

# Notice of Meeting

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## Western Area Planning Committee Wednesday 28 April 2021 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](mailto:planningcommittee@westberks.gov.uk)

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 on (01635) 503043 Email: [jenny.legge@westberks.gov.uk](mailto:jenny.legge@westberks.gov.uk)

Date of despatch of Agenda: Tuesday, 20 April 2021



**Agenda - Western Area Planning Committee to be held on Wednesday, 28 April 2021**  
(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, 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: 20/03074/COND3, Mary Hare Grammar School, Arlington Manor, Snelsmore Common, Chieveley** 5 - 10
- Proposal:** Application for approval of details reserved by condition 15 (highways -cms) of approved 18/01161/COMIND - Construction of a single-storey primary school building and associated two-storey boarding house incorporating a part-lower ground floor area for use by Mary Hare Primary School (and to facilitate the relocation of the current Mary Hare Primary School from its current Mill Hall site); two-storey business centre comprising earmould manufacturing facility, audiology clinics, hearing aid repair shop (HARS) and conference centre rooms; single storey vocational classroom block for existing secondary school and single storey works facility to replace existing; formation of extended access road to primary school building; reconfiguration of existing car parking including provision of additional car/cycle parking; provision of new/reconfigured hard and soft landscaping to include a new external covered space to front of existing Blount Hall secondary school building; and other related works.
- Location:** Mary Hare Grammar School, Arlington Manor, Snelsmore Common, Newbury, RG14 3BQ
- Applicant:** Mike Smithers - Beard Construction
- Recommendation:** To delegate to the Head of Development and Planning to GRANT planning permission subject to the schedule of conditions (Section 8 of the report).



**Agenda - Western Area Planning Committee to be held on Wednesday, 28 April 2021**  
(continued)

- (2) **Application No. and Parish: 19/02979/OUTMAJ, Land South of Tower Works, Ramsbury Road, Lambourn Woodlands, Lambourn** 11 - 20
- Proposal:** Outline application for the erection of a new logistics warehouse building (for occupation by Walker Logistics) (Use Class B8) with ancillary office floorspace, an aircraft museum building (Use Class D1), and associated access, car parking and landscaping. Matters to be considered: Scale.
- Location:** Land South of Tower Works, Ramsbury Road, Lambourn Woodlands, Hungerford.
- Applicant:** Walker Logistics Limited
- Recommendation:** To delegate to the Head of Development and Planning to GRANT planning permission subject to the schedule of conditions (Section 8 of the report)
- (3) **Application No. and Parish: 20/00912/FULEXT, Land at End Of Charlotte Close Hermitage Thatcham, Hermitage** 21 - 24
- Proposal:** Erection of 16 dwellings and associated landscape and highway works.
- Location:** Land at End Of Charlotte Close Hermitage Thatcham
- Applicant:** CALA Homes Ltd
- Recommendation:** To delegate to the Head of Development and Planning to GRANT planning permission subject to the schedule of conditions (Section 8.3 of the report) and the completion of a Section 106 legal agreement.
- OR
- If the legal agreement is not completed by the 28th July 2021 (3 months of the committee meeting), to delegate to the Head of Development and Planning to REFUSE planning permission, for the reasons set out in Section 8.4 of the report or to extend the period for completion if it is considered expedient to do so.

**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

**Agenda - Western Area Planning Committee to be held on Wednesday, 28 April 2021**  
(continued)

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.

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 28<sup>th</sup> April 2021

### Written Submissions

<b>Item:</b>	(1)
<b>Application Number:</b>	20/03074/COND3
<b>Location:</b>	Mary Hare Grammar School, Arlington Manor, Snelsmore Common, Chieveley
<b>Proposal:</b>	Application for approval of details reserved by condition 15 (highways -cms) of approved 18/01161/COMIND - Construction of a single-storey primary school building and associated two-storey boarding house incorporating a part-lower groundfloor area for use by Mary Hare Primary School (and to facilitate the relocation of the current Mary Hare Primary School from its current Mill Hall site); two-storey business centre comprising earmould manufacturing facility, audiology clinics, hearing aid repair shop (HARS) and conference centre rooms; single storey vocational classroom block for existing secondary school and single storey works facility to replace existing; formation of extended access road to primary school building; reconfiguration of existing car parking including provision of additional car/cycle parking; provision of new/reconfigured hard and soft landscaping to include a new external covered space to front of existing Blount Hall secondary school building; and other related works.
<b>Applicant:</b>	Beard Construction

