

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	20/01658/FUL Compton Parish Council	22.09.2020 ¹	External works to include new external chemstores/storage/chiller containers positioned outside unit 4,5,6 and 7, 8, 9. New adjoining covered walkway/canopy between 4, 5, 6 and 7, 8, 9. Building alterations to include new extraction ductwork, fan and general fittings. New retaining wall to east (outside unit 6), Internal modifications to floor plans, replacement external doors to rear elevation to Unit 4, 5, 6. Units 4, 5, 6, and 7, 8, 9, Old Station Business Park Compton Newbury RG20 6NE Carbosynth Ltd
¹ Extension of time agreed with applicant until 15.10.2020			

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01658/FUL>

Recommendation Summary: That the Head of Planning and Development be authorised to GRANT planning permission.

Ward Member(s): Councillor C. Culver.

Reason for Committee Determination: Ward Member call in regardless of recommendation

Committee Site Visit: Owing to social distancing restrictions, the option of a committee site visit is not available. Instead, a collection of photographs is available to view at the above link.

Contact Officer Details

Name: Matthew Shepherd
Job Title: Senior Planning Officer
Tel No: 01635 519111
Email: Matthew.Shepherd@Westberks.gov.uk

1. Introduction

- 1.1. This application seeks planning permission for external works to include new chemstores/storage/chiller containers positioned outside unit 4,5,6 and 7, 8, 9. New adjoining covered walkway/canopy between 4, 5, 6 and 7, 8, 9. Building alterations to include new extraction ductwork, fan and general fittings. New retaining wall to east (outside unit 6), Internal modifications to floor plans, replacement external doors to rear elevation to Unit 4, 5, 6.
- 1.1 There are 4 commercial buildings on the business park. Each unit was originally designed to be internally subdivided into 3 units. The applicant, Carbosynth, occupies 2 of the buildings; units 4 to 9. The applicant was due to occupy the newest building (the application site) incorporating units 10 to 12 at the beginning of September.
- 1.2 Access to the site is off a junction at the transition between the High Street and School Lane. Public Rights of Way COMP/5/1, COMP/14/1 run along the access road and alongside the western boundary of the business park.
- 1.3 The site is outside of the settlement boundary of Compton which terminates around the allotment, Compton C of E Primary School to the south, and the residential development to the west of Yew Tree Stables and north of Wallingford Road. The area is within the North Wessex Downs Area of Outstanding Natural Beauty, a national landscape designation.
- 1.4 The development was originally approved as B1(c) light industrial units. No change of use has been proposed within this application. It is to be noted that national legislation changed on 1 September 2020 with regard to the Use Classes Order. The use of this site was granted permission as a B1(c) use – an industrial process which can be carried out in any residential area without causing detriment to the amenity of the area. The Use Classes Order now in force changes this to an E use of commercial, business and service uses.
- 1.5 The applicant has submitted the following

Biosynth-Carbosynth is a critical supplier to many companies globally that are producing diagnostic tests and developing therapies to combat COVID-19. We are therefore classified as a critical supplier and play an important role in providing key chemicals required for production of tools to tackle COVID-19. In addition, we also keep supporting many other pharma and diagnostic companies that are producing key products required to control and treat many other diseases. As we are working through this crisis we are working hard to maintain our supply chains as a critical supplier but the top priority is to protect our employees, the wider community and the NHS from spreading COVID-19.

Therefore, we have implemented strict social distancing guidelines at our facilities following government guidelines. To ensure social distancing in the warehouse it was necessary to increase the number of chilled containers on our site hence the need for this planning application. To mitigate any potential noise disruption and to enhance the local environment we will shortly be planting 20 mature trees and 5M of hedging along our western boundary, we will also be installing other sound deadening methods close to the chilled containers. The number of containers currently on site will not be permanently installed and the long-term plan is to remove some if not all chilled containers off site.

- 1.6 The applicant has gone on to clarify that the external storage containers on parking spaces are proposed for 2 years and a temporary permission for these elements is sought. This can be secured by planning condition.

