

Notice of Meeting



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Western Area Planning Committee Wednesday 25 November 2020 at 6.30pm Written Submissions

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

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

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: planningcommittee@westberks.gov.uk

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 Jenny Legge on (01635) 503043 Email: jenny.legge@westberks.gov.uk

Date of despatch of Agenda: Tuesday, 17 November 2020



Agenda - Western Area Planning Committee to be held on Wednesday, 25 November 2020 (continued)

- To:** Councillors Adrian Abbs, Phil Barnett, Dennis Benneyworth, Jeff Cant, Hilary Cole, Carlyne Culver, Clive Hooker (Chairman), Tony Vickers (Vice-Chairman) and Howard Woollaston
- Substitutes:** Councillors Jeff Beck, James Cole, David Marsh, Steve Masters, Andy Moore, Erik Pattenden, Garth Simpson and Martha Vickers
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Agenda

Part I

Page No.

- (1) **Application No. and Parish: 20/00604/FULEXT, Coley Farm, Stoney Lane, Ashmore Green, Cold Ash**
- Proposal:** Erection of 75 dwellings, with associated access, parking, internal roads, drainage, landscaping, children's play space and other associated infrastructure.
- Location:** Coley Farm, Stoney Lane, Ashmore Green.
- Applicant:** Donnington New Homes.
- Recommendation:** Delegated to the Head of Development and Planning to grant conditional planning permission subject to the completion of a S106 legal agreement.

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Agenda - Western Area Planning Committee to be held on Wednesday, 25 November 2020 (continued)

- (2) **Application No. and Parish: 20/01520/FULD, Rickety Gate Farm, Hamstead Marshall** 21 - 24
- Proposal:** Section 73: Variation of condition 13 'removal of log cabin' of approved application 17/02099/FULD:
Section 73A: Variation of Condition 15: Temporary log cabin permitted of approved application 13/01008/FULD: Relocation of existing dog breeding establishment involving the erection of a single storey kennel building; siting of a temporary mobile home; isolation kennel building and change of use of existing barn to ancillary storage building; the use of land as canine exercise area, associated parking, turning and landscaping (allowed on appeal APP/W0340/A/13/2206830).
- Location:** Rickety Gate Farm, Hamstead Marshall.
- Applicant:** Rachel Paul.
- Recommendation:** To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.
- (3) **Application No. and Parish: 20/02205/HOUSE, White Cottage, North Heath, Chieveley, Winterbourne** 25 - 30
- Proposal:** Construction of oak framed tractor and garden machinery building, construction of stable block and construction of all-weather riding arena.
- Location:** White Cottage, North Heath, Chieveley.
- Applicant:** Mr and Mrs J Green.
- Recommendation:** To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to conditions.

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.



**Agenda - Western Area Planning Committee to be held on Wednesday, 25 November
2020 (continued)**

Sarah Clarke
Service Director (Strategy and Governance)

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



Western Area Planning Committee

Wednesday 25th November 2020

Written Submissions

Item:	(1)
Application Number:	20/00604/FULEXT
Location:	Coley Farm, Stoney Lane, Ashmore Green, RG18 9HG
Proposal:	Erection of 75 dwellings, with associated access, parking, internal roads, drainage, landscaping, children's play space and other associated infrastructure
Applicant:	Donnington New Homes

Submissions received

Cold Ash Parish Council	Yes – Details of speaker to be confirmed
Adjoining Parish Council	N/A
Objectors	Keith Benjamin, Fiona Benjamin, Anthony Berkeley, Wendy Berkely, Jo Grew, Laurence Grew, Martin Hayward, Debbie Hayward, Val Korolev, Veronika Korolev, George Price, Nicola Snelling, Stephanie Snelling, Jon Thompson, Peter Wilmot, Sarah Wilmot, Davis Wormald, Clare Wormald, Steph Bennett, Alex Whitson, Sally Whitson, Nicola Silcock
Supporters	None
Applicant/ Agent	Kerry Pflieger (Agent)

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500 Words on the Coley Farm Planning Application

Cold Ash Parish Council

On the 2nd July 2019, West Berkshire Councillors unanimously declared a Climate Emergency. This was followed six months later with the Council's Environment Strategy 2020-2030.