#### Submissions received

Chieveley Parish Council	None
Adjoining Parish Council	N/A
Objectors	Helen Brown

	Dan Brown
Supporters	None
Applicant/ Agent	None

**Application Number:** 20/03074/COND3

We welcome the school's revised approach to the management of traffic within and into their site for the duration of the build. The change from use of Arlington Lane, to implementing a one way system via Oxford Road and Wantage Road (pre-existing entrances) will prevent significant issues for the local community on Arlington Lane.

We would like to take this opportunity to request that the Council consider the option of putting new permanent signage onto Arlington Lane to state that the single lane road, with no turning capacity is 'Not suitable for HGV's". This signage will assist in two ways, firstly, there is subsidence on the weak bridge toward the top of the lane which has caused damage to the land owners fence and field (due to heavy goods vehicles passing through) and it will help to prevent further issues here as well as keep road users, cyclists, walkers and horse riders safer. In addition, it will assist the school in managing the traffic to the stated aims within their revised proposal and help prevent heavy goods vehicles from using the lane instead of their proposed access.

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**Application Number:** 20/03074/COND3

I would like to make two points regarding the building of a new Primary School at Mary Hare School:

1. Mary Hare's own "Primary School Project Design and Access Statement April 2018" specifically warns against increased traffic on Arlington Lane for safety reasons.

Introduction: Public Consultation (from 20th Feb 2018):

"A Statement of Community Involvement documents the responses but in summary there was universal support for the proposals subject to being satisfied that any additional traffic would not exacerbate issues already experienced on Arlington Lane."

Site Constraints (p32)

"Potential for any new vehicular access from Arlington Lane directly into the field, or from the existing school access road that runs along the east boundary of the field, is limited due to narrow single lane carriageway of Arlington Lane, poor visibility at the junction."

Design Statement (p37) "avoiding impact of additional traffic to Arlington Lane."

2. In 2017 the National Curriculum was updated to include the Climate Crisis. West Berkshire Council unanimously declared a Climate Emergency on 2<sup>nd</sup> July 2019. Many school children from the area protested in London over the country's leaders' failure to address emissions.

The Primary School building at Mary Hare school is proposed to be built on a 1 in 5 steeply sloping site. Retaining the slopes alone will require thousands of linear metres of walls made from tens of thousands of tonnes of reinforced concrete. Excavating down three metres across the site is required to remove and transport over a hundred thousand of tonnes of land. The buildings require further amounts of steel and are made up of brick and concrete (Materiality section; Design and Access Statement from the Planning Application).

Whilst the Design and Access Statement on the planning portal celebrates a 39% reduction in CO<sub>2</sub> from reduced energy usage, it specifically mentions that the site prevents it meeting the planning policy requirement for all major developments to achieve Breeam Excellent status. The carbon (CO<sub>2</sub>) released from the concrete poured simply to enable a school to be built on such a sloping site dwarfs the benefits made from efficiency gains, for decades.

Since we are in a Climate Emergency, please could West Berkshire Council and The School confirm that, the use of flat and level sites that do not require thousands of tonnes of excavation and concrete retaining for a largely subterranean building have not been overlooked? The school has several flat, brownfield sites available at White Cottages and near the school's main entrance on the Oxford Road.

A large building that requires so much CO<sub>2</sub>-emitting concrete on a sloping site, when other flat sites are available, seems to be in direct contradiction to what we are teaching our children and the Emergency declared by West Berkshire Council. There are no calculations around the CO<sub>2</sub> released by choosing this site and if the climate is indeed an "Emergency" (def: a serious and dangerous situation requiring **immediate** action), we would do everything to build timber-based buildings, avoiding concrete as far as possible.