2. Planning History

2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
16/01418/OUTMAJ	Outline application for the construction of up to 35 dwellings (including 17 affordable dwellings), informal public open space, surface water drainage, vehicular access and associated works. Matters to be considered: Access.	Refusal 14.08.2016
16/01971/FUL	Retrospective planning application for new mechanical ductwork mounted on the external elevations.	Approved 07.09.2016
16/03208/FUL	Retrospective application for first floor labs, office and new external plant including plant room with hit and miss fence enclosure and steel frame with cat ladder to access new duct work to	Approved 27.01.2017
17/01546/FUL	Design variations concern updated external steel frame design and associated plant including timber hit and miss fence enclosure, amended duct work and unistrut design to elevations, retaining walls to side elevation, additional gas flue to rear, replacement doors to rear elevation.	Approved 22.08.2017.

3. Procedural Matters

- 3.1 Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 Site notice displayed on 06.08.2020 at the front of the site the deadline for representations expired on 27.08.2020.
- 3.3 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Compton Parish Council:	Objection
North Wessex AONB Board	No response 01/10/2020
WBC Public Rights of ways	No response 01/10/2020
Ramblers Association	No response 01/10/2020
WBC Environmental Health	No objection subject to conditions
WBC Highways:	No objection subject to conditions

Public representations

- 4.2 Representations have been received from 4 contributors, 0 of which support, and 4 of which object to the proposal.
- 4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- The external cold storage units create a significant noise impact from vibrational buzzing noise that impacts the adjacent public right of way and the neighbouring dwellings.
 - This noise impacts the peaceful enjoyment of the AONB.
 - The chiller unit of the air handling unit is also a significant source of vibrational noise across the meadow.
 - A comprehensive plan for the site should be put forward, however if the occupants have outgrown the site they should have considered moving rather than expanding outwards to the detriment of the area and neighbours.
 - The external storage units will remove parking spaces which has resulted in parking on grass verges surrounding the site.
 - A more appropriate long term plan should be adopted that seeks to remove these temporary units.
 - Parking impact on the grounds that the containers are taking up spaces designated for parking in the original site design.
 - Noise nuisance objection on the grounds that noise surveys carried out last year and in early July this year will not ensure noise nuisance arising from the plant has been fully mitigated. They have not been carried out

under operating conditions for which noise nuisance is most significant at adjacent properties and do not consider the additional stacks and associated plant proposed for Units 4,5,6.

- Visual impact, specifically sunlight reflection off the new stack on the western side of Units 4,5,6.
- The Noise Impact assessment were conducted on days when the weather was favourable to the survey results
- Light pollution from proposed walkway lights. As this site has grown, so has the number of security lights being installed. Many of these lights are still on after midnight and the site is producing a significant amount of night-time light pollution

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP5, CS9, CS10, CS13, CS14, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies OVS.5, OVS.6, TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).
- Policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire 2001 (RMLP).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2014-19
- WBC Quality Design SPD (2006)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of Development
- Character and Appearance
- Neighbouring Amenity
- Highways Amenity

Principle of development

6.2 The development is proposed outside of settlement boundaries whereby ADPP1 states that open countryside - only appropriate limited development in the countryside will be allowed, focused on addressing identified needs and maintaining a strong rural economy. ADPP5 states that small, local businesses will be supported, encouraged and protected within the AONB providing local job opportunities and maintaining the rural economy. CS10 states that existing small and medium sized enterprises within the rural

areas will be supported in order to provide local job opportunities and maintain the vitality of smaller rural settlements.