A central part of that strategy involves re-evaluating policies and decisions inherited prior to the Emergency and, as with all emergencies, acting urgently and resolutely before events overtake us.

- Paragraph 6.2.5 places great stress on reviewing planning with a view to carbon neutrality.
- Nature recovery (6.2.6).
- Protecting and Enhancing our Natural Environment (6.1.5).
- Healthy Communities (5.3). This crucial section is about sustainable transport, walking and cycling, which is especially relevant to Coley Farm – “to encourage active travel, such as Go Kinetic, Walk to School Week and Bikeability.”

West Berkshire's commitment and leadership on the Climate Emergency is impressive but, as with all things that create short-term costs and challenges, the key to such policies is, will the Council actually follow through? In the vernacular of our time --- 'will West Berkshire Council put its money where its mouth is'?

Because it is difficult to find a planning proposal that is more at odds with that widely admired and supported Environment Strategy than this development at Coley Farm. On every single count, it fails, and fails badly.

In a word, it's a development that is not just a blight on open countryside and a lovely lane, it's a BLIGHT on the Climate Emergency.

The very idea of a child walking to school from an estate at Coley Farm is nonsense. Up a one in twelve hill, then down a dark, narrow road – very few adults will walk, let alone children. To the shop, the doctor, the bus? It's simply not going to happen. People will go by car.

There's flooding, too. There's concreting over a beautiful field. There's terrible traffic access. And incredibly steep estate streets, enough to deter the most enthusiastic cyclist.

Why is this development even being considered? Because of a perverse decision many years ago to include these fields in the DPD, when West Berkshire Council was behind on housing supply, well before signing up to the Climate Emergency.

The DPD was then, this is now. It's time all of us acted with the sensibilities of our planet in mind. The Council's Environment Strategy specifically requires reviewing planning decisions.

Today, there is no need to go ahead with this development anyway. West Berkshire Council is ahead of governmental land supply requirements, and the developer does not see Coley Farm as any kind of priority. Otherwise, why would they have delayed for over three years?

So, the question for every Councillor is inescapable: Do you want to ignore the declaration of a Climate Emergency and rip up the Council's Environment Strategy? Or will Councillors vote against this flawed and environmentally backward development? If so, perhaps it will be the first indication that West Berkshire Council really are taking the Climate Emergency seriously.

Bernard Clark. Vice Chair, Cold Ash Parish Council

We are residents of Straight Elms Farm, Stoney Lane and are objecting to the proposed housing development at Coley Farm.

There were compelling reasons to reject the original planning application in 2017. We understand the application was approved by a very narrow margin.

Crucially, since 2017, there have been substantive changes which further strengthen the case for rejecting the application.

The main reasons for our objection are set out below:

1. The proposed development is on a green field site and would cause loss of amenity to local residents. We regularly use it with our young children. Such recreational sites are rare in the local area. The importance of them to residents' mental and physical wellbeing has been underlined by the recent Covid 19 restrictions.

2. There is a consistent history of flooding at the bottom of the hill. A new development will only increase run-off thereby adding to the inherent problem and putting an unnecessary, additional strain on emergency response teams.

Important to note that average rainfall in the area has increased sharply since 2017. 857.9mm of rain fell in Thatcham in the last 12 months vs 151.89mm in the same period in 2016/2017 (source: Worldweatheronline.com).

Even if this trend settles somewhat, global warming points to a long-term pattern of increasing rainfall, which means the risk of flooding will continue to increase vs 2017.

3. Traffic levels in the area are very high and have increased noticeably since 2017. This development will inevitably increase traffic further, causing noise pollution and endangering local residents, including our young children.

Stoney Lane is listed as a Quiet Lane. It is a single-track road in many places, with steep slopes and blind corners.

4. Utilities (water and broadband in particular) have come under increasing pressure since 2017 and more home-working will intensify this pressure.

Residents of Stoney Lane were without any water for 36 hours in May 2020 and endured very low water pressure for several weeks. There have also been water shortage problems in 2019 and 2018.

