

Notice of Meeting



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District Planning Committee

Wednesday 17 April 2019 at 6.30pm

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

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, 9 April 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 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



Agenda - District Planning Committee to be held on Wednesday, 17 April 2019 *(continued)*

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

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



Agenda - District Planning Committee to be held on Wednesday, 17 April 2019 (continued)

To: Councillors Pamela Bale, Jeff Beck, Paul Bryant, Keith Chopping, Hilary Cole (Vice-Chairman), Richard Crumly, Clive Hooker, Alan Law (Chairman), Alan Macro, Graham Pask, Anthony Pick and Garth Simpson

Substitutes: Councillors Lee Dillon, Billy Drummond, Paul Hewer, Mollie Lock and Virginia von Celsing

Agenda

Part I

Page No.

- | | | |
|-----|---|-------|
| (1) | Application No. & Parish: 18/01470/FULD - Bushnells Green Farmhouse, Chapel Row, Reading, Berkshire, RG7 6DW | 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/FULD. | |
| | Location: Bushnells Green Farmhouse, Chapel Row, Reading, Berkshire, RG7 6DW | |
| | Applicant: Mr and Mrs J Plank | |
| | Recommendation: The Eastern Area Planning Committee, at the meeting on 27th February 2019, recommended that the application be approved. | |

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

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DISTRICT PLANNING COMMITTEE ON 17 APRIL 2019

UPDATE REPORT

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

Site: Bushnells Green Farmhouse, Chapel Row, Reading, Berkshire, RG7 6DW

Planning Officer Presenting: Dave Pearson.

Member Presenting: N/A

Parish Representative speaking: Councillor Barry Dickens

Adjacent Parish Stanford Dingley: Councillor Fullerton

Objector(s) speaking: N/A

Supporter(s) speaking: Dr Yann Le Du
Patricia Barclay

Applicant/Agent speaking: Jeremy Plank
Charles Holt

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

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. UPDATE INFORMATION

2.1 During the site visit members asked for clarification on the differences between the current application and the appeal scheme. The difference is an increase in livestock numbers and the farmer having acquired new rented land. This information is provided in the committee report attached to the agenda pack at paragraphs 6.1.41 – 6.1.44. Paragraph 6.1.43 concludes that in summary the Suckler Cow enterprise has increased by 8 cows and the number of ewes lambing has increased by 100, since 2017.

2.2 At the committee chairman's briefing the chairman requested a list of the appeal decisions referred to in the Council's Statement of Case during the appeal hearing under application 16/01782/FULD. The appeal references are listed below:

2.2.1 Appeal reference: APP/X0415/W/15/3140934. Oaklands Farm, Bearmond Lane, Bearmond End, Buckinghamshire HP7 0QT. (The development proposed was a dwelling for occupation by an agricultural worker)

2.2.2 Appeal reference: APP/M0655/A/14/2216149. Land to the west of Holly Bush Lane, Rixton, Warrington, Cheshire WA3 6DZ. (The development proposed was the construction of new farm unit comprising of 2No agricultural buildings associated hardstanding and 1 No new farm worker's dwelling)

2.2.3 Appeal reference: Appeal Ref: APP/K6920/A/14/2228983. Penyrheol Las Farm, Energlyn, Caerphilly, Mid Glamorgan, CF83 2TT. (the development was full application to build an agricultural worker's dwelling)

2.2.4 Appeal reference: APP/H0738/A/13/2193698. Town Farm, Old Stillington, Stockton-on-Tees, TS21 1LX. (The development proposed was the erection of an agricultural worker's dwelling.)

2.2.5 Appeal reference: APP/F4410/A/12/2173826, Land at Kilham Lane, Branton, Doncaster. (The development proposed was the erection of a new farmstead including 5 bedroom house, detached double garage, range of stables and dog kennel, and an agricultural crop and machinery storage building, together with formation of new entrance, hard standings and on-site septic tank drainage.)

2.2.6 Application for judicial review of a planning permission in the High Court in R (Embleton PC) v. Northumberland CC [2013] EWHC 3631 (Admin). This is referenced at paragraph 6.1.61 of the committee report.

2.3 During the committee site visit, members enquired about whether any of the land rented by the applicant has accommodation with it. Officers wrote to the applicant's agent on 11th April 2019 requesting these details.

2.4 The applicant provided the following response:

There is no accommodation available on any of the rented land farmed by Jeremy Plank. This is grazing land only.

2.5 The accommodation matters are addressed within the committee report at Paragraphs 6.1.72 – 6.1.75, which includes the Planning Inspector's view on the farm operations which are over a vast area and officers' indicating that the applicant's search area should be extended to 5 – 10 miles. Officers have included the below table submitted by the applicant's Agricultural Consultant which shows the area of land and the farm holdings that offer rented land.

Land Detail	Owner	Tenure	Description	Rent	Area (ha)	Area (ac)
Bushnell's Green Farm	Jeremy Plank	Owner-occ.	Main farm holding (all perm. grass)	n/a	12.10	29.90
Barbers Pightel & Tulls Gully	Mary Plank	Permanent FBT	Perm. Grass	nil	2.80	6.92
Bucklebury Estate	W. Hartley Russell	Annual FBT	Perm. Grass	£30/acre	55.39	136.87
Bucklebury Estate (Sadgrove)	W. Hartley Russell	Annual FBT	Perm. Grass	nil	6.10	15.07
Bucklebury Place	Richard Goaman	Annual FBT	Perm. Grass	£600	22.20	54.86
Skillcroft	Ian Highley	Annual FBT	Perm. Grass	nil	9.70	23.97
Pangfield Land	Donnington Hospital Trust	Three year FBT	Perm. Grass plus 20ha arable	£125/acre	53.01	130.99
Chalkpit Field	W. Hartley Russell	Three year FBT	Perm. Grass	£125/acre	7.94	19.62
Rainsford Farm	Peter Henry	Annual FBT	Perm. Grass	£50/acre	26.50	65.48
Hartshill Highland	Francis Baker	Annual FBT	Perm. Grass	£40/acre	8.91	22.00
Fairholme Farm	Edward Hannahan	Annual FBT	Perm. Grass	nil	12.15	30.02
Bradfield Farm (NB as from Sept 2016)	Donnington Hospital Trust	Three year FBT	Perm. Grass	£125/acre	45.75	113.05
Sheep grazing after first cut silage	3 owners	Annual licence	Temp. grass ley	nil	28.70	70.92
Wasing Estates	Wasing Estates	Annual licence	Arable (turnips)	nil	24.30	60.05
Gabriel's Farm	John Grover	Annual licence	Temp. & perm. Grass	nil	48.60	120.09
Reading University	Reading University	Annual licence	Grazing after cows	nil	81.00	200.15
Winter Keep	Various	Annual licence	Grazing after cows	nil	148.00	365.71
Winter Keep	Various	Annual licence	Arable (turnips)	nil	97.00	239.69
Fosters Farm	David Moore	Annual licence	perm. Grass	£30/acre	40.00	98.84
Pangfield Farm	Tim Billington	Annual licence	perm. Grass	nil	45.00	111.20
TOTAL					775.15	1915.38

2.6 The applicant has provided letters from the Bucklebury Estate, The Donnington Hospital Trust and the owner of Forsters Farm confirming that the renting of land and improvements are expected to continue for next 20-30 years in the first two cases and for 'many years' in the latter. These letters are in the form of statement of intent and make no mention of any arrangements guaranteeing that these arrangement will continue.

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