

# Notice of Meeting



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## Western Area Planning Committee

**Wednesday, 9th August, 2017 at 6.30 pm**

**in the Council Chamber Council Offices  
Market Street Newbury**

The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded.

### Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

### Further information for members of the public

**Note:** The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded.

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Council Chamber, Market Street, Newbury between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148

Email: [planapps@westberks.gov.uk](mailto:planapps@westberks.gov.uk)



**Agenda - Western Area Planning Committee to be held on Wednesday, 9 August 2017**  
*(continued)*

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

Any queries relating to the Committee should be directed to Jenny Legge / Rachel Craggs / Jo Reeves on (01635) 503043/519441/519486 Email:  
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[rachel.craggs@westberks.gov.uk](mailto:rachel.craggs@westberks.gov.uk) / j

Date of despatch of Agenda: Tuesday, 1 August 2017



**Agenda - Western Area Planning Committee to be held on Wednesday, 9 August 2017**  
(continued)

- To:** Councillors Howard Bairstow, Jeff Beck, Dennis Benneyworth, Paul Bryant (Vice-Chairman), Hilary Cole, Billy Drummond, Adrian Edwards, Paul Hewer, Clive Hooker (Chairman), Anthony Pick, Garth Simpson and Virginia von Celsing
- Substitutes:** Councillors Jeanette Clifford, James Cole, James Fredrickson and Mike Johnston

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# Agenda

## Part I

Page No.

- |     |   |        |
|-----|---|--------|
| (1) | <b>Application No. and Parish: 17/01096/OUTMAJ, Land to the north of Pinchington Lane, Newbury</b>  | 5 - 6  |
|     | <b>Proposal:</b> New public open space and wildlife area.<br>157 dwellings with new road accesses.  |        |
|     | <b>Location:</b> Land to the north of Pinchington Lane, Newbury.  |        |
|     | <b>Applicant:</b> Rivar Limited.  |        |
|     | <b>Recommendation:</b> The Head of Development and Planning be authorised to <b>GRANT</b> conditional planning permission, subject to the first completion of a s106 planning obligation. |        |
| (2) | <b>Application No. and Parish: 17/01235/COMIND, Plantation Farmhouse, Beedon</b>  | 7 - 10 |
|     | <b>Proposal:</b> Erection of a free range egg laying unit.  |        |
|     | <b>Location:</b> Plantation Farmhouse, Beedon Common.   |        |
|     | <b>Applicant:</b> Miss Hayworth.  |        |
|     | <b>Recommendation:</b> The Head of Development and Planning be authorised to <b>REFUSE</b> the application as submitted.  |        |

## Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Andy Day  
Head of Strategic Support



West Berkshire  
C O U N C I L

**Agenda - Western Area Planning Committee to be held on Wednesday, 9 August 2017**  
*(continued)*

If you require this information in a different format or translation, please contact  
Moira Fraser on telephone (01635) 519045.



## WESTERN AREA PLANNING COMMITTEE ON 9 AUGUST 2017

### UPDATE REPORT

**Item No:** (1)                      **Application No:** 17/01096/OUTMAJ                      **Page No.** 25 - 42  
**Site:** Land to the north of Pinchington Lane, Greenham

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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:** Ms Lucy Crofts

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

**Applicant/Agent speaking:** Ms Laura Cox – Pro Vision  
Mr Simon Cook – Hydrock  
Mr Peter Shepherd – BSG Ecology  
Mr John Birch – Glanville

**Ward Member(s):** Councillor Billy Drummond  
Councillor Jeremy Bartlett

#### **Update Information:**

Additional condition recommended.

No development shall commence until full details of the finished floor levels of the proposed new dwellings have been submitted to and approved in writing by the Council. The development shall then be carried out in strict accord with those approved levels.

Reason. To ensure the development has no undue visual impact having regard to policy CS19 in the WBCS of 2006 to 2026.

