

# Notice of Meeting



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## Western Area Planning Committee Wednesday, 16th March, 2022 at 6.30 pm 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, 8 March 2022

### 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 Democratic Services Team on Email: [executivecycle@westberks.gov.uk](mailto:executivecycle@westberks.gov.uk)



**Agenda - Western Area Planning Committee to be held on Wednesday, 16 March 2022**  
(continued)

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

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

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# Agenda

## Part I

|  | <b>Page No.</b> |
|--|-----------------|
| <b>(1) Application No. and Parish: 20/02245/FUL Great Shefford</b>                                     | 5 - 10          |
| <b>Proposal:</b> Farm Shop in association with The Great Shefford Public House                         |                 |
| <b>Location:</b> Swan Inn, Newbury Road, Great Shefford, Hungerford RG17 7DS                           |                 |
| <b>Applicant:</b> J and G (Pub) (UK) Ltd   |                 |
| <b>Recommendation:</b> Approval  |                 |
| <b>(2) Application No. and Parish: 21/02668/FUL Lambourn</b>   | 11 - 14         |
| <b>Proposal:</b> Demolition of existing kennel facilities and erection of Class B8 commercial building |                 |
| <b>Location:</b> Hunt Kennels Farm, Ermin Street, Lambourn Woodlands, RG17 7TT                         |                 |
| <b>Applicant:</b> John Lock  |                 |
| <b>Recommendation:</b> Grant planning permission   |                 |

## 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, 16 March 2022**  
*(continued)*

**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 16.03.2022**

**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 for a site visit,  
Part 3 - applications where members of the public wish to speak,  
Part 4 - applications that have not attracted public speaking.

**Part 1** N/A

**Part 2** N/A

**Part 3** 20/02245/FUL Swan Inn, Great Shefford  
21/02668/FUL Hunt Kennels Fam, Lambourn Woodlands

Pages 121-145  
Pages 147-159

**Part 4** N/A

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**WESTERN AREA PLANNING COMMITTEE  
16TH MARCH 2022**

**UPDATE REPORT**

**Item No:** (1)                      **Application No:** 20/02245/FUL                      **Page No.**                      Pages 121-145

**Site:** Swan Inn, Newbury Road, Great Shefford, Hungerford, RG17 7DS \*

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**Planning Officer Presenting:** Sian Cutts

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

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

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

**Applicant/Agent speaking:** Sharon Brentnall      Attending Via Zoom

**Ward Member(s):** Councillor Clive Hooker

**1. Procedural Matters**

An extension of time for the determination of the application has been agreed until 18th March 2022. The applicant has agreed to the pre-commencement conditions.

**2. Additional Consultation Responses**

|                                |   |
|--------------------------------|---|
| <b>Public representations:</b> | <p>Four additional representations have been received. Three from previous contributors, and one additional contributor.</p> <p>The total number of representations is:</p> <p>Contributors: 65 Support: 36 Object 28</p> <p>The additional objections received are summarised as:</p> <ul style="list-style-type: none"><li>• Overspill parking when the pub car park is full, particularly around lunchtimes</li><li>• Proximity to the bend which is dangerous, lorries get blocked and there have been accidents</li><li>• The shop is not needed to sustain the viability of the pub</li><li>• Originally proposed up to 9 jobs, now only 1 proposed</li></ul> |
|--------------------------------|---|

|  |  |
|--|--|
|  | <ul style="list-style-type: none"> <li>• Changes to opening times, it is now suggested from 6:30 am</li> <li>• Opening times not included in the report, these have not been the subject of clear process</li> <li>• Insufficient parking, and there has been a reduction in the number of spaces</li> <li>• Report is incorrect in the number of parking spaces lost, it will be 23 available after development rather than 26 stated by Highways</li> <li>• The garage is being converted to another use</li> <li>• Height of the building</li> <li>• Insufficient hand washing facilities</li> <li>• A survey undertaken in February does not account for warmer &amp; busier months of the year; the parking for the kiosk which is intended to open soon; staff parking; the full car park on frequent occasions especially at lunchtimes</li> <li>• Enforcement matters have not been fully considered.</li> </ul> |
|--|--|

### 3. Opening hours

The planning application form requested opening hours 7 days a week, including weekends and Bank Holidays of 09:00-19:00, and the planning statement said that, “The farm shop is envisaged to open 6 days a week, however to allow for flexibility as to the days it opens and for seasonal 7 days a week operation planning permission is sought for the farm shop to open 7 days a week between the hours of 09:00 and 19:00.”

However, the Highways Officer has recommended that the shop is not open when the pub is at its busiest, in the evenings, and weekend afternoons, to minimise the potential for overspill parking on the road, and so the following times are recommended

Monday to Friday 07:00-18:00  
Saturdays, Sundays and Public Holidays 07:00-12:00

Whilst other opening times were suggested in the course of the application, the opening hours recommended by the Highways Officer have been accepted by the applicant.

