

**WESTERN AREA PLANNING COMMITTEE
ON 01/09/2021**

UPDATE REPORT

Item No: 2 **Application No:** 20/02993/FUL **Page No.** 45-53

Site: Eddington Mill House, Upper Eddington, Hungerford, RG17 0HL

Planning Presenting: **Officer** Cheyanne Kirby

Member Presenting:

Parish Representative speaking: Councillor Alistair Fyfe Speaking, Joining via Zoom

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: John Willmott (Applicant) Speaking, Joining via Zoom

Ward Member(s): Councillor Dennis Benneyworth
Councillor James Cole
Councillor Claire Rowles

Update Information:

1. Additional Consultation Responses

None

2. Minor amendment to recommended conditions

An additional conditions (#8) and (#9). The first condition is recommended to ensure that the agricultural storage barn remains within agricultural use in perpetuity. This is considered necessary to ensure the agricultural building is not changed to residential use within the open countryside. The second condition is recommended as more detailed drawings are required to assess the ground and floor levels to ensure there is a satisfactory relationship between the proposed development and the adjacent land.

3. Updated Recommendation

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

1.	<p>Agricultural use (additional)</p> <p>The agricultural storage barn hereby permitted shall be used only for purposes ancillary to the agricultural use of the wider application site. It shall not be let, sold or disposed of separately from the main dwelling known as Eddington Mill House, Upper Eddington, Hungerford, RG17 0HL.</p> <p>Reason: To ensure the building remains available for agricultural use and to prevent the creation of a separate planning unit which would conflict with the strategy for the location of new development, and be unacceptable in the interests of ensuring a sustainable pattern of development. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP5 and CS1 of the West Berkshire Core Strategy 2006-2026, and Policy C1 of the Housing Site Allocations DPD 2006-2026.</p>
2.	<p>Ground levels and finished floor levels (additional)</p> <p>No development shall take place until details of existing and proposed ground levels, and finished floor levels of the building, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. These details are required before development commenced because insufficient information accompanies the application, and the agreed details will affect early construction activities. This condition is applied in accordance with the NPPF, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD (June 2006). A pre-commencement condition because inadequate land ground level details have been submitted with the application.</p>