Can the School and

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## Western Area Planning Committee

### Wednesday 28<sup>th</sup> April 2021

### Written Submissions

<b>Item:</b>	(2)
<b>Application Number:</b>	19/02979/OUTMAJ
<b>Location:</b>	Land South of Tower Works, Ramsbury Road, Lambourn Woodlands, Lambourn
<b>Proposal:</b>	Outline application for the erection of a new logistics warehouse building (for occupation by Walker Logistics) (Use Class B8) with ancillary office floorspace, an aircraft museum building (Use Class D1), and associated access, car parking and landscaping. Matters to be considered: Scale
<b>Applicant:</b>	Walker Logistics Limited

#### Submissions received

Lambourn Parish Council	Cllr. Woollaston
Adjoining Parish Council	N/A
Objectors	Piers Yeld Tony King David Verco
Supporters	None
Applicant/ Agent	<ul style="list-style-type: none"> <li>• Philip Walker, Walker Logistics ( Applicant)</li> <li>• Jim Tarzey, Pegasus Group (Planning Consultant)</li> <li>• Ian Southwell, Vectos (Highways Consultant)</li> </ul>

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## Application no: 19/02979/OUTMAJ

Lambourn Parish Council objects to this application.

The building will have a huge visual impact within the North Wessex Downs AONB. The tree planting scheme is not sufficient to mask the mass bulk of the development and, even if maintained and retention enforced, will take years to establish. West Berkshire Council's Landscape Character Assessment describes this area as having a "mosaic" of fields, woodlands and small settlements, but including more open and expansive views. The scale of the application does not fit with this landscape mosaic.

The site is adjacent to part of the Lambourn Woodlands Designated Employment Area, which consists of several, relatively small, sites - a fragmented arrangement fitting the characteristics of the landscape. By building here, the applicant will link two of these sites, making a ribbon of industrial development through the AONB along the narrow, rural Ramsbury Road. It will effectively increase the area of the DEA without proper public consultation, compromising the Consultation on Policy SP21, site EMP5, in the Local Plan Review.

Lambourn Parish Council supports local industry and employment and agrees with the NWD AONB<sup>1</sup> that rural businesses "employ local people, provide services to improve the quality of life, spend money locally, promote community cohesion, and have a smaller environmental footprint (by reducing the transportation of goods from across communities)"

This development is neither small, nor can it be said to promote "local" employment. This application states that (as of November 2019) *possibly* 35 of the current 83 FTE staff live in the WBC area. Others are bussed in from Swindon and Reading and the documents provided imply that the closure of Honda will provide a pool of workers. These employees will not spend money locally.

Local residents are very concerned about the amount of heavy traffic on Ramsbury Road and Ermin Street (B4000). Walker Logistics advertises on its website that "it can now offer online retailers next-day delivery services, seven-days-a-week" and their clients include national and international companies, such as Royal Mail, UPS and DPD. This indicates that the scale of the business is increasing its environmental footprint as well as the number of HGVs visiting the site.

The applicant's Transport Assessment notes that there are "no footways or street lights along Ramsbury Road and Ermin Street". The nearest bus stop is 1.9 km away and "travel by public bus is not considered to be a practical and safe option" The number of parking spaces in the application (a total of 93, notwithstanding car sharing and minibus schemes) demonstrates that employees and clients are expected to use cars. In other words, this location is not sustainable – a view echoed by Planning and Highways Officers, both in comments on this application and the LAM6 site in the HELAA.

Lambourn Parish Council considers this development is unsustainable and the harm done to the AONB is not outweighed by other considerations. It urges you to reject this application.

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<sup>1</sup> North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019 - 2014

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## **REPRESENTATION AGAINST APPLICATION: 19/02979/OUTMAJ**

Given there was **no pre-public consultation**, residents invited Walkers' consultants, Pegasus, in June 2019 to outline their plans to us. They admitted these would bring **no local benefits**.

Our community fiercely objected and 167 signed a petition against this enormous warehouse proposal by all effected in:

- Shefford Woodlands
- Poughley
- Goodings
- Inholmes
- Woodlands St. Mary
- Rook's Nest
- Lambourn Woodlands
- Membury

After formal application in December 2019, **55 residents objected vs 4 genuine locals supporting**. It is not the 20 vs. 17 story the Planning Recommendation states. Check its website!

