

# Notice of Meeting

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## Western Area Planning Committee Wednesday, 13 October 2021 at 6.30pm Update Report

### 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, 5 October 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](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)



**Agenda - Western Area Planning Committee to be held on Wednesday, 13 October 2021**  
(continued)

**To:** Councillors Adrian Abbs, Phil Barnett, Dennis Benneyworth (Chairman), Jeff Cant, Hilary Cole,Carolyn Culver, Clive Hooker, Tony Vickers (Vice-Chairman) and Howard Woollaston

**Substitutes:** Councillors Jeff Beck, Lynne Doherty, David Marsh, Steve Masters, Andy Moore, Erik Pattenden, Garth Simpson and Martha Vickers

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# Agenda

## Part I

**Page No.**

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|-----|--|---------|
| (1) | <b>Application No. and Parish: 21/01519/FUL, Land West Of Pumping Station, Enborne Row, Wash Water, Enborne</b>  | 5 - 10  |
|     | <b>Proposal:</b> 1. Construction of stabling and hard standing; 2. Change of use from agricultural to a mixed agricultural/equestrian use; 3. Soft landscaping scheme. |         |
|     | <b>Location:</b> Land West Of Pumping Station, Enborne Row, Wash Water.  |         |
|     | <b>Applicant:</b> Charles Doherty.   |         |
|     | <b>Recommendation:</b> To delegate to the Service Director, Development and Regulation to <b>GRANT PLANNING PERMISSION</b> subject to the conditions.                  |         |
| (2) | <b>Application No. and Parish: 21/01038/HOUSE, 1 Croft Road, Newbury Wash Common</b>   | 11 - 12 |
|     | <b>Proposal:</b> Two storey extension to the side and single storey extension to the rear.   |         |
|     | <b>Location:</b> 1 Croft Road, Newbury.  |         |
|     | <b>Applicant:</b> Martin Redford.  |         |
|     | <b>Recommendation:</b> To DELEGATE to the Service Director, Development and Regulation to <b>GRANT PLANNING PERMISSION</b> subject to conditions.                      |         |

(continued)

- (3) **Application No. and Parish: 20/01264/FULMAJ, Fognam Farm, Upper Lambourn** 13 - 14

**Proposal:** Equine pre-training, rest, rehabilitation and recuperation facility for racehorses, including removal of existing building, erection of new three bedroom managers house, garage store building with overnight/temporary accommodation above, conversion of existing building to form 28no. stables, new horse walker, new lunge pen, all weather turn out and canter track and associated parking and landscaping.

**Location:** Fognam Farm, Upper Lambourn, Hungerford.

**Applicant:** Kingsdown Estate Ltd.

**Recommendation:** To DELEGATE to the Service Director, Development and Regulation to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1 of the report)

### 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.

**Sarah Clarke**

Service Director (Strategy and Governance)

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



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**WESTERN AREA PLANNING COMMITTEE  
DATED 13.10 2021**

**UPDATE REPORT**

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has registered to speak either in favour or against the application.

**Those people attending to take part in the pre-arranged Public Speaking sections are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.**

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

The report is divided into four main parts:

- Part 1 - relates to items not being considered at the meeting,
- Part 2 - any applications that have been deferred,
- Part 3 - applications where members of the public wish to speak,
- Part 4 - applications that have not attracted public speaking.

<b>Part 1</b>	N/A	
<b>Part 2</b>	N/A	
<b>Part 3</b>	Item (1) 21/01519/FUL, Land West Of Pumping Station, Enborne Row Item (2) 21/01038/HOUSE, 1 Croft Road, Newbury Item (3) 20/01264/FULMAJ, Fognam Farm, Upper Lambourn, Hungerford	Pages 37-50 Pages 51-64 Pages 65-100
<b>Part 4</b>	N/A	

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**WESTERN AREA PLANNING COMMITTEE  
ON 13/10/2021**

**UPDATE REPORT**

**Item No:** (1)                      **Application No:** 21/01519/FUL                      **Page No.** 37-50

**Site:** Land West Of Pumping Station, Enborne Row, Wash Water

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**Planning Presenting:**                      **Officer** Cheyanne Kirby

**Member Presenting:**

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**Parish speaking:**                      **Representative** N/A

**Objector(s) speaking:**                      N/A

**Supporter(s) speaking:**                      N/A

**Applicant/Agent speaking:** Mr Sam Eachus (Agent - Agriquestrian Consultants)                      In Person  
(In place of David Wood)

**Ward Member(s):**                      Councillor Dennis Benneyworth  
Councillor James Cole  
Councillor Claire Rowles

**Update Information:**

**1. Additional Consultation Responses**

SUDS: the flood survey information has not changed but the site boundary is now much bigger than the previous application and therefore the information as supplied 12<sup>th</sup> October by Kernow does not reflect the area the application is being made for. This information does need to be agreed before making a recommendation.

