

Item No.	Application No. and Parish	8/13 Week Date	Proposal, Location and Applicant
(3)	18/01090/FULD	4 <sup>th</sup> July 2018	Elton Farm, Weston, Newbury, RG20 8JG
	Welford and Wickham Parish Council	E.O.T 14 <sup>th</sup> December 2018	Conversion of four agricultural buildings to residential use including parking, landscaping and associated works.  Mr J H L Puxley Esq LL

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/01090/FULD>

**Ward Member(s):**

Councillor A.G.R. Stansfeld  
Councillor James Cole

**Reason for Committee determination:**

The discretion of the Development Control Manager due to the sensitive issues arising from the neighbouring site.

**Committee Site Visit:**

6<sup>th</sup> December 2018

**Recommendation.**

**The Head of Development and Planning be authorised to GRANT planning permission.**

**Contact Officer Details**

**Name:** Mrs Sue Etheridge  
**Job Title:** Senior Planning Officer  
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## 1. Site History

1.1. No recent relevant planning history

## 2. Publicity of Application

2.1. This application was advertised by a Site Notice which expired on 27<sup>th</sup> June 2018.

## 3. Consultations and Representations

### Consultations

<b>Welford Parish Council</b>	<p>No objection.</p> <p>The Parish Council do not object to this application and agree that it is a sympathetic development, using existing footprints and preserving the farm building rather than letting them go in to disrepair. However, we insist the following matters are dealt with and agreed prior to full consent being granted:</p> <p>1. The Parish Council would not wish to see any effluent from any sewage system discharged into the River Lambourn and given the issues with the neighbouring development at Tee Kay Farm, we insist that a sewage solution is agreed in full before any commencement of work. We would like to be kept informed on the solutions the applicant is considering and be part of the consultation process on the final decision.</p> <p>2. The Parish Council has serious concerns about increasing the traffic that is using this blind junction of the Elton Lane and Newbury Road. There is currently no clear sight line for cars coming out of Elton Lane, and within 10 yards of the junction cars using the Newbury Road are still legally travelling at 60mph. We wish to see the applicant / highways agree a solution to this problem prior to commencing any development.</p> <p>3. Concerns have been raised to the Parish Council about this area being one of the few remaining habitats for the rare Desmoulin's Whorl Snail. We wish this to be investigated fully and independently to ensure the development is not detrimental to the habitat.</p>
<b>Environmental Health</b>	<p>No objection. The site is former farm buildings and close to a dismantled railway line. A private water supply is proposed. A condition in respect of unforeseen contamination is suggested and advice regarding compliance with the Private Water Supplies (England) Regulations 2016</p>
<b>Archaeology</b>	<p>Further details on impact on non-designated heritage assets also WSI may be necessary.</p>
<b>Conservation</b>	<p>No objection. The conversions look to be a good tidy up of the existing buildings, with the proposed works in keeping with and respectful of the farmyard vernacular</p>
<b>Highways</b>	<p>No highway objection, following receipt of amended details relating to access drive, provision of passing bay and parking. Conditions suggested to secure parking and turning, access road width and passing bay provision.</p>

