

**WESTERN AREA PLANNING COMMITTEE
25 NOVEMBER 2020**

UPDATE REPORT

Item No: (3) **Application No:** 20/002205/HOUSE **Page No.** 55-65

Site: White Cottage, North Heath, Chieveley

Planning Officer Presenting: Sian Cutts

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): Clare Bassett – not available to answer questions at meeting

Supporter(s): N/A

Applicant/Agent: Jonathan Green – available to answer questions at meeting

Ward Member(s) speaking: Councillor Hilary Cole
Councillor Garth Simpson

1. Additional Consultation Responses

A letter of support has been received. The total number of representations is now 2, one objection and one in support. The supporting comment is summarised

Public representations:	As immediate neighbours to the north and west we have no objection.
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2. Response to Written Representation

Following the submission of the comments with regards to the accuracy of the submitted plans, the site was re-visited on 24th November and further measurements from fixed points in the site were taken.

Discrepancies as identified were minimal over a 1:1250 scale (for example 52.8 metres on plan vs. 51.6 on the ground, 35.6 on plan vs 35 on the ground, 33.6 on plan vs. 33.1 on the ground – the closer dimensions have more of a bearing as they are those closer to the objector’s dwelling where the stables are proposed to be located).

There is a misunderstanding that the case officer has taken the measurements from the boundary directly adjacent to the neighbouring dwelling, whereas the neighbouring boundary includes the garden which runs down behind the sheds to the south west. The understandable conclusion being reached by the objector that the assessment was made on the basis of incorrect plans. A plan showing where the Case Officer took the measurements from will be included in the presentation to the Committee.

There is a discrepancy in the submitted block and location plan in that there is an additional shed north of the existing store buildings shown on the drawing for change of use to tractor/garden machinery store. It is an open fronted building, approximately 4x 3m with a monopitch roof, that currently appears to be being used as a store for waste materials from interior refurbishment works being carried out to the dwelling, and does not appear to have required planning permission as a domestic storage building.

The description of the enclosure of the boundaries also requires clarification. The north and east boundaries are tree lined (not evergreen), not hedges, and there is no hedge directly alongside the neighbouring dwelling (objector's house), although there is a garden hedge between the two. This reduces the amount of screening of the riding arena, but it is located well within the site and no floodlighting is proposed, only low level lighting alongside the proposed stables.

These matters do not alter the officers recommendation as the distances are sufficiently accordant with what has been set out in the drawings that the assessment of neighbouring amenity would not be changed, and the riding arena is located in such a manner within the site, which sits on flat land that is slightly elevated from the surrounding fields, that its level of impact on the wider landscape, provided that no floodlighting is installed, would be low in your officer's view. A control on lighting is one of the recommended conditions.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended condition.

6.	<p>Manure storage and disposal (amended)</p> <p>The development shall not be brought into use until full details of the location and method of storage of manure and its removal has been submitted to and approved in writing by the Local Planning Authority. The location and methods of storage of manure shall be implemented in accordance with the approved details.</p> <p>Reason: To prevent the proliferation of manure which would detract from the quality of the North Wessex Downs AONB and in the interests of amenity and to avoid any possible water/land contamination. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Policies OVS5, OVS6 and ENV29 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and Supplementary Planning Document Quality Design (June 2006).</p>
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