- 6.3 This application proposes external works in connection with an existing industrial building within a brownfield site. ADPP5 states that only limited and appropriate development addressing an identified need and to maintain a strong rural economy will be allowed. The proposed development is limited to that of addressing the needs of Carbosynth Ltd to respond to the increased demands on the site due to the current COVID19 Pandemic and the need for social distancing within the establishment. The proposed development is for a temporary period of 2 years due to these factors. The case officer is content that in principle the development is acceptable in accordance with ADPP1, ADPP5 and CS10.
- 6.4 It is to be noted that national legislation changed on 1 September 2020 with regard to the Use Classes Order. The use of this site was granted permission as a B1(c) use – an industrial process which can be carried out in any residential area without causing detriment to the amenity of the area. The Use Classes Order now in force changes this to an E use of commercial, business and service uses. As well as the previous B1 uses it includes shops, financial and professional services, café/restaurant, offices, research and development, clinics and health centres, creches, day nurseries, gymnasiums and other indoor recreation not involving motorised vehicles or firearms. Changes within this E use class are not development and would not need planning permission. Planning permission for the building is not a personal permission and could in future be occupied by any of the other uses within the E use class.

Character and appearance

- 6.5 ADPP5 states that development should seek to conserve and enhance the local distinctiveness, sense of place and setting of the AONB. It goes on to state that development will respond positively to the local context, and respect identified landscape features and components of natural beauty. Policies CS14 and CS19 require new development to demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. The policy goes on to say that good design relates not only to the appearance of the development but the way it functions. Policy CS19 says that particular regard will be given to the sensitivity of the area to change, ensuring that new development is appropriate in terms of location, scale and design.
- 6.6 The proposed development is as follows
- External works to include new external chemstores/storage/chiller containers positioned outside unit 4,5,6 and 7, 8, 9.
 - New adjoining covered walkway/canopy between 4, 5, 6 and 7, 8, 9.
 - Building alterations to include new extraction ductwork, fan and general fittings.
 - New retaining wall to east (outside unit 6), internal modifications to floor plans, replacement external doors to rear elevation to Unit 4, 5, 6.
- 6.7 As previously stated the site is an established brownfield industrial site in which the buildings already exist. The developments retrospective in nature as described in the application form. Despite this the development is not considered to cause an adverse impact on the character of the area or the AONB. This conclusion is drawn due to the individual elements of the development being relatively small and enclosed within an established brownfield site. No development would be seen from the wider landscape other than being read in conjunction with the existing industrial units of the site.

- 6.8 Objections have been raised to the issues the external duct work colour to ensure it is not reflective. The colour of this detail can be controlled via planning condition to ensure a non-reflective paintwork is used.
- 6.9 The Tree Officer has been consulted on the application and proposed a tree and hedge planting scheme that would provide landscape screening and native species that would be in keeping with the rural setting. The applicant has undertaken this planting. A condition is recommended by the Tree Officer to ensure the planting is maintained and any trees which become diseased or fail are to be replaced. On this basis it is considered that landscaping screening has been provided and its maintenance secured. As it matures this will further reduce the visibility of the development from outside of the site, although it is noted this will naturally be less during the winter months when the trees are not in leaf.
- 6.10 Given the existing nature of the building, the additions are seen in the context of an existing brownfield industrial estate and do not have an adverse impact on the character of the area. The applicant has sought to provide screening for the development and the new additions can be controlled by planning conditions. The external storage containers placed with the car park are proposed as temporary measures and therefore the minimal visual impact they have is considered temporary in nature as well.
- 6.11 As such the application is considered to comply with development plan policies on character and appearance by conserving the setting of the Area of Outstanding Natural Beauty and respecting its landscape features. The development is in accordance with ADPP5, CS14, and CS19 of the development plan.