	With regard to the safety of the access into site from Newbury Road, the Highway Officer has confirmed that given the neighbouring development at the former Tee Kay Farm site (Grayling Lane) and the former use of this site as a working farmyard, no objection to use of access for four additional houses.
<b>Waste Management</b>	The collection point for refuse and recycling from the existing farm house is on the public highway at Elton Lane. The addition of 4 further dwellings may cause an issue on collection days with bins and containers at the kerbside however this is not necessarily unusual in rural areas.
<b>AONB Management</b>	No response at 28 <sup>th</sup> November 2018.
<b>Drainage Engineer</b>	Further soakage tests requested to assess impact of proposal to ensure risk of flooding not increased. Drainage Strategy received during consideration of the application.  Further comments on strategy awaited.
<b>PROW</b>	Welford Footpath 16 runs through the farmyard to Elton Farm. This is part of the Lambourn Valley Way (a WBC promoted path) particularly popular in the summer.  The proposal shows a few minor landscaping features lie within the historic width of this footpath. Amendments requested to ensure that the development would not obstruct the PROW.  Amended plans requested and submitted to address comments. Final comments and conditions/informatives awaited and will be reported in the Update.
<b>Ramblers Association</b>	The Ramblers Association wish to object to the proposals on the following grounds:-  The current farm track through the site is also a Right of Way (Welford footpath 16). The application lacks any detail as to what will become of the footpath.  The existing track whether tarmacked or not will be the access into the site and therefore will be at conflict with the walking public. Moreover the footpath is also part of the Lambourn Valley Way and is treated as a long distance path and as so should be considered as a prime route.
<b>Natural England</b>	Detailed comments on impact of proposed foul drainage on River Lambourn. Further details and Drainage Strategy (Cole Easdon) received during consideration of the application. The scheme will allow discharge of surface water and treated foul water into the ground, with each dwelling plus the existing farmhouse having a sewage package treatment plant (providing an additional level of treatment) located in excess of 20 metres from the river. Connection with mains or the neighbouring private facility (former Tee Kay Farms site) is not feasible. Proposal subject to full implementation of Drainage Strategy acceptable to Natural England.  No comments provided in respect of the impact of the development on the Desmoulin's Whorl Snail.
<b>Ecology</b>	No response at 30 <sup>th</sup> November 2018.

<b>Environment Agency</b>	No response at 30 <sup>th</sup> November 2018.
<b>BBOWT</b>	No response at 30 <sup>th</sup> November 2018.
<b>Thames Water</b>	No response at 30 <sup>th</sup> November 2018.
<b>MOD</b>	No response at 30 <sup>th</sup> November 2018.

#### 4. **Representations**

4.1. Ten letters of representation some of which are duplicates or from the same contributor.

4.2. The matters raised in the letters of objection (summarised by officers) are:

Impact of proposed Sewage Package Treatment Plant (STP) on ecology of River Lambourn which is a SSSI and SAC,  
 Safety of junction onto main road given poor visibility and traffic speeds  
 Impact on the Desmoulin's whorl snail from proposed development and SPT.

#### 5. **Planning Policy Considerations**

5.1. The statutory development plan relevant to this application comprises:

- West Berkshire Core Strategy (2006-2026)
- Housing Site Allocations DPD (2006-2026)
- West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)

5.2. 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 Area of Outstanding Natural Beauty.  
 CS4: Housing Type and Mix  
 CS 5: Infrastructure requirements and delivery  
 CS 10: Rural Economy  
 CS 13: Transport  
 CS 14: Design Principles  
 CS 16: Flooding  
 CS 17: Biodiversity and Geodiversity  
 CS 19: Historic Environment and Landscape Character

5.3. The West Berkshire Core Strategy replaced a number of Planning Policies in the West Berkshire District Local Plan 1991-2006 Saved Policies 2007. However the following Policies remain in place until they are replaced by future development plan documents and should be given due weight according to their degree of consistency with the National Planning Policy Framework:

TRANS1: Meeting the Transport Needs of New development.  
 OVS5: Environmental Nuisance and Pollution Control.  
 OVS.6: Noise Pollution

5.4. The following Housing Site Allocations Development Plan Document policies are relevant to this application:

C1: Location of New Housing in the Countryside  
 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

5.5. Other material considerations for this application include:

The National Planning Policy Framework (2018) (NPPF)  
Planning Practice Guidance (PPG)  
Quality Design Supplementary Planning Document (SPD)  
Community Infrastructure Levy