'A supply/demand imbalance' has consistently been cited as the main reason for the water shortages by Thames Water, a problem that will only increase if the Coley Farm development was to go ahead.

5. Community services, including doctors surgeries, have become increasingly over-stretched since 2017.

6. There will be significant ecological impact to wildlife if this application goes ahead. The rural character of the area will be significantly affected.

7. There are suitable 'Brown Sites' available in the area which would be far more suitable than this scarce green field site.

In summary, we are very sympathetic to the need for additional housing. But the case for the Coley Farm development, which was tenuous in 2017, has become untenable in 2020. We urge the committee to reject the application.

Thank you,

My objections are as follows.

Has there been any environmental study of this area?

There are amphibians, kites fallow deer and numerous wild life in this area.

There are numerous empty buildings in Newbury due to Civic 19 pandemic.

Nobody knows the consequences of it yet.

The proposal is on green space where there is a spring line and therefore could flood and be unstable.

Can this area really cope with this infrastructure.

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WRITTEN SUBMISSION

WESTERN AREA PLANNING COMMITTEE 25 NOVEMBER 2020

20/00604/FULEXT| Coley Farm Stoney Lane Ashmore Green Thatcham RG18 9HG

I wish to **object** to the above application and the following is a summary of my objection:

Building on this green field open countryside will negatively and irreparably change the character of the area. It will turn a peaceful field full of nature into an urban landscape of high density housing.

The development proposes destruction of mature trees and hedgerows. Even if replaced as part of the site landscaping it will take many years for that vegetation to reach the level of maturity the landscape currently enjoys. This will have an adverse impact on wildlife in the area in the short to medium term.

Despite the proposed area of widening, Stoney Lane heading north quickly becomes a single track with blind bends. It is a rural road which I walk or cycle almost every day. Additional traffic in either direction north of the proposed area of widening is a safety risk for all road users and particularly pedestrians, cyclists and horse riders.

Waller Drive will become even more of a 'rat run' particularly at rush hour when there are also children heading to school on foot or by cycle. There is already dangerous and excessive speeding taking place on Waller Drive at all times of day (presumably partly because they can avoid the speed humps on Kiln Road) and I can see no plans to manage the impact of this development on Waller Drive.

It is already difficult trying to join Kiln Road by car from Stoney Lane at rush hour. The traffic from an additional 75 dwellings off Stoney Lane will make this much worse.

Manor Park has suffered flooding in the past. The topography of the site suggests that building on Coley Farm will cause water run-off into parts of Manor Park. It would be irresponsible to add to the risk of flooding in this residential area.

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1. The site is awkwardly placed between congested roads in the Thatcham and Newbury directions and the single track “quiet” lane to the north. In addition, there are significant gradients both within the site and in the locality, something which is not apparent from the developer’s submission. We also know from our own measurements that many of the developer’s distances are underestimates. It will therefore be hard work to travel on foot or bicycle to and from local facilities and no one is going to carry serious shopping that way. Car use will be the norm thereby adding to the local congestion.
2. The lane is used a great deal by walkers, cyclists and even horse riders as a quiet route in and out of Newbury. This use will be disrupted, if not wiped out, by the urbanisation and increased traffic both during and after construction.
3. The gradient and impermeable clay of the site makes flooding of the vulnerable Manor Park area below it a real possibility. Unproven flood alleviation measures are in the proposal but who will maintain them? Similar provisions in Manor Park have never been maintained and are now choked with vegetation.
4. The removal of about 180m of established hedge will destroy wildlife habitat and contribute to the urbanisation that this proposal presents. The development looks like a “city block” transported to the edge of Newbury and it even includes some 3-storey buildings that are completely out of character with the area.
5. The developer is being allowed to count the existing public open space as part of the development thus letting them off such provision inside the site. We object to the lack of consultation on this issue. Moreover, as locals, we know that the existing public open space is extremely wet for much of the year which will make it unpleasant to use.
6. The increased pressure on local services, in particular schools and GPs has not been considered in the proposal and thus the impact on existing residents.
7. WBC has declared a climate emergency and yet there is nothing sustainable in this proposal other than a marginal improvement in insulation above the bare minimum requirement of the Building Regulations. It is not even “low carbon ready”, for example by using underfloor heating compatible with heat pumps. If you think the design looks dated you would be right; it is 10 years out of date and will not be something to be proud of in the future.