Amenity

- 6.12 Policy OVS.6 requires appropriate measures to be taken in the location, design, layout and operation of development proposals in order to minimise any adverse impact as a result of noise generated. Special consideration is required where noisy development is proposed in or near Sites of Special Scientific Interest or which would harm the quiet enjoyment of Areas of Outstanding Natural Beauty.
- 6.13 Environmental Health (EH) initially became involved with this site during mid May 2020 via a resident's complaint about the noise from plant and equipment at Carbosynth. The source appeared to be a number of stand-alone refrigerated containers on site and/or the Air Handling Unit (AHU) in the main building several video clips were sent to the case officer during the following weeks, highlighting the plant noise, which suggested that noise may be a matter of concern. Environmental Health Officers (EHO) contacted the General Manager of Carbosynth, and suggested they carry out an acoustic survey of the site, with the co-operation of the complainant.
- 6.14 The noise impact assessment submitted in July 2020 surveyed units 4-9 and the external units included within this application. It was also able to take actual readings of the plant installed in units 10-12. This included testing each item of plant in section 5 of the report roughly between 3am and 7am. This showed that at the noise monitor on the applicant's site there are 58dB peaks from Container 4. Other notable changes include the other containers and supply fan to unit 7-9, and warehouse extract fan and cold-rooms. These noise variances were not picked up by the noise monitor located near the residential properties.
- 6.15 The containers within this application site have a strong low frequency component picked up both on site and at the residential dwellings, particularly container 1 and is considered likely to be the cause of the low frequency noise complaints if not mitigated for adequately as outlined within the report and conditioned.

- 6.16 The response from Environmental Health from their site visits is they did not hear the plant noise at the boundary to the residential properties. The recording submitted by a resident was confirmed by the applicant to be related to the air handling unit and it was agreed a timer system would be installed so it would not run overnight. This is not included in the noise assessment so would reduce overnight noise further.
- 6.17 It is clear that there have been impacts to local residents from noise associated with the operation as a whole on site. The noise impact assessment identifies the primary issue to be the chiller containers. Additional mitigation can be installed on the air handling unit so that it does not operate at night when background noise is at a lower level. It is therefore considered that subject to the measures identified in the original noise impact assessment and a condition for the timer system that the impact on amenity to residents can be mitigated to an acceptable level and accord with the development plan policies.
- 6.18 Member's attention is drawn to the conclusion of the resulting report. The environmental health case officer sent an e-mail on the 7th July 2020 with her comments on the report as set out below:-

"I have reviewed the noise impact assessment and my understanding is that the overall noise from the site as a whole is considered to have low adverse impact however there is the potential for low frequency noise from the chilled container units to have adverse impact under certain weather conditions which would result in a worst case scenario. The background noise level in the area is low and the low frequency noise may well be intrusive at times when the equipment is working hardest and people will have their windows open. This is most likely to be an issue during summer months.

As the consultant points out low frequency noise is difficult to attenuate and they have suggested some options which may improve the situation although they acknowledge that it will be a trial and error approach and there are no guarantees that measures will be successful.

I do not feel that I would be able to recommend an enforceable planning condition for this situation and as such I would recommend that either the application is deferred to allow the applicant time to assess their options for noise mitigation and put a proposal in place for addressing the issue or to refuse the application on the basis of adverse noise impact."

- 6.19 Members should also be aware that a memo sent to the planning service from another EHO, dated the 7th July 2020 [the same day] and relating to Planning Application 20/01226/FUL included the following comment; *"I have analysed the Noise Impact Assessment, dated 11th Dec 2019, and I am satisfied that the condition has been met, as long the developer carries out the specified noise mitigation measures as advised in the report. Evidence that this has been carried out shall be provided to the local planning authority."*
- 6.20 It is understand that Carbosynth have started implementing noise mitigation measures and EHOs have been assured that continual improvements on AHU noise control will continue. Complainants to have advised the case officer that the intrusion from noise from AHUs has improved although it does occasionally manifest itself
- 6.21 The EHO have visited the site on four separate occasions over the last two months and stood at the rear of the complainant's property. Weather conditions have been warm and wind conditions very light to negligible. The EHO confirmed that the AHUs were operating, and they were, by standing on the boundary of Carbosynth, opposite Yew Tree Stables. The EHO could hear no plant or equipment noise while stood adjacent to the complainant's property during any of those visits.