**6. Proposal**

- 6.1. The proposal is for the convert and alter existing farm buildings to create four dwellings each comprising four bedrooms.
- 6.2. Building 1, a brick and flint barn with slate roof will be converted to create H1. Existing corrugated metal structures to the front and side (north) elevation will be demolished. The dwelling will comprise entrance hall, snug, open plan kitchen/sitting/dining area, boot room, living room, office and WC with stairs leading to the first floor (accommodated within the existing roof space) with four bedrooms, one with en-suite. The form and character of the building will be retained, with new window/doors opening using existing apertures or bays, conservation style roof lights are proposed in the roof.
- 6.3. Building 2, a large timber framed barn with pitched roof clad mostly in slates will be converted to H2 comprising entrance hall, open plan kitchen/breakfast/dining/family area, utility room, guest room, study, snug, shower room, three bedrooms and family bathroom. Stairs leading to the first floor, contained within the roof, comprising master bedroom with en-suite and gallery with void over the dining/family area. New conservation style roof lights are proposed. Other new openings respect the character and form of the existing building.
- 6.4. Building 3, a single storey partially open fronted tractor shed/store of brick and slate construction will be converted and extended with a wing attached to the southwest end, constructed on the same footprint as the existing Pig Shed to create H3. It will comprise an entrance hall leading to three bedrooms with family bathroom and master bedroom (including en-suite) contained within the original building. The new wing, will provide a dining room, leading to family room and kitchen with a corridor then serving a utility room, boot room, study, guest room, shower room and TV/Playroom. New openings respect the character and form of the other buildings within the complex Existing hay shed and stalls to the southwest will be demolished. An existing timber shed will be replaced to provide a garden room.
- 6.5. Building 4, is a large single storey barn comprising three spans (parallel ranges) each with nine bays. The structure comprises concrete posts supporting the roof structure of steel trusses. It is clad with corrugated concrete roof, with sides comprising breeze block and corrugated concrete and wood, the easy elevation is open fronted. H4 will be created by removing one range completely and two bays from the retained ranges. Internally existing support posts will be used to create a single storey dwelling with entrance hall, open plan family/dining and kitchen area, snug, utility room, WC, study, four bedrooms plus guest room all with en-suites. Externally the walls will be clad in horizontal timber boarding. New openings will be similar to those proposed for H1 to the south. A new double detached garage is proposed to the south.
- 6.6. Access to the dwellings will be via the existing farm track. Each dwelling will be provided with three car parking spaces, some of which are within open sided car ports. Each dwelling will have private amenity space. There are no changes to the existing farm house or granary within the site.

## **7. Site Location and Description**

- 7.1 The application site comprises redundant farm buildings at Elton Farm Weston. The buildings were originally set out in an informal U-shape including the farm house to the southwest at the end of the 19<sup>th</sup> Century. Additional buildings including Building 4, additions and ramps/silos have been added since that time. The farm track which leads from Elton Lane to the southeast runs past the buildings and leads up to the dismantled railway line which runs in a northwest-southeast direction to the northeast of the site. The farm track forms part of the public footpath WELF/16/1 which forms part of the Lambourn Valley Way. The River Lambourn Site SSSI (Site of Special Scientific Interest) and SAC (Special Area of Conservation) lies to the south and west of the application site. The site lies outside of Flood Zones 2 and 3. It is partly within a bio diversity opportunity area and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

## **8. Consideration of the Proposal**

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

- 8.1. The Principle of Development
- 8.2. The Impact on the character of the area and AONB
- 8.3. The Impact on Highway Safety
- 8.4. The Impact on Drainage , Flooding and Ecology
- 8.5. Impact on Amenity
- 8.6. Community Infrastructure Levy
- 8.7. The Assessment of Sustainable Development

### **8.1 Principle of Development**

- 8.1.1 National Planning Policy Framework (NPPF) makes clear that the starting point for all decision making is the development plan, 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, the Saved Policies of the West Berkshire District Local Plan and the West Berkshire Housing Site Allocations Development Plan Document.
- 8.1.2 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 and Housing Site Allocations DPD Policy C1.
- 8.1.3 The site is located outside of any identified settlement within open countryside as defined by Policy C1. The site is within the North Wessex Downs AONB. Policy ADPP1 of the Core Strategy states that 'only appropriate limited development in the countryside will be allowed, focused on the addressing identified needs and maintaining a strong rural economy'. 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. The conversion of redundant buildings in the countryside to residential use is supported by policy C4 of the HSA DPD, subject to specific criteria.

- 8.1.4 The current proposal will result in the conversion of existing buildings, no longer suitable for modern farming practices, removal of redundant buildings, plant and machinery, alterations and some new build to create four new dwellings within the countryside. The proposals will retain the existing structures, with some new build and an overall reduction of the built form on the site. Main dimensions will remain with no increase in height. There will be new openings to each building with existing or suitable alternative roof and wall materials. The application is supported by Structural Engineering Assessments confirming the buildings are structurally sound. The buildings form a group of farm buildings, the proposal will reduce the overall built form but retain the traditional farmstead layout.
- 8.1.5 The principle of the proposal to convert these redundant buildings to create four dwellings is therefore considered acceptable, subject to considerations below.