In order to deal with this satisfactorily, we require legible updated drawings 7751/501 and 7751/502 which show the current Application Site Boundary. We would be unlikely to object subject to this information being provided but are unable to approve the information submitted at present.

**2. Minor amendment to recommended conditions**

An additional condition (12) is required to ensure that the manure/waste skip is covered in order to prevent water ingress which could lead to contaminated water seeping from the skip into the ground and nearby river.

Condition 7 is to be updated as further SUDS documents including clearer drawings are to be submitted. This will also mean that condition 2 for the approved plans is amended in order to ensure that the correct plans and documents are conditioned.

### 3. Updated Recommendation

The recommendation has been updated in order to ensure that satisfactory SUDS information is provided in light of the drainage officer's comments. The conditions have been updated to reflect the need for approval of revised drawings to include the entirety of the application site.

Subject to the receipt of satisfactory amended drainage information to delegate to the Service Director, Development and Regulation to GRANT PLANNING PERMISSION subject to the conditions listed below OR, in the event that satisfactory additional information on drainage is not provided within 3 months of the date of this meeting (or such longer period as to be agreed in writing by the Development control Manager in consultation with the Chairman of the Committee) to refuse the application for the following reason:

"The application is not accompanied by sufficient information to determine that drainage and flood risk on the site can be addressed through implementation of an adequate strategy of onsite drainage measures. Therefore the application fails to meet with the requirements of the National Planning Policy Framework, Policy CS16 of the West Berkshire local Plan Core Strategy 2006-2026, which requires development to be safe and not increase flood risk elsewhere and to manage surface water in a sustainable manner through the implementation of SuDS, and the recommendations of the West Berkshire Sustainable Drainage Systems (SuDS) Supplementary Planning Document (2018)."

### 4. Additional/updated conditions

12.	<p><b>Manure/waste skip (Additional)</b> The waste skip shall be kept covered at all times except to allow loading in order to prevent rainwater ingress so as to reduce risk of contaminated liquid leaking out.</p> <p>Reason: To ensure that no contaminated liquid escapes in order to prevent pollution into the ground and nearby river. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP1 and CS16 and CS17 of the West Berkshire Core Strategy 2006-2026, and Sustainable Drainage Systems SPD (2018)</p>
2.	<p><b>Approved plans (Updated)</b> The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <p>Design and Access Statement dated May 2021 received 1<sup>st</sup> June 2021; Block Plan 2515/18 received on 12<sup>th</sup> July 2021; Proposed Elevations and Floor Plan 2515/2 received 1<sup>st</sup> June 2021; Fencing Details 2515/4 received 28<sup>th</sup> June 2021; Location Plan 2515/6 received 22<sup>nd</sup> June 2021; Section/Level 2515/5 received 1<sup>st</sup> June 2021; Soft Landscaping 2515/38 received 12<sup>th</sup> July 2021; Proposed Access Details 2515/7 received 5<sup>th</sup> August 2021; Justification Statement KCC3134/pg received 30<sup>th</sup> September 2021; Flood Risk Assessment and Drainage Strategy Issue 3 7751 Dated April 2021 received 1<sup>st</sup> June 2021 [to be updated to reflect additional drainage information once approved by drainage engineer].</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
7.	<p><b>SUDS (Updated)</b></p>



	<p>The development shall not be brought into use until drainage measures have been implemented in accordance with the details shown on drawing numbers [to be agreed by the drainage engineer prior to approval being granted]. The drainage measures shall be maintained and managed in accordance with the approved details thereafter.</p> <p>Reason: To ensure that surface water will be managed in a sustainable manner. This condition is imposed in accordance with the National Planning Policy Framework, Policy CC1, CC2 and NRM4 of the South East Plan (May 2009), Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006)</p>
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**WESTERN AREA PLANNING COMMITTEE**  
**13 OCTOBER 2021**  
**UPDATE REPORT**

