

Notice of Meeting



Scan here to access the public documents for this meeting

Eastern Area Planning Committee

Wednesday 27 February 2019 at 6.30pm

in the Calcot Centre, Highview (off Royal Avenue), Calcot

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.

Date of despatch of Agenda: Tuesday, 19 February 2019

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. Those taking part in Public Speaking are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Calcot Centre 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

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 27 February 2019
(continued)

Any queries relating to the Committee should be directed to Stephen Chard on (01635) 519462
Email: stephen.chard@westberks.gov.uk

Agenda - Eastern Area Planning Committee to be held on Wednesday, 27 February 2019
(continued)

To: Councillors Peter Argyle, Pamela Bale, Graham Bridgman, Keith Chopping, Richard Crumly, Marigold Jaques, Alan Law (Vice-Chairman), Alan Macro, Tim Metcalfe, Graham Pask (Chairman), Richard Somner and Emma Webster

Substitutes: Councillors Rob Denton-Powell, Lee Dillon, Sheila Ellison, Tony Linden and Mollie Lock

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 18/01470/FULD - Bushnells Green Farmhouse, Chapel Row** 5 - 8
- Proposal:** Retention of existing timber lodge as farm worker accommodation. Supported by new and additional evidence. Non compliance with condition 12 of approved 13/03014/FUL.
- Location:** Bushnells Green Farmhouse, Chapel Row, Reading, Berkshire, RG7 6DW
- Applicant:** Mr and Mrs J Plank
- Recommendation:** To **DELEGATE** to the Head of Development & Planning to **REFUSE PLANNING PERMISSION.**

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

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



West Berkshire
C O U N C I L

This page is intentionally left blank

EASTERN AREA PLANNING COMMITTEE ON 27 FEBRUARY 2019

UPDATE REPORT

Item No: (1) **Application No:** 18/01470/FULD **Page No.** 17-90

Site: Bushnells Green Farmhouse, Chapel Row

Planning Officer Presenting: Masie Masiwa

Member Presenting:

Parish Representative speaking: Councillor John Brims

Adjacent Parish Stanford Dingley: Councillor Chris Dent

Objector(s) speaking: N/A

Support(s) speaking: Ms Patricia Barclay
Yann Le Du

Applicant/Agent speaking: Mr Jeremy Plank
Mr Charles Holt

Ward Member(s): Cllr. Quentin Webb
Cllr. Graham Pask

Update Information:

1. REPRESENTATIONS AND CONSULTATION RESPONSES

1.1 There are no additional letters of representation or consultation responses that have been received since the publication of the Committee report.

2. ADDITIONAL INFORMATION

1.2 During the committee site visit, members enquired if a temporary permission can be granted for the lodge. Having considered this point Officers would advise members that the lodge has already been granted

temporary permission in 2008 under application 08/01628/FULD for a period of three years and this temporary permission was renewed for an additional three year period in 2011 under application 11/02731/FULD. As indicated within the committee report a permanent rural worker's dwelling has been approved for the farm enterprise and this has now been completed. As such the latest application seeks the retention of the temporary lodge building as a second permanent rural worker's dwelling. Officers would therefore recommend that the application is considered by the committee as submitted by the applicant.

- 1.3 On page 76 of the committee agenda there is an error with the page from the design and access statement (listed at Appendix 5). The relevant page has been scaled down and is not legible. The page has been included below, however Officers can confirm that this page has not been referred to within the report



Operations carried on at Bushnells Green Farm include indoor lambing during April & May, calf rearing and stock housing all year round with the barns being also used to store hay & straw.



All these activities involve the daily use of tractors and trailers, Land Rover and cattle boxes. The stock pens need cleaning out on a regular basis and that involves a tractor or tractors loading trailers all day.

There are also times when the contracting equipment is kept at Bushnells and that means there are several tractors coming and going throughout the day. The Bovine stock includes cows with calves and two bulls during the winter and steers and heifers all year, none of these activities are child friendly