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

- 8.2.1 Policy CS14 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.
- 8.2.2 Policy CS19 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 form, pattern and character. It also requires the conservation, and where appropriate, enhancement of heritage assets and their settings. ADPP5 seeks to preserve local distinctiveness, sense of place and the setting of the Area of Outstanding Natural Beauty.
- 8.2.3 The site lies within the original farmyard of Elton Farm just to the north of the original farm house. The site comprises redundant farm buildings, hard standing areas, associated farm storage areas, machinery and plant and an area of unused grassland to the east. To the east of the application site is the residential development comprising 11 modern dwellings at Grayling Lane. The application site does not contain any trees of significance. To the south of the site is the River Lambourn a SSSI and SAC. Public footpath WELF/16/1 passes through the site. The ground slopes upwards in a northwesterly direction.
- 8.2.4 The buildings form part of the agricultural landscape of the area. The proposed works will improve the appearance of the farmyard, retaining the agricultural heritage of the area and result in a reduction in overall built form and removal of modern unsightly structures. The conversion works and new build will use materials and finishes appropriate to this rural area. Given the fact that a PROW passes through the site the development will be easily visible from public vantage points. The PROW Officer has raised no objection to the scheme, following slight amendments to the layout to ensure that the legal width of the footpath is not obstructed. It is considered that the scheme, which has been sensitively considered would preserve and enhance the character of the area and group of traditional farm buildings within the AONB.
- 8.2.5 If approved, it is considered that, conditions should be attached to ensure materials and hard landscaping is appropriate to the character of the area. In addition PD Rights in respect of extensions and means of enclosure should be removed to ensure that the site is not overdeveloped nor compromises the visual character of the area within the AONB.

- 8.2.6 The proposal in terms of siting, form and scale is considered appropriate to the rural character of the area, within the AONB. 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.

### **8.3 The Impact on Highway Safety**

- 8.3.1 Policies CS13 of the Core Strategy and TRANS.1 of the Saved Policies of the Local Plan relate to highways and transport considerations. P1 of the Housing Site Allocations Development Plan Document sets out the residential car parking levels for the district.
- 8.3.2 The Highway Officer expressed concern regarding the width of the access track. Amended plans have been received to provide a passing spaces to enable large vehicles to safely pass. The proposal is considered to be acceptable in terms of layout, access width and car parking provision. The new use would not result in an increase in the number of traffic movements compared to the former use as a working farm. It has been noted that both local residents and the Parish Council are concerned regarding the safety of the access onto Newbury Road from Elton Lane and the deregulated speed of traffic (60mph) close to the existing junction. The Highway Officer is aware of poor sightlines, however on balance, compared to use by farm traffic it is considered acceptable and the new use would not compromise highway safety.
- 8.3.3 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 advice contained in the NPPF.

### **8.4 The Impact on Drainage, Flooding and Ecology,**

- 8.4.1 The application site is close to the River Lambourn SSSI and SAC. Given the location away from mains drainage and water supply a private sewage package treatment plant (STP) for each dwelling and the existing farm house and private water supply is proposed. Concern has been expressed by the Parish and locally residents and initially by Natural England regarding the use of a STP and impact of infiltration of surface water and foul water on the River Lambourn. Following detailed discussions and the submission of a Drainage Strategy (Cole Easdon), Natural England are satisfied that the proposed strategy will not result in harm to the sensitive SSSI and SAC. The strategy includes infiltration tests, confirming suitability of cellular soakaways and filter drains for surface water drainage. Foul water will be managed by private STPs for each dwelling. This will treat foul water and enable discharge, by infiltration to drainage fields in excess of 20 metres from the river. The discharge will be into specially designed and constructed drainage fields before infiltrating into the ground. In addition the old system at the farmhouse will be upgraded to a new STP, draining into a new drainage field, offering betterment. Maintenance responsibility will be with the property owner of each dwelling. These arrangements will ensure that the quality of effluent entering the groundwater body, and ultimately to the River Lambourn SSI/SAC via subsurface flow routes is below any threat level. It is acknowledged that there were concerns regarding the recent development at the former Tee Kay Farm site (now Grayling Lane) to the east. The applicant has fully explored the possibility of connection to the private drainage at this site. However the specifications of the drainage system is such that it does not have capacity for additional dwellings.
- 8.4.2 The proposal involves conversion of redundant buildings. The application is supported by a Phase I and II Protected Species (Bat and Reptile) survey. Evidence of one bat emerging from Building 1 and bats foraging and commuting within the site was found. No reptiles were found. An EPS licence will be required to legally carry out destructive works on