### 4. Parking

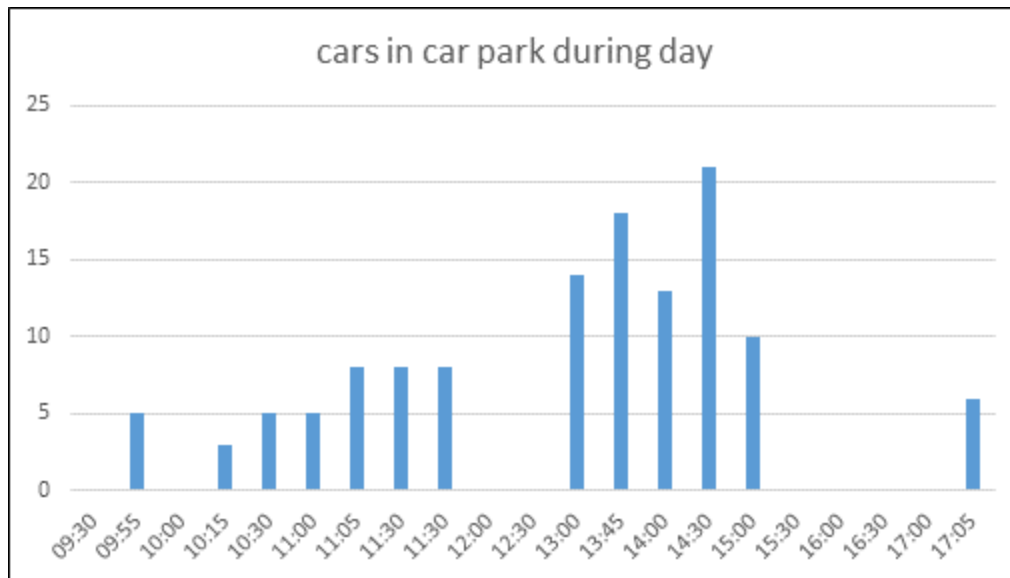
In response to the objections received about overspill parking a survey was undertaken by Highways Officers and Planning Officers during February, and March to assess the levels of parking, at times when both the shop and pub could be open. The results indicate that there was surplus parking available at these times

#### Great Shefford

| Date                  | Time  | In car park | Surplus | On street |
|-----------------------|-------|-------------|---------|-----------|
| Sunday Feb 13th AM    | 11.30 | 8           | 18      | 0         |
| Monday Feb 14th AM    | 09.55 | 5           | 21      | 0         |
| Monday Feb 14th PM    | 14:00 | 13          | 13      | 0         |
| Tuesday Feb 15th AM   | 10.15 | 3           | 23      | 0         |
| Tuesday Feb 15th PM   | 17.05 | 6           | 20      | 0         |
| Wednesday Feb 16th AM | 11.05 | 8           | 18      | 0         |
| Wednesday Feb 16th    | 13.45 | 18          | 8       | 0         |



|                      |                               |    |    |   |
|----------------------|-------------------------------|----|----|---|
| PM                   |                               |    |    |   |
| Thursday Feb 17th AM | 13:00                         | 14 | 12 | 0 |
| Thursday Feb 17th PM | 14.30                         | 21 | 5  | 0 |
| Friday Feb 18th AM   | Cancelled due to storm Eunice |    |    |   |
| Friday Feb 18th PM   | Cancelled due to storm Eunice |    |    |   |
| Saturday Feb 19th AM | 11.00                         | 5  | 21 | 0 |
| Saturday Feb 19th AM | 11.30                         | 8  | 18 | 0 |
| Friday Mar 11th PM   | 15.00                         | 10 | 16 | 0 |
| Saturday Mar 12th AM | 10.30                         | 5  | 21 | 0 |



The Highways Officer had also sought clarification of how many staff were likely to be employed in the shop at lunchtimes. The following information was received

'Maximum staff numbers are two and depending on take up, may even be one (it is to be advertised as a single post, but could be split if necessary). It was anticipated that stocking and closing / cleaning are the most likely times when two staff are needed.... it is just a small shop and easily manageable by one person.

Crossover if required would not happen at lunchtime as that could potentially leave a period where customers would be waiting.'

The Highways Officer raised no objection to this.

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## WESTERN AREA PLANNING COMMITTEE ON 16/03/2022

### UPDATE REPORT

**Item No:** (2)                      **Application No:** 21/02668/FUL                      **Page No.** 147-159

**Site:** Hunt Kennels Farm, Ermin Street, Lambourn Woodlands, RG17 7TT

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

**Member Presenting:**

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**Parish speaking:**                      **Representative** Sue Cocker  
Bridget Jones

**Objector(s) speaking:**                      Tony King

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

**Applicant/Agent speaking:** Chris Cary  
Lucy Charman

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

### Update Information:

#### 1. Representation Comment

An additional objection letter was received on 15<sup>th</sup> March 2022 alleging errors within the report and raising issues in relation to principle, character and appearance, neighbouring amenity, highways, drainage, sustainability and recommended conditions.