8. There is widespread alarm amongst existing residents concerning how they will be affected and at the outline application in 2016 a petition of over 500 names was collected against this proposal.

Keith & Fiona Benjamin

Anthony & Wendy Berkeley

Jo & Laurence Grew

Martin & Debbie Hayward

Val & Veronika Korolev

George Price

Nicola & Stephanie Snelling

Jon Thompson

Peter & Sarah Wilmot

David & Clare Wormald

Coley Farm is allocated for approximately 75 dwellings in the Housing Allocations DPD which was adopted in 2017.

The site is subject to an extant outline planning permission for 75 dwellings which includes full approval for access and layout. Donnington New Homes has prepared a reserved matters application which could be submitted if necessary in advance of the outline consent expiring on 1st May 2021.

Donnington New Homes are a local developer based in Newbury who are fully committed to delivering a high quality residential development at Coley Farm.

A full application is submitted rather a reserved matters application to seek approval for a higher quality development than that currently permitted. The scheme before you has evolved following significant consultation with Officers, including affordable housing, drainage and highways Officers.

Four key improvements that would be delivered through the current proposals are:

1. Delivery of a drainage scheme that accords with recent best practice, including the management of surface water in smaller quantities by spreading SuDS features through the site. The drainage scheme, approved by Council's Drainage Officer, would deliver betterment compared to the approved drainage scheme which itself already achieves a reduced surface water run off rate compared to the existing greenfield rate. The drainage scheme will ensure any storm water is routed away from new and existing properties, particularly the adjacent downhill properties at Wansey Gardens and Laud Close and also makes allowance for increases to impermeable areas in the future.
2. Reduced loss of vegetation along Stoney Lane through the creation of a single vehicular access and the reduction of the speed limit of Stoney Lane to 30mph along the frontage and to the north of the application site.
3. Reduced need and reliance on significant retaining structures between properties and greater opportunity for landscaping by way of a revised site layout, reducing overshadowing and overlooking that would be caused by the approved scheme.
4. Delivery of an improved affordable housing mix in consultation with the Council's affordable housing officer delivering a higher proportion of family dwellings. An additional 3 no. 3 bedroom properties will be delivered and 2 no. 4 bedroom properties will be provided together with an overall increase in affordable floor area. All affordable properties will meet minimum space standards and the 4 bedroom units will exceed these.

As a local business Donnington New Homes employ local people at their offices in Newbury and are committed to using local supply chains and employing local trades.

As part of their commitment to delivering a high quality development an Energy Statement has been submitted which commits to achieve a minimum of a 10% reduction in emissions over Building Regulations.

The application proposals fully accord with the West Berkshire Site Allocations DPD and Core Strategy providing 40% affordable housing and an opportunity to secure a higher quality development compared to the extant consent which will be built out should this application be refused.

It is therefore respectfully requested that planning permission is granted in accordance with Officers recommendation.

Western Area Planning Committee

Wednesday 25th November 2020

Written Submissions

Item:	(2)
Application Number:	20/01520/FULD
Location:	Rickety Gate Farm, Hamstead Marshall, RG20 0JH
Proposal:	Section 73: Variation of condition 13 'removal of log cabin' of approved application 17/02099/FULD: Section 73A: Variation of Condition 15: Temporary log cabin permitted of approved application 13/01008/FULD: Relocation of existing dog breeding establishment involving the erection of a single storey kennel building; siting of a temporary mobile home; isolation kennel building and change of use of existing barn to ancillary storage building; the use of land as canine exercise area, associated parking, turning and landscaping (allowed on appeal APP/W0340/A/13/2206830).
Applicant:	Rachel Paul

Submissions received

Parish Council	None
Adjoining Parish Council	N/A
Objectors	None
Supporters	None
Applicant/ Agent	Nicky Brock (Agent)



STATEMENT FOR WESTERN AREA PLANNING COMMITTEE

20/01520/FULD SITE: RICKETY GATE FARM, HAMSTEAD MARSHALL, NEWBURY

Planning permission was granted on appeal in 2014 for the relocation of a dog breeding facility to the application site. The permission included the erection of a number of buildings and structures for the dog breeding business. It also allowed the erection of a temporary mobile home for 3 years. That consent was renewed in 2017 to give a further three years for the log cabin on site.