Building 1. A mitigation strategy to provide an alternative day bat roost (bat access tile in the roof of H1) and biodiversity enhancements (bat and bird boxes and native species of new planting). Development should be in accordance with the Phase I and II Protected Species Report.

- 8.4.3 The report also refers to pollution prevention, given the location close to the River Lambourn SSSI and SAC, during construction and post development. Procedures are set out in the report. A condition would ensure protection of this sensitive area.
- 8.4.4 The Parish Council and local residents have raised concern of the impact of the scheme on the Desmoulin's Whorl snail. The submitted survey did not provide evidence of this snail within the application site. The suggested pollution control/protection measures above should ensure that the development does not harm this species.
- 8.4.5 The application, subject to appropriately worded conditions, is therefore considered to comply with European and national protected species legislation and requirements for sustainable drainage. The proposal is in accordance with Policies CS16 and C17 of the Core Strategy and advice set out in the NPPF.

## **8.5 Impact on Amenity**

- 8.5.1 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.
- 8.5.2 There are existing dwellings to the east and south of the site. Given the separation distance it is not considered that the new use would unduly harm the amenities of these existing residents. A condition to restrict hours of construction is suggested.
- 8.5.3 Public Footpath WELF/16/1 passes through the site. The PROW Officer is satisfied that given the existing/former use of the site as a working farm the amenity of users of the PROW would not be compromised. It is noted that the Ramblers Association has expressed concern regarding potential conflict, future surfacing and safety of walkers. Details of surfacing to ensure the rural character is retained could be secured by condition. Warning signage may be necessary. These details along with informatives suggested by the PROW Officer could be attached.
- 8.5.4 The private amenity space for each new dwelling meets the guidelines set out within the Quality Design Document. Given the former use of the site also close to the dismantled railway line there is the potential for unforeseen contamination. A condition has been suggested by the Environmental Health Officer. A condition requiring details of spoil use and disposal is required to ensure the amount of evacuated material is dealt with acceptably.
- 8.5.5 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.

## **8.6 Community Infrastructure Levy**

- 8.6.1 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(indexed) per m2 of gross internal area. A separate Community Infrastructure Levy liability notice detailing the chargeable amount is to be sent with planning decision notices.

## **8.7 Sustainable Development**

- 8.7.1 The NPPF has introduced a presumption in favour of sustainable development, which should be applied in assessing and determining development proposals. The NPPF identifies three dimensions to sustainable development: economic, social and environmental.
- 8.7.2 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, impact on highway safety, ecology and amenity. For the reasons given above this is 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.

## **9 Conclusion**

- 9.1.1 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.
- 9.1.2 The proposal will not unduly harm the character and appearance of the surrounding area and the AONB, neighbouring amenity, highway safety, ecology or amenity. It will provide new housing which will add to the type and mix of housing within the District and retain many of these traditional farm buildings. Concerns relating to the impact from surface water and foul water infiltration on the River Lambourn SSSI and SAC have been address and the Drainage Strategy is accepted by Natural England. There are no other material considerations that indicate planning permission should otherwise be refused. It is recommended that the application be approved.