#### 2. Procedural Matters

To confirm the applicant is Mr John Lock of Kinsley Smyth Ltd as stated on the application form.

#### 3. Conditions

In consideration of granting a personal permission officer's note that the specific nature of storage and distribution activities proposed is material to the recommendation from highways, and that this can be stated in a more precise

manner, and therefore accordant with the requirements for precision of conditions in the NPPF. Consequently officers propose an amendment to recommended condition 3.

Condition 4 is to be updated as SUDS comments were received in response to agent's comments on an existing soakaway was to be used however the drainage officer deemed that this may not be acceptable given the age. Condition 9 is to be updated as a scheme of landscaping has been submitted and deemed acceptable. 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.

|    |  |
|----|--|
| 2. | <p><b>Approved plans (Updated)</b></p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:<br/>           Location Plan received 20th October 2021;<br/>           Proposed Plans and Elevations 0001 received 20th October 2021;<br/>           Design and Access Statement received 20th October 2021;<br/>           Block Plan received 20th October 2021;<br/>           Preliminary Ecological Appraisal 194/R1 by Herdwick Ecology dated September 2021 received 20th October 2021;<br/>           Scheme of landscape planting received 16<sup>th</sup> February 2022.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>  |
| 3. | <p><b>Personal Permission</b></p> <p>The B8 commercial building hereby permitted shall be occupied only by Kingsley Smythe Ltd for purposes of the <u>storage and distribution of furniture</u> under use class B8 in connection with the applicant's business. When the premises cease to be occupied by Kingsley Smythe Ltd the use hereby permitted shall cease and all items of storage and equipment brought on to the premises in connection with the use shall be removed.</p> <p>Reason: The applicant has demonstrated through submission accompanying this application that the associated vehicle movements relating to the operation of the site for his business are such as to allow for the applicant's particular business to operate on the site under the restrictions of the conditions of this planning permission without resulting in undue detriment to the amenity of neighbouring residential occupants, highway safety and the amenity of the highway network that might result from the operation of an uncontrolled B8 or other industrial use of the site. This condition is imposed in order that the use of the site by any alternative future occupant can be given details consideration in terms of the associated impacts on highways safety and residential amenity in the interests of residential amenity and highway safety in accordance with the NPPF, Policies CS5, CS9, CS13 and CS14 of the West Berkshire Local Plan Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan Saved 1991-2006 Saved Policies 2007.</p> |
| 4. | <p><b>SUDS (Updated)</b></p> <p>No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.</p> <p>These details shall:</p> <ol style="list-style-type: none"> <li>a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and the WBC SuDS Supplementary Planning Document December 2018 with particular emphasis on Green SuDS and water re-use;</li> </ol>  |

- b) Include a drainage strategy for surface water run-off within the site since no discharge of surface water from the site will be accepted into the public system by the Lead Local Flood Authority;
- c) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Soakage testing shall be undertaken in accordance with BRE365 methodology;
- d) Include run-off calculations based on current rainfall data models, discharge rates (based on 1 in 1 year greenfield run-off rates), and infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;
- e) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- f) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil, groundwater, watercourse or drain;
- g) Include a management and maintenance plan showing how the SuDS measures will be maintained and managed after completion for the lifetime of the development. This plan shall incorporate arrangements for adoption by the Council, Water and Sewage Undertaker, Maintenance or Management Company (private company or Trust) or individual property owners, or any other arrangements, including maintenance responsibilities resting with individual property owners, to secure the operation of the sustainable drainage scheme throughout its lifetime. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises;
- h) Include measures with reference to Environmental issues which protect or enhance the ground water quality and provide new habitats where possible;
- i) Include details of how surface water will be managed and contained within the site during construction works to prevent silt migration and pollution of watercourses, highway drainage and land either on or adjacent to the site;
- j) Include an inspection and soakage tests for any existing soakaways to prove the soakaways still work properly. The owners must maintain the soakaways in a good condition thereafter;
- k) Include a verification report carried out by a qualified drainage engineer demonstrating that the drainage system has been constructed as per the approved scheme (or detail any minor variations thereof), to be submitted immediately following construction to be approved by the Local Planning Authority. This Report shall include plans and details of all key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS measures thereafter.

All sustainable drainage measures shall be implemented in accordance with the approved details before the development hereby permitted are occupied, or in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner. To prevent the increased risk of flooding, improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can and is

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|    | <p>carried out in an appropriate and efficient manner. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006). A pre-commencement condition is required because insufficient information accompanies the application and such measures may need to be incorporated into early building operations.</p>  |
| 9. | <p><b>Landscaping</b></p> <p>All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme (Scheme of landscape planting received 16<sup>th</sup> February 2022) within the first planting season following completion of building operations. Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.</p> |