The building of the new dog breeding facility has commenced but the log cabin has not yet been built. The log cabin is not required until the dog breeding use commences and as such it will be the last building to be erected and occupied. Due to numerous reasons related to the existing business, licensing changes, refinancing, and the applicant, Miss Paul's personal life the new breeding facility has yet to be completed. COVID-19 has also had an impact on the business due to the inability to sell dogs abroad. However, work continues on site and it is hoped that the works can be completed by May 2021 and move the established dog breeding business to the new site and erect the log cabin in June 2021 with occupation by September 2021.

The relevant guidance for breeding dogs is set out in the Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018 Guidance notes for conditions for breeding dogs, April 2020, Published by Department for Environment Food & Rural Affairs.

Miss Rachel Paul is seeking to achieve the higher standard and such is proposing to provide a log cabin on site to meet the requirement of "A competent person must be on site at all times" as set out in the Higher Standards section of the document at page 36. This higher standard of a competent person being on site at all times is set out at section 10.4 (Emergencies).

Breeding bitches can have any number of complications, from early on in the pregnancy to the critical delivery window, and the rearing of pups. During the week prior to the expected delivery day the bitch needs to be monitored very frequently, several times every hour.

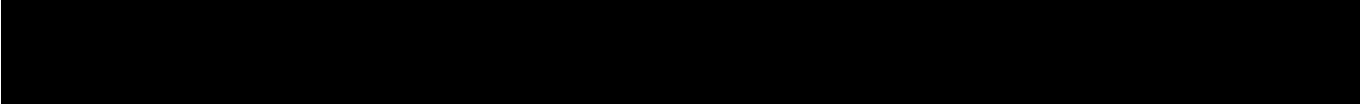
The proposed log cabin complies with Policy C5 of the Housing Site Allocations DPD 2006-2026 as it is for a 3 year period.

As the cabin is not on site yet it seems unreasonable for the 3 years to start from the date of the grant of permission, but that the 3 years should start from the first occupation of the cabin. The proposed wording by the officer is acceptable to the applicant.

Please help this local businesswoman by granting permission so that she can get the site built out and occupied with a successful dog breeding facility. Without the log cabin the enterprise cannot operate to the desired standard.

With thanks

Nicky Brock, Partner, Carter Jonas



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Western Area Planning Committee

Wednesday 25th November 2020

Written Submissions

Item:	(3)
Application Number:	20/02205/HOUSE
Location:	White Cottage, North Heath, Chieveley, RG20 8UA
Proposal:	Construction of oak framed tractor and garden machinery building, construction of stable block and construction of all weather riding arena
Applicant:	Mr and Mrs J Green

Submissions received

Parish Council	None
Adjoining Parish Council	N/A
Objectors	Claire Bassett
Supporters	None
Applicant/ Agent	Jonathan Green (Applicant)

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Thank you for hearing our concerns.

We would like to start by highlighting inaccuracies in this application and planning officer's report where it relies on the 'location plan' drawing. This drawing is inaccurate and not to the scale described. It underrepresents the distance of the proposed development from our boundary and is therefore very misleading. This is important as the planning officer uses this for the basis of her decision that it does not impact our amenity.

6.8 "the proposed stables are approx. 35m from the boundary" is incorrect. The distance measures 20m, nearly 50% less. In para 6.4 the officer says the stables are to be "sited close to the machinery store" which is on our boundary further highlighting this discrepancy. The rest of this paragraph about the impact on our amenity is based on this incorrect measurement and therefore understates the actual impact on our amenity. We are also concerned that Environmental Health Officers may have also been misled if they relied on this.