- 6.22 A video recording taken on the 18th September 2020 was submitted to the EHO. It is taken from the boundary of Carbosynth and from his property. From his property it illustrates a faint noise plant noise coming from Carbosynth. The recording was sent to the applicant. The applicant identified the noise as emanating from the AHU on the main building and in response ordered a timing control system that will prevent that equipment from operating overnight. This can be conditioned to ensure it is installed and retained.
- 6.23 The EHO's understanding is that the noise from the refrigerated containers and AHUs is occasional. Unfortunately, some of the tonal characteristics of that noise may be picked up by those that are sensitive to those frequencies.
- 6.24 The Acoustic Report considers that the cold containers located outside the Carbosynth buildings are the primary source of noise with measurements and calculations indicating an adverse impact from low frequency sound and overall noise from this plant (under a worst case scenario). The noise measurements of the remaining plant is indicative of a lower impact. Outline mitigation has been discussed which focus on reducing the impact of the cold containers with a view of minimising the low frequency components and the overall noise levels.
- 6.25 Overall the responses from the EHO have led to officers to concluding that subject to conditions to which secure mitigation the impact of noise on neighbouring properties is not considered sufficient to justify refusal of the application. The mitigation that can be secured by planning condition can ensure the impact during the worst case scenario is not considered adverse enough to refuse the application. In addition the permission for external units is proposed to be temporary and should their operation prove a problem during this period it should be made clear to the applicants that officers would not support a subsequent application to either make the current arrangements permanent or to retain them for a further temporary period.
- 6.26 As such, in respect of amenity issues, on balance officers find the development to be acceptable and in accordance with CS14 and OVS.5 and OVS.6 of the development plan.

Highways

- 6.27 Policy CS13 refers to development which has an impact on the highways network, and policy P1 sets out the parking requirements for residential development. There were a number of representations which raised concern about the loss of parking spaces and the resultant ad hoc parking that might occur.
- 6.28 The development will lead to a loss of car parking spaces due to the location of the external storage units.
- 6.29 Highways are content with the car parking layout shown on plan P153 – 102. However they note that 14 car parking spaces are being replaced with only ten. It is noted that these external containers are placed on site on a temporary basis in response to Covid-19, and as is the national trend, during this pandemic, it is likely that less employees will be at work and require car parking. It is possible this trend may continue post Covid.
- 6.30 WBC highways officers could support approving the above car parking layout plans with a temporary consent while the pandemic is ongoing in some way. It is unclear how long the pandemic will go on for but the applicant has proposed 2 year temporary consent for these elements. It is considered that this is an acceptable proposal and at the end of the period a further assessment can be made of the number of car parking spaces required at the site.

7. Planning Balance and Conclusion

- 7.1 The application is in response to a growing business and one that is impacted by COVID19 restrictions whilst also being in demand due to its role in supplying chemicals to the medical industry as indicated in the submitted documents. The proposals are acceptable in principle and the impacts on the character of the area and AONB are acceptable. The issues arises with the loss of car parking spaces due to external storage containers and the breakout of noise from elements of the proposal.
- 7.2 WBC highways officers are content with the marginal decrease in parking spaces as this will only be temporary. This will allows sufficient time to pass to see how working practices at the site will change as we move through the pandemic and will allow time for a more permanent solution to be found, if required.
- 7.3 In terms of the noise issue EHOs have stated that they are content that appropriate mitigation can be secured by planning conditions and the applicants have been amenable to finding solutions to these problems. Conditions are recommended to secure the mitigation measures suggested in the noise impact reports.
- 7.4 The support given to businesses in rural areas Policy CS10 of the Local Plan and in the NPPF is also a significant consideration and some weight should also be given to the need for the business to respond to increase demand due to the COVID pandemic whilst also having to adapt to social distancing measures.
- 7.5 Officers' overall conclusion is that, on balance, the limited adverse impacts arising from this application can be controlled by planning conditions and given that the proposed development is for a two year temporary period there is an opportunity to review the acceptability of these arrangements when the permission lapses. . Therefore the application is recommended for approval subject to conditions.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1.	Temporary Permission The external storage containers hereby permitted and all their associated plant, equipment and materials shall be removed on no later than 2 years from the date of this decision. The land shall be restored to its former condition within 1 month of the date on which the external storage containers are removed. Reason: Planning permission would not normally be granted for external storage containers on the area set aside for car parking spaces. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policies CS13 of the West Berkshire Core Strategy (2006-2026).
2.	Approved plans The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below: P153 100 Rev E Location and proposed site plan P153 101 Rev G Site Plan