Minor correction. Para 6.1.1 – delete “in the Council” in first line.

Para 5.1 Overall proposed mix of dwellings should read - "20 No. 1 bed maisonettes, 42 No. 2 bed flats, 47 No. 2 bed houses, 33 No. 3 bed houses, and 15 No. 4 bed houses".

In anticipation of the concerns of some objectors about the retention of the open land in the red line, para 6.5.3 requires updating. Plans on the presentation indicate the relevant areas. The existing deed of covenant on the site will ONLY be released in regard to the actual built up areas. The remainder will remain in place. It is important to recognise that a deed of covenant is under separate legislation to s106 obligations, as the latter can be appealed after 5 years. No such possibility applies to deeds. All signatories must be party to any release. Accordingly, 'in perpetuity' does apply, UNLESS the Council elects in the future to amend it. In addition it is anticipated that none of the land will be passed to the Council as freehold, given the ongoing land contamination liabilities arising due to the past land fill use. It would accordingly not be in the public interest to accept such a freehold position. A management company will be set up, via the proposed s106 obligation, to, in future, maintain the biodiversity area and the open space which will be enforceable against any current and future landowner - as any permission will not be personal to the applicant Company, but will run with the land.

BBOWT continue to request the Council seeks via a s106 obligation additional funding to mitigate the impact upon Greenham Common. Advice on why this is not possible is set out in para 6.5.2 of the report.

Finally, in response to some concerns over objections in relation to the 4 policy areas under HSA4 being comprehensively planned as per the HSADPD document, the question of ecological biodiversity links has been raised across this application site and the Pyle Hill scheme recently approved. The applicants' ecologist has set out in some detail a response as to why this is not required across the intervening highway, with which the officers concur. This is because the actual ecological benefits are questionable, with the economic ramifications being considerable unlikely to meet the tests in para 122 of the CIL Regulations.

Amend wording of the final recommendation – delete the requirement for the commuted sum of £240,000 for the public open space, as this will be managed by the applicant Company [or successors in title].

DC

## WESTERN AREA PLANNING COMMITTEE ON 9<sup>TH</sup> AUGUST 2017

### UPDATE REPORT

**Item No:** (2)      **Application No:** 17/01235/COMIND      **Page No.** 43 - 62  
**Site:** Plantation Farmhouse, Beedon Common

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**Planning Officer Presenting:** Derek Carnegie

**Member Presenting:**

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** Dr Allen Careless on behalf of residents of Beedon Common

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

**Applicant/Agent speaking:** Mr Roger Gent  
Mr Ian Pick

**Ward Member(s):** Councillor Clive Hooker

#### **Update Information:**

##### 1. Site History

99/54428/FUL - Free range poultry unit. comprising a grass range with a single building - sited and design to RSPCA freedom food standard - Approved 17.12.1999

02/00396/AGRIC - Free Range poultry unit comprising a grass range with a single building, sited and design to RSPCA freedom food standards - 06.12.2002

##### 2. Consultations and Representations

Environment Agency - No objection subject to inclusion of following condition:

The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.



Reasons: Proposed operation could generate significant quantities of potentially contaminating material / waste. Soakaways (if required) associated with the proposed sheds, should not be located in areas where excess chicken fouling are likely to be deposited.

Additional information from a third party objecting to the application:-

Photograph submitted showing view of the proposed development site backing onto the tree belt behind some of the houses at Beedon Common where the proposed industrial scale chicken shed will dominate the landscape. A second photograph shows a view of the proposed development site from the Ilsley Down Riding Route which runs past resident's houses. The proposed industrial scale chicken shed will dominate the view for walker and horse riders for some distance. This is also true of the short, medium and long distant views from other PROWs.