## **10 Recommendation**

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

### **1. Full planning permission 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. Approved Plans**

The development hereby permitted shall be carried out in accordance with the following approved drawings

Site Location Plan 2152 P1-01 rev A  
Proposed Site Plan 2152 P1-03 rev B (received by e-mail dated 10<sup>th</sup> August 2018)  
Proposed House 1  
Proposed Ground Floor Plan 2152 P2-01-H1  
Proposed First Floor Plan 2152 P2-02-H1  
Proposed Roof Plan 2152 P2-03-H1  
Proposed Elevations 2152 P3-01-H1, P3-02-H1 and P3-03-H1

Proposed House 2  
Proposed Ground and First Floor Plan 2152 P2-04-H2  
Proposed Roof Plan 2152 P2-05-H2  
Proposed Elevations 2152 P3-04-H2 and P3-05-H2

Proposed House 3  
Proposed Floor Plan 2152 P2-06-H3  
Proposed Roof Plan 2152 P2-07-H3  
Proposed Elevations 2152 P3-06-H3 and P3-07-H3  
Proposed Outbuilding - Proposed Plan and Elevations 2152 P2-11-S3

Proposed House 4  
Proposed Floor Plan 2152 P2-08-H4  
Proposed Roof Plan 2152 P2-09-H4  
Proposed Elevations 2152 P3-08-H4 rev A  
Garage H4 - Proposed Plans and Elevation 8152 P2-10-G4

#### Associated Documents and Background Documents

Figure Ground Plans 2152 P1-02 rev A  
Contextual Analysis 2152 P1-04 rev A  
Existing Plans Building 1  
Floor, Roof, Elevations 2152 E2-01-H1; E2-02-H1; E2-03-H1; E3-01-H1; E3-02-H1 and E3-03-H1.  
Existing Plans Building 2  
Floor, Roof and Elevations 2152 E2-04-H2; E2-05-H2; E2-04-H2; E2-05-H2.  
Existing Plans Building 3  
Floor, Roof and Elevations 2152 E2-06-H3; E2-07-H3; E3-06-H3.  
Existing Plans Building 4  
Floor, Roof and Elevations 2152 E2-08-H4; E3-08-H4.  
Contextual Site Sections 2152 P5-01 rev A  
Topographic Survey 2152/SK00 rev A

Planning, Design and Access Statement April 2018 (Pro Vision)  
Structural Report four barns (Archibald Shaw) Issue 30<sup>th</sup> May 2017  
Structural Report Large Barn (Pro Vision) (26<sup>th</sup> March 2018)

Drainage  
Drainage Design Strategy Issue 4 dated October 2018 (Cole Easdon) received by e-mail dated 24<sup>th</sup> October 2018

Ecology  
Covering Letter 23<sup>rd</sup> February 2018  
Phase I Ecological Assessment (October 2016) (PV Ecology)  
Phase II Bat and Reptile Report (November 2017) (PV Ecology)

All received with the application validated on 9<sup>th</sup> May 2018 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, 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.

### **3. Materials as specified**

The materials to be used in the development hereby permitted shall be as specified on the plans and the application forms unless alternative materials are first submitted to and approved in writing by the local planning authority.

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, Policies ADPP 1, ADPP 5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006), Supplementary Planning Guidance House Extensions (July 2004).

### **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. Parking/turning in accord with plans**

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, 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).

### **6. Schedule of materials for access road**

No development above ground level shall take place until a schedule of materials to be used in the access road and car park areas has been submitted to and approved in writing by the Local Planning Authority. The materials should be permeable. This condition shall apply irrespective of any indications as to these matters which have been detailed in the current application the use shall not commence until the access and car park has been constructed in accordance with the approved schedule.

Reason: To ensure that the appearance of the access is appropriate to the character of the area and will not affect highway safety. 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).

## **7. Vehicle passing area**

No dwelling shall be occupied until the vehicle passing area shown on drawing 2152/P1-03 rev B submitted on August 10<sup>th</sup> 2018 is provided in accordance with the approved details prior to any further use of the site.

Reason: To ensure the private drive is provided with adequate passing spaces/areas, in order to reduce the likelihood of vehicles reversing into the highway which would adversely affect road safety and the flow of traffic in accordance with 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).

## **8. Unforeseen Contamination**

Should any unforeseen contamination be encountered during the development, the developer shall inform the Local Planning Authority immediately. Any subsequent investigation/remedial/protective works deemed necessary by the Local Planning Authority shall be carried out to agreed timescales and approved by the Local Planning Authority in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the Local Planning Authority upon completion of the development

Reason: To ensure the site is suitable for its new use taking into account ground conditions, including from pollution arising from previous uses. In accordance with Policy CS14 of the West Berkshire Core Strategy 2006-2026.

