

Notice of Meeting



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Eastern Area Planning Committee Wednesday 4th August 2021 at 6.30pm in the Council Chamber Council Offices Market Street Newbury

This meeting will be held in a virtual format in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings) (England and Wales) Regulations 2020 (“the Regulations”).

Please note: As resolved at the Council meeting held on 10 September 2020, public speaking rights are replaced with the ability to make written submissions. Written submissions are limited to no more than 500 words and must be submitted to the Planning Team by no later than midday on Monday DATE. Written submissions will be read aloud at the Planning Committee. Please e-mail your submission to planningcommittee@westberks.gov.uk.

Those members of the public who have provided a written submission may attend the Planning Committee to answer any questions that Members of the Committee may ask in relation to their submission. Members of the public who have provided a written submission need to notify the Planning Team (planningcommittee@westberks.gov.uk) by no later than 4.00pm on Tuesday DATE if they wish to attend the remote Planning Committee to answer any questions from Members of the Committee.

The Council will be live streaming its meetings.

This meeting will be streamed live here: <https://www.westberks.gov.uk/easternareaplanninglive>

You can view all streamed Council meetings here:
<https://www.westberks.gov.uk/councilmeetingslive>

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.



Agenda - Eastern Area Planning Committee to be held on Wednesday, 4 August 2021
(continued)

Date of despatch of Agenda: Tuesday, 27 July 2021

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 Stephen Chard / Jessica Bailiss on (01635) 519462/503124 Email: stephen.chard@westberks.gov.uk // jessica.bailiss@westberks.gov.uk



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(continued)

To: Councillors Alan Law, Tony Linden, Royce Longton, Ross Mackinnon, Alan Macro (Vice-Chairman), Geoff Mayes, Graham Pask (Chairman), Richard Somner and Keith Woodhams

Substitutes: Councillors Peter Argyle, Jeremy Cottam, Nassar Hunt, Owen Jeffery and Joanne Stewart

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 20/02527/OUTMAJ - Blacks Lake, Paices Hill, Aldermaston** 5 - 6
Proposal: Outline Planning Application for the construction of an industrial estate to comprise up to 15,917 sqm of flexible commercial floorspace for B8 (Storage or distribution), Former B1 (c) now Class E (Commercial, Business and Service Use) and B2 (General Industry) with associated access, parking, infrastructure and landscaping. Matters to be considered: Access.
Location: Blacks Lake, Paices Hill, Aldermaston, RG7 4PG
Applicant: Lesimar Ltd
Recommendation: Delegate to the Head of Development and Planning to grant planning permission subject to conditions and completion of a S106 legal agreement by the 6th September 2021.
- (2) **Application No. & Parish: 21/01086/COMIND - The Grange Nursery, 18-21 Church Gate, Thatcham** 7 - 8
Proposal: Change of use from Class E(g) (i), E(f) and E(e) to F1(a) for a special educational needs school and associated works.
Location: The Grange Nursery, 18-21 Church Gate, Thatcham, RG19 3PN
Applicant: Phoenix Childcare Limited
Recommendation: 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

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(continued)

- 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.

Sarah Clarke
Service Director (Strategy and Governance)

If you require this information in a different format or translation, please contact
Stephen Chard on telephone (01635) 519462.



EASTERN AREA PLANNING COMMITTEE 4TH AUGUST 2021

UPDATE REPORT

Item No: (1) **Application No:** 20/02527/OUTMAJ **Page No.** 37-66
Site: Blacks Lake, Paices Hill, Aldermaston, RG7 4PG

Planning Officer Presenting: Emma Nutchey

Member Presenting: N/A

Parish Representative speaking: Cllr Sophie Crawford – Aldermaston Parish via Zoom and Mr David Shirt – Via Zoom

Adj Parish Representative speaking: Cllr George Porter – Baughurst Parish via Zoom

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr John Collins – DHA Planning – In Person
Mr Lee Chapman – Lesimar Ltd – In Person

Ward Member(s): Cllr Dominic Boeck

1. Additional Consultation Responses

Public representations:	<p>Two additional letters of objection have been received since the agenda was published. The objections raised relate to:</p> <ul style="list-style-type: none">• Aldermaston Village is within a Conservation Area• The road network is inadequate for large and heavy vehicles• The locality is already served by sufficient industrial sites.• Additional noise from increasing levels of traffic. <p>Officer note: Given the separation distance between the application site and the Aldermaston Village Conservation Area, it is considered that the proposed development would not materially affect the significance of this designated heritage asset. Otherwise, these issues have been raised previously and are considered within the main report.</p>
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Consultees:	None
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2. Update Information

Nothing to report.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report with an amendment to condition 23. The purpose and nature of the condition remains the same however there was an error in the numbering. It should read:

23. Time limit on development before further surveys are required

If the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 3 years from the date of the planning permission, the approved ecological measures secured through Conditions 21 and 22 shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to (i) establish if there have been any changes in the presence and/or abundance of protected and (ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

IMPORTANT: If any protected species are identified in the new surveys that were not previously known to be on site, and are likely to be harmed by the development, then a protected species licence might be required before works can commence. Advice should be sought from Natural England and/or a suitably qualified ecologist.

Reason: A pre-condition is required because the impacts on species will need to be managed during the construction process. This condition is required to ensure biodiversity enhancements are incorporated into the development in accordance with the National Planning Policy Framework and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

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UPDATE REPORT

Item No: (2) **Application No:** 21/01086/COMIND **Page No.** 67-80

Site: The Grange Nursery, 18-21 Church Gate, Thatcham, RG19 3PN

Planning Officer Presenting: Emma Nutchey

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Philip & Sarah Harris- Harris Mind and Body – Via Zoom

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mrs Lucy White - Lucy White Planning Limited – Via Zoom
Mr Mark Heywood-Briggs of Phoenix Childcare – Via Zoom

Ward Member(s): Cllr Owen Jeffery
Cllr Nassar Hunt

1. Additional Consultation Responses

Public representations:	None
Consultees:	None

2. Update Information

Nothing to report.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report.

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