

**DISTRICT PLANNING COMMITTEE  
ON 23<sup>RD</sup> AUGUST 2017**

**UPDATE REPORT**

**Item No:** (1)                      **Application No:** 17/01235/COMIND                      **Page No.** 31 - 65  
**Site:** Plantation Farmhouse, Beedon Common.

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**Planning Officer Presenting:** Derek Carnegie

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** Mr Adrian Cubitt  
Mr Martin Griffiths

**Supporter(s) speaking:** Mr Roger Gent

**Applicant/Agent speaking:** Sam Harrison

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

**Update Information:**

Additional Information

Email received from agent confirming that the feed bins will be of a steel frame construction, with the bins themselves being made of plastic, measuring 7m in height and 3m in diameter. The proposed dirty water storage tank will be underground, measuring 3m (length) x 1m (width) x 1m (depth).

Recommended conditions

1. Time  
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. Approved Plans  
The development hereby permitted shall be carried out in accordance with the approved drawings and other documents listed below, unless otherwise agreed in writing by the local planning authority:

Location Plan A1 received via email from the agent on 17/07/2017  
Site Plan A1 received via email from the agent on 28/06/2017  
Elevations A1 received via email from the agent on 02/08/2017  
Landscape Proposals IPA21032-11 received via email from the agent on 17/07/2017  
Soft Landscape Specification  
Topographical Survey and Sections IP/RG/04  
Design, Access and Planning Statement  
Email from agent confirming dimensions and material of feed bins received on 16/08/2017.  
All received with the application on 28/04/2017 unless otherwise stated.

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

3. Materials

The materials to be used in the development hereby permitted shall be as specified on the application form and the design and access statement. The feed bins shall be as specified in the email from the agent confirming dimensions and material of feed bins received on 16/08/2017

Reason: To ensure that the external materials are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5, CS 14 and CS 19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

4. Hard surfacing

No development shall take place until a schedule of the materials to be used in the construction of the 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 site 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. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS 14 and CS 19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

5. PROW - Warning Signage Required

No development shall commence until details of warning signage for both drivers and pedestrians using Beeton Footpath 16 at the crossing point of the access to site have been submitted to and agreed in writing by the Local Planning Authority. The approved signage will subsequently be erected on site in accordance with the approved details, prior to work commencing on site. The warning signage will be retained thereafter for the lifetime of the development.

Reason: To protect the public using of the Public Right of Way. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS 18 of the West Berkshire Core Strategy (2006-2026).

6. Surface water

No development shall commence until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the local planning authority. The submitted details shall include the size of the silt traps, run-off volumes, soakaway capacities and infiltration rates, and all associated calculations. Prior to the building being brought into use the scheme shall be implemented in accordance with the approved details and the sustainable drainage measures shall be maintained in the approved condition thereafter.

Reason: Proposed operation could generate significant quantities of potentially contaminating

material/waste. Soakaways associated with the proposed sheds should not be located in areas where excess chicken fouling are likely to be deposited.

To ensure that surface water will be managed in a sustainable manner. To prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS16 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design – Part 4 Sustainable Design Techniques (June 2006).

7. Spoil

Notwithstanding details received with the application, no development shall take place until full details of how all spoil arising from the development will be used or disposed of have been submitted to and approved in writing by the Local Planning Authority. These details shall:

- a) Show where any spoil to remain on the site will be deposited;
- b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels);
- c) Include measures to remove all spoil (not to be deposited) from the site;
- d) Include timescales for the depositing/removal of spoil.

All spoil arising from the development shall be used or disposed of in accordance with the approved details.

Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area. This condition is imposed in accordance with the National Planning Policy Framework 2012 and Policy CS14 of the West Berkshire Core Strategy 2006-2026.

8. External Lighting

No development of the building shall commence until details of the external lighting to be attached to the building and used in the areas around the new building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include the luminance, operation and timings of the external lighting proposed. The external lighting shall be installed in accordance with the approved scheme before the building hereby permitted is brought into use. No external lighting shall be installed except for that expressly authorised by the approval of details as part of this condition. The approved external lighting shall thereafter be retained and operated in accordance with the details approved.

Reason: The Local Planning Authority wish to be satisfied that these details are satisfactory, having regard to the setting of the development within the AONB. Inappropriate external lighting would harm the special rural character of the locality and AONB. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

9. 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 statement shall include safeguards that shall be implemented during construction to minimise the risks of pollution and detrimental effects to the water interests in and around the site.

The Construction Method Statement shall cover:

- a) the use of plant and machinery, oils/chemicals and materials;
- b) the use and routing of heavy plant and vehicles;
- c) the location and form of work and storage areas and compounds;

- d) the control and removal of spoil and wastes.

Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To minimise the risks of pollution and detrimental effects to the water interests in and around the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

10. Boundary Treatments

No development shall take place until details, to include a plan, indicating the positions, design, materials and type of boundary treatments to be erected have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in accordance with the approved scheme before the building hereby permitted is brought into use. The approved boundary treatments shall thereafter be retained.

Reason: The boundary treatments are an essential element in the detailed design of this development and the application is not accompanied by sufficient details to enable the Local Planning Authority to give proper consideration to these matters. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5, CS 14 and CS 19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

11. Levels

No development shall take place until details of the finished floor levels of the building 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 ADPP5, CS 14 and CS 19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

12. Waste and dirty water

Prior to the building hereby approved being brought into use, details of the collection, storage and spreading of waste and dirty water from the development must be submitted to and agreed in writing by the local planning authority. The waste and dirty water shall thereafter be dealt with in accordance with the approved details.

Reason: The application site is located in a Source Protection Zone III (SP3) which required protection from pollution. This condition is imposed in accordance with the National Planning Policy Framework 2012 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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

Prior to the building being brought into use the vehicle parking and turning space shall be surfaced, marked out and provided in accordance with the approved plans. The parking and turning space shall thereafter be kept available for parking at all times for the lifetime of the development.

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).

14. Trees

All landscape works shall be completed in accordance with the submitted plans, schedule of planting and

retention, programme of works and other supporting information including drawing numbers IPA21032-11 dated March 2017 during the first planting season after completion. Any trees, shrubs or hedges planted in accordance with the approved scheme which are removed, die, or become diseased within five years from completion of this development shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

Notwithstanding the submitted details, 10% of trees planted must be semi-mature.

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.

15. Hours of Construction

No demolition or construction works shall take place outside the following hours:

7:30am to 6:00pm Mondays to Fridays;  
8:30am to 1:00pm Saturdays;  
nor at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework 2012, Policy CS 14 of the West Berkshire Core Strategy 2006-2026 and Policies OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Recommended Informatives

1. This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.
2. The applicant is advised that this planning permission does not in any way allow the Public Right of Way to be obstructed at any time during the course of the development.
3. Nothing connected with either the development or the construction must adversely affect or encroach upon the Public Right of Way, which must remain available for public use at all time. Information on the width of the PROW can be obtained from the PROW Officer.
4. The applicant is advised that the Rights of Way Officer must be informed prior to the laying of any services beneath the Public Right of Way.
5. No alteration of the surface of the Public Right of Way must take place without the prior written consent of the Rights of Way Officer.
6. 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.
7. 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.

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