## **9. Landscaping**

No development above ground level shall commence until full details of all soft and hard landscaping, including means of enclosure have been submitted to and agreed in writing by the local planning authority. The approved details shall be implemented in full before the dwellings hereby approved are first occupied, unless an alternative timescale is first agreed.

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.

## **10. External lighting (details required)**

No external lighting shall be erected/installed on the site until full details 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 the buildings hereby permitted are occupied. 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.

Reason: The Local Planning Authority wish to be satisfied that these details are satisfactory, having regard to the setting of the development. To protect the amenities of adjoining land users and the character of the area. The area is unlit at night and benefits from dark night skies. Inappropriate external lighting would harm the special rural character of the locality. This condition is imposed in accordance with the National Planning Policy Framework, Policies ADDP5, CS14, and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

## **11. Drainage Strategy**

The development hereby approved shall be carried out in accordance with the Approved Drainage Strategy Issue 4 (Cole Easdon) dated October 2018 (received by e-mail dated 24<sup>th</sup> October 2018) and e-mail from agent dated 23<sup>rd</sup> October 2018.

No dwelling shall be occupied until the strategy has been constructed, the measures shall be installed and thereafter maintained and kept in full working order in accordance with the report and manufacturers specifications and instructions for the lifetime of the development hereby approved.

All sewage package treatment plans and drainage fields should be a minimum of 20 metres away from the River Lambourn, with drainage fields maintaining a buffer of adequate height above the groundwater.

Reason: To ensure that the surface and foul water from the development is managed and does not harm the sensitive ecology of the River Lambourn SSSI and SAC or protected species within the locality. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS17 of the West Berkshire Core Strategy (2006-2026).

## **12. Ecology Mitigation (implement)**

The development hereby approved shall be carried out in accordance with the Phase I and Phase II Protected Species Survey (PV Ecology dated 23<sup>rd</sup> February 2018, October 2016 and November 2017). The required EPS Licence shall be obtained and all mitigation measures shall be implemented in full, unless alternative details are required as part of the EPS Licence process.

Reason: To ensure the protection of species, which are subject to statutory protection under European Legislation. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS17 of the West Berkshire Core Strategy (2006-2026).

## **13. Spoil**

No development resulting in demolition of buildings or removal of spoil shall commence on site until full details of how spoil arising from the development will be used and/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 the spoil from the site.
- d) Include a timescale for the spoil removal and associated works.

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

Reason: To ensure appropriate disposal of spoil from the development and to ensure that any raising of ground levels on the site will not harm the character and amenity of the area or amenity of neighbouring land uses. In accordance with the NPPF and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

#### **14. PD Rights Extensions**

Irrespective of the provisions of the current Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent revision), no additions or extensions to the dwelling, shall be built or ancillary buildings or structures erected within the curtilage, unless permission in writing has been granted by the Local Planning Authority on an application made for the purpose.

Reason: To prevent the over-development of the site, to safeguard the amenities and visual character of this rural area within the AONB. In accordance with Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

#### **15. PD Rights Fencing and Other Means of Enclosure**

Irrespective of the provisions of the current Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent revision), no fences, walls or other means of enclosure shall be erected on the boundaries of the site, unless approved as part of other conditions attached to this permission or permission in writing has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To safeguard the amenities and visual character of this rural area within the AONB. In accordance with Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

### **Informatives**

#### **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.

#### **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.

### **Environmental Health Informative**

#### **Property is on a Private Water Supply**

The applicant shall ensure the private water supply for the house/development complies with the Private Water Supplies (England) Regulations 2016. Detailed information regarding the private water supply, including the nature, location and adequacy of the source, any storage tanks/ pipework and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply shall be submitted to West Berkshire Council Environmental Health in line with the above regulations.

### **Waste Management**

The collection point for refuse and recycling from the new dwellings and with the existing farm house is on the public highway at Elton Lane.

### **CIL Liability**

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)

### **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.

DC