**Item No:** (2)      **Application No:** 21/01038/HOUSE      **Page No.** 51-64  
**Site:** 1 Croft Road, Newbury

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**Planning Officer Presenting:** Masie Masiwa

**Member Presenting:** N/A

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**Parish Representative speaking:** Councillor Nigel Foot (Newbury)      In Person

**Objector(s) speaking:** Colin Gillah (Speaking on behalf of P & J Day)      Via Zoom  
Graham Coldman      Via Zoom

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Jonathan Jarman (Agent – Bell Cornwall)      In Person  
Karen Redford (Applicant)      In Person

**Ward Member(s):** Councillor Adrian Abbs  
Councillor David Marsh  
Councillor Tony Vickers

## 1. Additional Consultation Response

No additional formal consultation responses have been received.

## 2. Update Information

### Proposed new fence

During the site visit the applicant's agent correctly stated that the proposed new fencing would be entirely placed on the applicant's side of the land. However it was also stated that the proposed new fence would be no higher than the existing fence, this was an error. The applicant's agent has clarified that the proposed new fencing and fence heights along the boundary with No 3 Croft Road are as outlined on the Plan with Fence Details received 14<sup>th</sup> April 2021 which is included in the agenda committee report.

## 3. Updated Recommendation

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

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## WESTERN AREA PLANNING COMMITTEE 13 OCTOBER 2021

### UPDATE REPORT

Item No: (3)                      Application No: 20/01264/FULMAJ                      Page No. 65-100

Site: Fognam Farm, Upper Lambourn, Hungerford

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**Planning Officer Presenting:** Masie Masiwa

**Member Presenting:** N/A

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**Parish Representative speaking:** Vicky Rieunier (Lambourn)                      Via Zoom

**Objector(s) speaking:** Charles Lochrane                      Via Zoom

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** James Fraser (Agent – BCM)                      In Person

**Ward Member(s):** Councillor Howard Woollaston

#### 1. Additional Consultation Response

##### **Biodiversity Net Gain**

No additional formal consultation responses have been received. However during the site visit Members requested a quantification of the proposed Biodiversity Net Gain for the development. The Council's Ecologist has indicated that there is no quantifiable Net Gain figure that can be provided, however the Council's Ecologist has been able to secure significant gains as shown on the proposed site plan which indicates the creation of a calcareous grassland habitat in the area surrounding the canter track and buildings and the active management of grassland on the banks of the Site of Special Scientific Interest (SSSI) immediately to the south east of the application site.

Approximately 1 hectare of grassland will be actively managed as a calcareous grassland habitat for species identified in the area and SSSI. The existing grassland on the banks within the SSSI and the areas of grassland around the canter track and buildings on site will be managed to increase the species richness of the sward. The calcareous grassland habitat areas will be managed in accordance with a landscape and ecological management plan (LEMP), and the management will be informed by a long term monitoring strategy secured by a condition recommended in the committee report pack. A

south facing bee bank will be created within the grassland habitat in accordance with Buglife's guidance. New mixed species, native hedging will surround the canter track and buildings and this will include native species to provide cover, shelter and feeding habitat for a range of species including nesting birds and farmland birds as recommended for the Lambourn Downs Berkshire Conservation Target Area. Additionally, fruit trees will be planted in the compartment adjacent to the lunge pen and to the south of the buildings. At least six boxes suitable for a range of species will be provided on site and these will be tree and building mounted. The boxes will include a sparrow nest boxes, bat boxes and invertebrate boxes e.g. bee bricks will be integrated into the buildings.

### **Hours of operation condition**

During the site visit Members suggested that an hours of operation condition could be attached to the planning permission to protect neighbouring amenity. Officers consider that such a condition would be unreasonable given the nature of the equine yard as a pre-training, rest, rehabilitation and recuperation facility for racehorses. Officers consider that early hours working may be required on the yard and this flexibility would be essential to the running of the yard. Officers have also recommended conditions to ensure that the amenity of neighbouring occupiers of land can be protected such as the condition restricting noise levels from plant, machinery and equipment.

## **2. Updated Recommendation**

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