

**EASTERN AREA PLANNING COMMITTEE  
4<sup>TH</sup> AUGUST 2021**

**UPDATE REPORT**

**Item No:** (1)      **Application No:** 20/02527/OUTMAJ      **Page No.** 37-66

**Site:** Blacks Lake, Paices Hill, Aldermaston, RG7 4PG

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**Planning Officer Presenting:** Emma Nutchey

**Member Presenting:** N/A

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**Parish Representative speaking:** Cllr Sophie Crawford – Aldermaston Parish via Zoom  
and Mr David Shirt – Via Zoom

**Adj Parish Representative speaking:** Cllr George Porter – Baughurst Parish via Zoom

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

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

**Applicant/Agent speaking:** Mr John Collins – DHA Planning – In Person  
Mr Lee Chapman – Lesimar Ltd – In Person

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

**1. Additional Consultation Responses**

<b>Public representations:</b>	<p>Two additional letters of objection have been received since the agenda was published. The objections raised relate to:</p> <ul style="list-style-type: none"><li>• Aldermaston Village is within a Conservation Area</li><li>• The road network is inadequate for large and heavy vehicles</li><li>• The locality is already served by sufficient industrial sites.</li><li>• Additional noise from increasing levels of traffic.</li></ul> <p><b>Officer note:</b> Given the separation distance between the application site and the Aldermaston Village Conservation Area, it is considered that the proposed development would not materially affect the significance of this designated heritage asset. Otherwise, these issues have been raised previously and are considered within the main report.</p>
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<b>Consultees:</b>	None

## 2. Update Information

Nothing to report.

## 3. Updated Recommendation

The recommendation remains as set out in the agenda committee report with an amendment to condition 23. The purpose and nature of the condition remains the same however there was an error in the numbering. It should read:

### **23. Time limit on development before further surveys are required**

If the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 3 years from the date of the planning permission, the approved ecological measures secured through Conditions 21 and 22 shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to (i) establish if there have been any changes in the presence and/or abundance of protected and (ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

**IMPORTANT:** If any protected species are identified in the new surveys that were not previously known to be on site, and are likely to be harmed by the development, then a protected species licence might be required before works can commence. Advice should be sought from Natural England and/or a suitably qualified ecologist.

**Reason:** A pre-condition is required because the impacts on species will need to be managed during the construction process. This condition is required to ensure biodiversity enhancements are incorporated into the development in accordance with the National Planning Policy Framework and Policy CS17 of the West Berkshire Core Strategy 2006-2026.