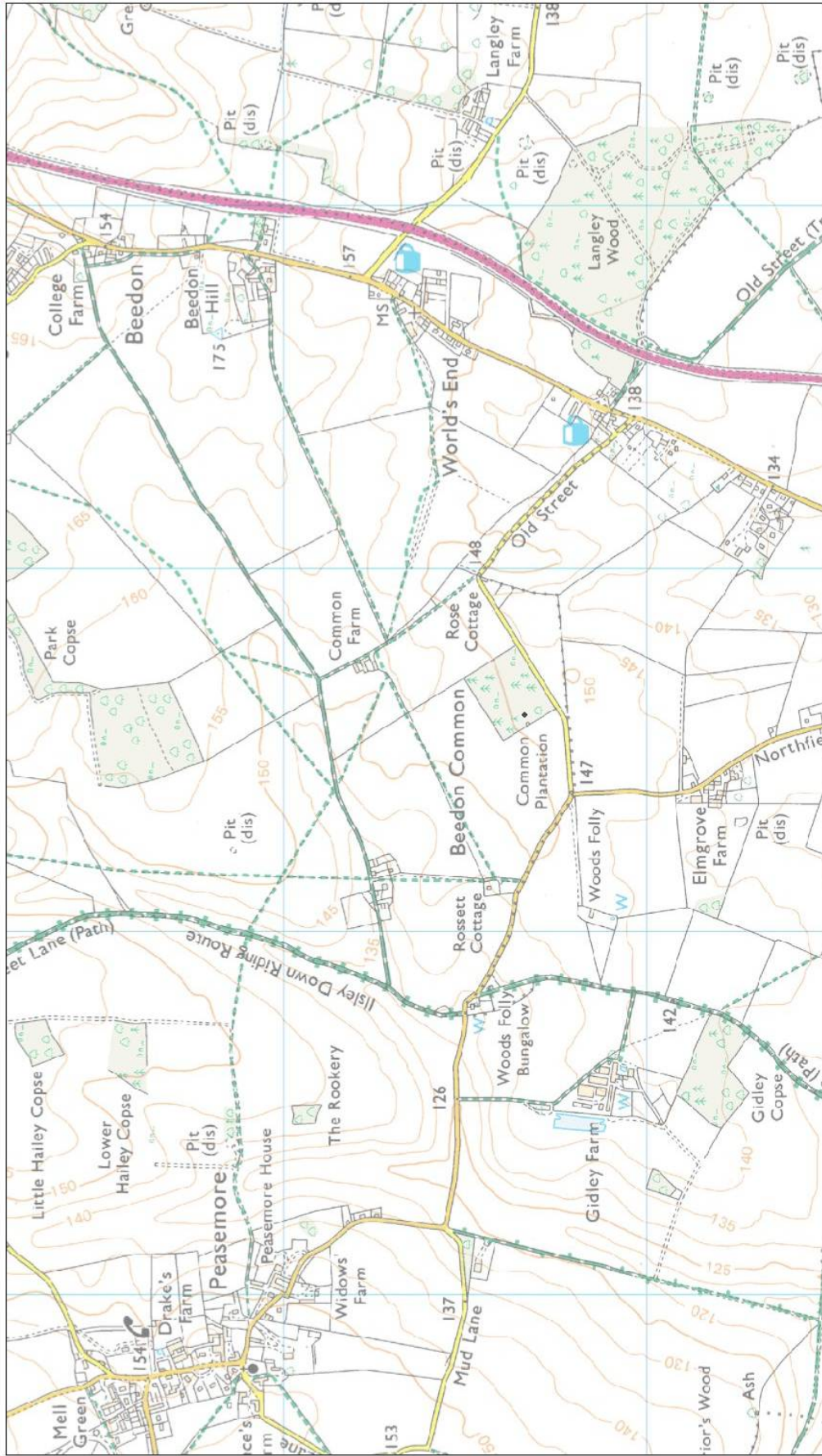




### 3. Description of development

It has been confirmed that the building will have a footprint of 19.8 metres by 91 metres and an amended plan has been received showing this.

DC



August 8, 2017

1:10,000

□ DISTRICT BOUNDARY



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