The Planning Officer states the arena is 52m from our boundary which is incorrect this is more accurately measured at approx. 40m.

Other inaccuracies in the report include:

6.4 "riding arena within the area of land enclosed by mature hedges"- this is incorrect it is in the field outside these hedges.

6.4 "largely screened by established planting" is not accurate- it will open onto a field on two sides and visible at all times from our home.

We also wish to clarify that the replacement of buildings is only for the machinery store. The whole stable complex will be new, additional buildings.

The proposal is excessive for what is needed and contradicts the principles of development. In particular it does not meet "identified needs and maintaining strong local economy" statement relied on and as it is for domestic use it expressly does not provide a "diversification opportunities".

The plans do away with the previous small stables (inaccurately described as redundant garden buildings) and replaces them with a large equestrian facility. This will impact our amenity and the character and appearance of the area. We believe it will be "unacceptable if it appears to urbanise an attractive area or spoil a key view...". That this will just impact our home, rather than several as with the previous application is not a reason to disregard the guidance.

If regrettably consent is to be granted, in line with the principles of development, the arena should be limited to 40m in length (the normal size for a domestic arena) and not cross beyond the fence line, reducing the impact and the lighting strategy (or planning consent) should expressly prohibit the use of floodlights in the arena in line with the dark skies policy.

What is being proposed here is a large equestrian complex of an arena, stables and yard very close to our home. We object to this because of the intrusion it will have on our ability to quietly enjoy our home in this beautiful AONB.

TOWN AND COUNTRY PLANNING ACT 1990
CONSTRUCTION OF OAK FRAMED TRACTOR AND GARDEN MACHINERY
BUILDING, CONSTRUCTION OF STABLE BLOCK AND CONSTRUCTION OF ALL-
WEATHER RIDING ARENA WHITE COTTAGE, NORTH HEATH, CHIEVELEY,
NEWBURY RG20 8UA APPLICATION REF. 20/02205/HOUSE

We would like to respond to some of the points, raised by a concerned neighbour, regarding the impact on their lives, as noted in the planning officer's report.

As a back ground to the application, we feel it is important to note that our horses have been living out in the fields to the west of White and Bee Cottages for the past 7 years. We have rented these fields prior to purchasing White Cottage earlier this year. All manure has been regularly removed off site to a local farm during this period. We have received no complaints about noise or smell during this time. The nearest field is approximately 10m from Bee Cottage.

The Council did not object to the barn and stables in the previous application and these elements have already been considered acceptable.

The equine amenities are all for personal use only.

Section 6.7 states that there have been concerns raised by residents. There has only been one letter of opposition, by a resident, [REDACTED], [REDACTED], the only other neighbouring property, have not objected.

Section 6.8 concerns noise from the stables and arena. Our horses live out for the majority of the year, except during inclement weather, and so will rarely be kept in the stables. All four loose boxes have been purposefully positioned to face away from neighbouring properties, with only store areas facing towards them. As the wind is usually south westerly, any noise will be carried away from neighbours. We have no intention of putting a sound system on the arena.

Section 6.9 concerns lighting. There will be no lighting on the arena. Lighting in the stables and barn will not be excessive, but adequate for the security and safety of the horses and ourselves. Lights will either face away from neighbouring properties or be shielded and screened off by buildings. For instance, we have proposed a lined, extended canopy on the stables so that down lighters can be installed. By definition these will face down and will not shine into any neighbouring property. In the barn, lights will be directed to the ceiling, to give ambient lighting. The barn faces away from Bee Cottage, and so any light will not impact that property.

Section 6.11 concerns smell. As already stated, the horses live out the majority of the time. Manure will be removed to either compost bins or a dung heap to the south east of our land, well

over 100m from neighbours. Again, with the prevailing south westerly wind there will be no impact on them. The manure will be removed, as necessary, to Woodspeen Farm, Woodspeen, which we have been doing for the past 7 years.

We hope this reassures and allays any fears that the proposed development will not impact negatively on our neighbours.

Jonathan and Jessica Green