

# EASTERN AREA PLANNING COMMITTEE

## 4<sup>TH</sup> DECEMBER 2019

### UPDATE REPORT

**Item No:** (1)      **Application No:** 19/01063/COMIND      **Page No.** 5-19

**Site:** Land South Of Ravenswing Farm Adjoining Aldermaston Road and Silchester Road, Tadley.

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**Planning Officer Presenting:** Michael Butler

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** N/A

**Supporter(s) speaking:** Allan Follett  
Catherine Wilde

**Applicant/Agent speaking:** James Mitchell – Lidl  
Douglas Symington – Lidl  
Chris Tookey – RPS (agent)  
Richard Broad – Meyer Brown (transport consultant)

**Ward Member(s):** Councillor Dominic Boeck

#### 1. Additional Consultation Responses

<b>Public representations:</b>	An additional 31 letters of support for the application have been received bringing the total to <b>880</b> . Same issues as reported on the main agenda report. An additional 6 letters of objection have been received bringing the total number to <b>61</b> . Same issues as before—principally highways issues. An additional 6 letters have been ambiguous –a discount food store is needed/wanted, but not at this location. Total now <b>13</b> . Total public representations received is thus <b>954</b> .
<b>Emergency Planning Officer.</b>	Continues to object to the application on the basis that the revised /updated emergency plan is not acceptable. If however the application is approved, a condition is recommended.
<b>Tree officer.</b>	Conditional permission is recommended.

## 2. Updated Recommendation

The recommendation remains as set out in the agenda committee report, with the additional reason for refusal as recommended by the Emergency Planning Officer.

3	<p><b>Reason for refusal.</b></p> <p>The application site lies within 370m of the boundary of the AWE site to the north and therefore lies in the Inner Consultation zone as defined in policy CS8 in the adopted West Berkshire Core Strategy 2006 to 2026. Shopping facilities [inter alia] are identified in that policy, given this is where additional people will be drawn to a new site. The Council is not satisfied that the Emergency Plan submitted with the application can be adequately implemented in the event of an on/off site emergency at the AWE site in Aldermaston, which could prejudice the ability of the emergency blue light services in responding to such an incident. Accordingly, having regard to the advice in policy CS8 as noted, and the advice in para 95 of the NPPF of 2019 regarding public safety and the need to ensure national defence operational sites are not adversely impacted by surrounding development, the application is unacceptable.</p>

It is understood that the applicant has sent a small brochure to all members of the Committee summarising the merits [in their view] of the application. A copy has been sent to the officers for information.

Point of information. The northern red line boundary of the application site lies 150m distant from the settlement boundary of Falcon Fields.