Our community then raised £000's to fund external planning and transport consultants who raised key issues with Planning, **all of which went unanswered**.

The Recommendation promises 45 new jobs as the **EXCEPTIONAL CIRCUMSTANCE** to develop on AONB land. Residents support new employment and enterprise to boost the local rural economy, as many small businesses already do at Membury.

Yet the applicant's employment history shows **just 18% staff are really local which would equate to just 8 new local jobs**, likely minimum wage warehouse workers. This is far from an "exceptional reason" given many compelling arguments against this non-designated industrial land development, including:

1. Destroying breathing space between PEA zones that protects the delicate balance between business and rural environment, **AONB vehemently protests at a permanent land loss of considerable size**.
2. The **scale** of this warehouse is massive which will **dominate the landscape** with a footprint of 2.5 acres, and at 40 foot high it **will take many decades for new trees to screen**.
3. Using Walkers' selective lower traffic forecasts, the Officer ignores TRICS, the standard database for planning similar developments. This forecasts **776 additional vehicles a day** from this 9 HGV loading bay warehouse on a 14km round trip to access jct14 M4, along narrow unclassified and B roads.
4. Environment states extra traffic would adversely impact **rural quality and tranquility**.
5. Highways state the Membury site is **unsustainable today**.
6. Beyond constant noise, vibrations and risks to those who already live alongside this route, carbon emissions will rise unnecessarily **severely impacting WBC's Climate Emergency declaration**.

7. Residents are already anxious about **HGV traffic, now much increased at night**, not least with Royal Mail, UPS, and DPD, all of whom are Clients of Walkers who are not a 9-6 business, despite their claims. Their **publicity boasts 24/7 service**, and local weekend shift worker advertisements confirm.
8. This applicant's personal limitation must be vulnerable to future ownership change. While the Officer disregards this, **how could Planning ever enforce capacity growth from new owners?**

Recognising Logistics are growing national businesses, having already doubled their site, if Walkers need further dramatic expansion, **alternatives to this already saturated Membury site** exist elsewhere, as the Applicant admits.

The alternative of **8 new jobs does not justify permanent damage to Membury** and its rural surrounds.

On behalf of Woodlanders Action Group, we urge you to reject this application.

*Piers Yeld*

*Tony King*



**Application Number: 19/02979/OUTMAJ**

Dear Sir,

I write to object, in the strongest possible terms, to the above planning application.

The roads and villages in the immediate surrounding vicinity to this proposal are totally unsuitable to this type of development.

The B4000 (Ermin Street) that would take virtually all the increased traffic generated is totally unsuitable - it's in dreadful condition in its entirety and already suffers from too much HGV use from Membury Business Park. Baydon Village already struggles with traffic heading westbound towards A417 and M4 Westbound and traffic going to Membury from the West. Neither the road or the village can take any more.

The expansion of Walker Logistics will increase HGV traffic in the area and the Museum will dramatically increase the general traffic on the roads and through the villages blighting lives and further causing even more damage to the already pot holed covered roads.

The roads and the villages can not take any more. Residents in the local vicinity are already struggling with through traffic at all hours, and increased traffic at weekends and bank holidays, which will be the result of a Museum being established, will have a further detrimental impact and blight on locals - who have to live with the noise, traffic, and deterioration of roads.

Further, there is no discernible advantage to the local area for such a planning application to be approved.

I sincerely hope that the Planning Committee reject this application and put the interests of locals, their families and homes to the fore.

Thankyou.

David Verco.

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## Statement to Western Area Planning Committee, 28 April 2021

### 19/02979/OUTMAJ, Land South of Tower Works, Ramsbury Road, Lambourn Woodlands

Walker Logistics are grateful to officers for their advice and positive recommendation for approval of the application before Committee tonight.

The NPPF states that significant weight should be afforded to the need to support economic growth and productivity.

This family-owned business would like to draw members' attention to the following 5 benefits that the development proposals would deliver.

#### **Benefits include:**

1. Creation of over 200 permanent new local job opportunities
2. Creation of around 180 temporary, f/t jobs in construction and in relevant supply chains
3. Safeguarding of existing temporary jobs.
4. Enable this reputable, long-established company to grow and flourish, thereby benefitting the local economy and community.
5. An aircraft museum building to reflect the site's WW2 heritage.

