

Appendix 2 – Decision Notices for planning applications 15/01219/FUL & 15/01328/FUL

TOWN AND COUNTRY PLANNING ACT 1990

JCPC Ltd
Jake Collinge
5 Buttermarket
Thame
Oxfordshire
OX9 3EW

Applicant:
Trunkwell Leisure Ltd

PART I - DETAILS OF APPLICATION

Date of Application
5th May 2015

Application No.
15/01219/FUL

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Use of land for the siting of marquee structures in connection with the use of the site as a hotel, conference and wedding venue

Trunkwell Mansion House Hotel, Beech Hill Road, Beech Hill, Reading

PART II - DECISION

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

1. The retention of marquees would result in the change of use of agricultural land to provide a series of large, conjoined, visually intrusive structures that would result in a high level of detrimental impact on the character and appearance of the surrounding rural landscape. Consequently the proposal would fail to meet with the requirements of the Core Planning Principles Stated in paragraph 17 of the National Planning Policy Framework (2012) that development should recognise the intrinsic character and beauty of the countryside, and would be contrary to the requirements of Policy ENV16 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007 that buildings should be appropriate in scale, form, impact, character and siting to their rural location.
2. The proposal would result in the retention of several large, visually imposing and overbearing structures that would have a significant and harmful impact on their setting within the wider open, rural landscape to the south and west of Beech Hill. The proposal is therefore contrary to the requirements of Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012, which requires development to demonstrate a high quality and sustainable design which respects and enhances the character and appearance of the area, and Policy CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012, which requires that the diversity and local distinctiveness of the landscape character of the District

is conserved and enhanced and that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.

If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

- 1 In attempting to determine the application in a way that can foster the delivery of sustainable development, the local planning authority has approached this decision in a positive way having regard to Development Plan policies and available guidance to try to secure high quality appropriate development. In this application there has been a need to balance conflicting considerations, and the local planning authority has also attempted to work proactively with the applicant to find a solution to the problems with the development; however, an acceptable solution to improve the economic, social and environmental conditions of the area could not be found.
- 2 This decision to refuse planning application is made in consideration of the following plans and documents:
 - The photographic schedule, location plan and block plan registered 05 May 2015;
 - The Planning Design and Access Statement, revised application form, elevations and floor plans received 21 August 2015;
 - The email for the agent dated 30 September 2015

Decision Date :- 9th October 2015



Gary Lugg

Head of Planning & Countryside

TOWN AND COUNTRY PLANNING ACT 1990

JCPC Ltd
Jake Collinge
5 Buttermarket
Thame
Oxfordshire
OX9 3EW

Applicant:
Trunkwell Leisure Limited

PART I - DETAILS OF APPLICATION

Date of Application
5th May 2015

Application No.
15/01328/FUL

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Retention of existing building and walkway for purposes in connection with the use of the site as a hotel, conference and wedding venue.

Trunkwell Mansion House Hotel, Beech Hill Road, Beech Hill, Reading

PART II - DECISION

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

1. The retention of marquee and walkway would result in the change of use of agricultural land to provide a large, visually intrusive structure that would result in a high level of detrimental impact on the character and appearance of the surrounding rural landscape. Consequently the proposal would fail to meet with the requirements of the Core Planning Principles Stated in paragraph 17 of the National Planning Policy Framework (2012) that development should recognise the intrinsic character and beauty of the countryside, and would be contrary to the requirements of Policy ENV16 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007 that buildings should be appropriate in scale, form, impact, character and siting to their rural location.

2. The proposal would result in the retention of a large, visually imposing and overbearing structure that would have a significant and harmful impact on its setting within the wider open, rural landscape to the south and west of Beech Hill. The proposal is therefore contrary to the requirements of Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012, which requires development to demonstrate a high quality and sustainable design which respects and enhances the character and appearance of the area,

and Policy CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012, which requires that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced and that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.

If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

- 1 In attempting to determine the application in a way that can foster the delivery of sustainable development, the local planning authority has approached this decision in a positive way having regard to Development Plan policies and available guidance to try to secure high quality appropriate development. In this application there has been a need to balance conflicting considerations, and the local planning authority has also attempted to work proactively with the applicant to find a solution to the problems with the development; however, an acceptable solution to improve the economic, social and environmental conditions of the area could not be found.
- 2 This decision to refuse planning application is made in consideration of the following plans and documents:
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