first floor flats in unit A and unit B shall not be occupied until full details of proposed louvres are submitted and approved in writing by the local planning authority and the scheme is implemented in full. The details shall ensure that the windows at first floor level in the:

North elevation unit A are fitted with louvres directing views from inside the building westwards

South elevation unit B are fitted with louvres directing views from inside the building eastwards

The windows and louvres at first floor level on the north elevation of unit A and south elevation of unit B shall be retained thereafter.

Reason: In the interests of the privacy and amenity of neighbouring properties and to prevent the overlooking of residential units in the interests of neighbouring amenity. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (2006).

## **Informatives**

### **1. The NPPF**

This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.

### **2. Community Infrastructure Levy**

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. HI 1 Access construction**

The Highways Manager, West Berkshire District Council, Highways & Transport, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 519887, 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. HI 3 Damage to footways, cycleways and verges**

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. HI 4 Damage to the carriageway**

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. Ecology**

All bats are protected by The Wildlife and Countryside Act 1981 (WCA) (as amended) & The Conservation of Habitats and Species Regulations 2010. Should you find bats during development, all work must stop until advice has been sought from Natural England. Their local contact number is 0300 060 3886.

## **7. Tie between PP and LBC**

This Planning Permission should be read in conjunction with associated Listed Building Consent 16/02453.

Application 16/02453/LBC

**The Head of Development and Planning be authorised to GRANT Listed Building Consent subject to the following conditions:-**

### **8.2 Schedule of Conditions**

#### **1. Time to implement**

The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **2. Approved Plans**

The development hereby approved shall be carried out in accordance with:

Site Location Plan 419 Rev B (site location plan only)

Proposed Site Plan 419 Rev G (received by e-mail dated 21<sup>st</sup> February 2017)

Proposed Site Layout and Ground Floor Plan 417 Rev G (received by e-mail dated 21<sup>st</sup> February 2017)

Proposed First Floor Plan 418 Rev B

Proposed Elevations (north and south) 415 Rev E (received by e-mail dated 9<sup>th</sup> November 2016)

Proposed Elevations (east and west) 416 Rev F (received by e-mail dated 9<sup>th</sup> November 2016)

Proposed Stables Elevations 104

Proposed Stables Floor Plans 120

Associated Documents and Background Documents

Stables Existing Floor Plans 100

Stables Existing Elevations 101

Stables Existing Floor Plan with Impact 103

Planning Statement September 2016 (Turley)

Design & Access Statement and Heritage Statement September 2016.

All received with the application validated on 16<sup>th</sup> September 2016 unless otherwise specified.

Reason: To clarify what has been approved under this consent in order to protect the special architectural or historic interest of the building.

#### **3. External Doors and Windows**

No development of the stable conversion, shall take place until details of all external doors and new windows and rooflights, including materials and finishes, at a minimum scale of

1:20 and 1:2, have been submitted to and approved in writing by the Local Planning Authority. The rooflights should be conservation style and flush fitting. The windows, rooflights and external doors shall be installed in accordance with the approved details. This condition relates to the stable conversion only.

Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

#### **4. Roof Tiles**

Existing roof tiles from the main roof, which need to be removed as part of the proposal, shall be reused in the proposed works. Where insufficient numbers of salvageable roof tiles are available, matching reclaimed roof tiles shall be used.

Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

#### **5. Timbers**

Unless such work is clearly and specifically referred to on drawings or other documents hereby approved, no timber framing members/structural roof timbers shall be cut, replaced or removed in whole or in part until a written description of the steps to be taken has been submitted to and approved in writing by the Local Planning Authority. This includes the chasing of timbers to facilitate service runs. Thereafter the development shall incorporate and be undertaken in accordance with the approved details.

Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

#### **6. Workmanlike Manner**

The development hereby permitted shall be carried out in a proper workmanlike manner appropriate to the age and character of the building and using traditional materials and techniques except where the use of modern materials and techniques has specifically been approved by the Local Planning Authority.

Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

#### **7. Works to Match**

All works of making good and repair to the retained fabric, whether internal or external, shall be finished to match adjacent work with regard to the methods used and to materials, colours, textures and profiles.

Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

### **Informatives**

#### **1. Ecology**

All bats are protected by The Wildlife and Countryside Act 1981 (WCA) (as amended) & The Conservation of Habitats and Species Regulations 2010. Should you find bats during development, all work must stop until advice has been sought from Natural England. Their local contact number is 0300 060 3886.



**2. Tie between PP and LBC**

This Listed Building Consent should be read in conjunction with associated Planning Permission 16/02452.

DC