We now will provide information on four different aspects before our conclusion. The first of which explains:

#### **Haulage versus E-commerce Fulfilment**

In contrast to haulage companies (which are all about transporting goods between locations), our e-commerce fulfilment business focusses on the picking and packing thousands of small internet orders. Walker Logistics' business is much more labour-intensive than haulage companies and generates substantially fewer HGV movements.

#### **Landscaping**

Our Indicative Landscape Strategy and illustrations have satisfied West Berkshire's landscape consultant that *"the space provided for landscaping offers an excellent opportunity to provide a well-designed scheme that will have some benefit in reinforcing surrounding green infrastructure."*

#### **Proposed site**

The Committee's report in 6.5 states: "Given the exceptional need for business expansion to support growth and economic development and retain the existing logistics business, on balance the principle of development should be accepted in the case of this particular application and site."

#### **Highways**

We responded to objectors' highways concern by commissioning an additional study on Ermin Street and Ramsbury Road. This showed a minimal impact on projected traffic.

#### **Conclusion**

We hope members will support our business expansion plans and are happy to answer questions.

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## Western Area Planning Committee

### Wednesday 28<sup>th</sup> April 2020

### Written Submissions

<b>Item:</b>	(3)
<b>Application Number:</b>	20/00912/FULEXT
<b>Location:</b>	Land at End Of Charlotte Close Hermitage Thatcham, Hermitage
<b>Proposal:</b>	Erection of 16 dwellings and associated landscape and highway works.
<b>Applicant:</b>	CALA Homes (Chiltern) Limited

#### Submissions received

Hermitage Parish Council	None
<b>Adjoining Parishes</b>	None
Cold Ash Parish Council	
Chieveley Parish Council	
Objectors	None
Supporters	None
Applicant/ Agent	CALA Homes /Simon Joyce

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**Written Submission to West Berkshire Council Western Area  
Planning Committee 28 April 2021  
20/00912/FULEXT, Land at End of Charlotte Close, Hermitage**

Chairman, Members, good evening and thank you for the opportunity to speak to you today which I do on behalf of CALA Homes.

The proposals before you this evening have been developed to comply with the parameters outlined within Policy HSA24 of your Housing Site Allocations DPD, a policy which allocates this site for development. In recommending the application for approval, your officers consider the proposal to be acceptable with regards to access and highways, drainage, landscape, ecology, trees, utilities, heritage and archaeology. Furthermore, it offers a range of benefits, a few of which I would like to highlight this evening.

The development will deliver a range of public benefits including 16 new homes, 40% of which will be affordable and a significant area of useable public open space including a Local Area of Play. It provides a number of new pedestrian and cycle connections to the north, west and south of the site that will benefit residents of the new development and the wider village and will also enable the creation of on-site ecological mitigation areas to ensure that a net gain in biodiversity is delivered. Electric vehicle charging points will be provided for each plot and as the development is liable for CIL, it will generate appropriate levels of funding to support the provision of local infrastructure.

Moreover, the proposal ensures that the development will integrate well in its village edge setting within the North Wessex Downs Area of Outstanding Natural Beauty. It features a range of house types, sizes and designs which have been refined through extensive consultation with officers both pre-application and during the determination period to create a layout that your Officers consider is sensitive to the site's location and will respect and enhance the local village character. It also provides a good balance of built form, garden areas, landscaping, access roads and parking and your Officers are content that there will be no unacceptable amenity issues affecting neighbours. The scheme features traditional building forms using materials that are in keeping with those found locally and that will also achieve a high quality finish. In conclusion, this application for full planning permission is in close compliance with the requirements of your Development Plan, has been refined through extensive consultation with your Officers and is subject

to no objections from statutory consultees or technical officers. My client is committed to bringing this allocated site forward in a timely manner and is looking forward to creating an attractive and high quality development which will contribute to West Berkshire's housing supply. As such, I hope you will be minded to endorse your officer's recommendation and vote in favour of delegating approval.

Thank you Chair.