	<p>P152 102 Rev A Proposed Landscaping Plan P152 401 Rev C Proposed GA Elevations P153 200 Rev C Existing and Proposed GA Plans</p> <p>Venta Acoustics Noise Impact Assessment ref VA2752.200710.NIA dated 23 July 2020.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Landscaping Maintenance Any of the 20 trees planted as outlined in plan P152 102 Rev A Proposed Landscaping Plan and Tree Officer consultation emails that die or become seriously damaged within three years of this permission shall be replaced in the next planting season by plants of the same size and species.</p> <p>Reason: To ensure a satisfactory scheme of landscaping in accordance with the National Planning Policy Framework, and policies ADPP1, CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
4	<p>Scheme of Works (Acoustic Mitigation) A detailed scheme of works shall be submitted based on the outline mitigation set out in the VENTA Acoustic Noise Impact Assessment in respect of reducing the noise impact emanating from the external storage units and cold containers in order to minimise the noise emitted by low frequency components and reduce the overall noise levels.</p> <p>The scheme of works shall be submitted to and approved by the local planning authority within 2 months of the date of this permission. Once approved the works shall be carried out within 1 month of the date of approval of such details.</p> <p>Reason: To ensure that suitable mitigation is put in place to avoid disturbance to neighbouring dwellings in accordance with the National Planning Policy Framework and Policies OVS.5 and OVS.6 of the West Berkshire District Local Plan Saved Policies 2007 and CS14 of the West Berkshire Core Strategy 2006-2026.</p>
5	<p>Timing Control Details Details of a timing control system for the Air Handling Unit that will prevent that equipment from operating overnight shall be submitted to and approved by the Local Planning Authority. The scheme of works shall be submitted to and approved by the local authority within 2 months of the date of this permission. Once approved the works shall be carried out within 1 month of approval of the details.</p> <p>Reason: To ensure that suitable mitigation is put in place to avoid disturbance to neighbouring dwellings in accordance with the National Planning Policy Framework and Policies OVS.5 and OVS.6 of the West Berkshire District Local Plan Saved Policies 2007 and CS14 of the West Berkshire Core Strategy 2006-2026.</p>
6	<p>Painting of ducting Notwithstanding the details submitted within the application details of what colour the air handling unit ducting will be painted shall be submitted to the Local Planning Authority within a month of this permission. The ducting shall be painted in this colour within a month of approval of these details. After this it shall be maintained and retained in accordance with the colour.</p>

	Reason: To protect the amenity of adjacent rights of way users and nearby residents in accordance with the National Planning Policy Framework and policies ADPP1, ADPP5, CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.
7	<p>Parking in accordance with plans</p> <p>Within a month of this permission the vehicle parking and/or turning spaces shall be surfaced, marked out and provided in accordance with the approved parking layout plan. The parking and/or turning spaces shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times until the temporary permission has expired.</p> <p>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 in accordance with the National Planning Policy Framework, policy CS13 of the West Berkshire Core Strategy 2006-2026 and policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007.</p>
8	<p>Ancillary to use of industrial building</p> <p>The buildings and structures hereby approved shall be used solely for purposes ancillary and incidental to the main use of the site.</p> <p>Reason: The buildings and structures are acceptable due to the specific nature of the business operating from the site and their separate use would not be acceptable on the site in the interests of amenity and ensuring a sustainable pattern of development in accordance with the National Planning Policy Framework and policies ADPP1, ADPP5, CS10, CS14, CS18 and CS19 of the West Berkshire Local Plan 2006-2026.</p>