

Notice of Meeting



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Eastern Area Planning Committee Update Report

Wednesday 13th July 2022 at 6.30pm

In the Council Chamber Council Offices
Market Street Newbury



(continued)

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

Substitutes: Councillors Graham Bridgman, Lee Dillon, Nassar Hunt, Owen Jeffery,
Joanne Stewart and Andrew Williamson

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 22/00535/FUL - Pavilion, Recreation Ground, Recreation Road, Burghfield Common, Reading** 5 - 6
- Proposal:** Erection of a temporary cafe (prefabricated unit).
- Location:** Pavilion, Recreation Ground, Recreation Road, Burghfield Common, Reading, West Berkshire
- Applicant:** Burghfield Parish Council
- Recommendation:** There is a level of objection and support in the community. There is sufficient objection that, if Officers were minded to recommend approval, the application would go to committee. However if officers recommended refusal it would not, however much support there was, and I think that the committee should therefore decide.
- (2) **Application No. & Parish: 22/01062/FULD - Shortheath House, Shortheath Lane, Sulhamstead, Reading** 7 - 10
- Proposal:** Conversion and extension of an existing outbuilding to form a single dwelling
- Location:** Shortheath House Shortheath Lane Sulhamstead Reading West Berkshire RG7 4EF
- Applicant:** Mr Henry Chopping
- Recommendation:** To delegate to the Service Director – Development and Regulation to Refuse Planning Permission for the reasons listed below.



Agenda - Eastern Area Planning Committee to be held on Wednesday, 13 July 2022
(continued)

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.

Sarah Clarke
Service Director – Strategy & Governance
West Berkshire District Council

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



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Eastern AREA PLANNING COMMITTEE ON 13.07.2022

UPDATE REPORT

Item No: (1) **Application No:** 22/00535/FUL **Page No.** 5 - 26

Site: Pavillion
Recreation Ground
Recreation Road
Burghfield Common

Planning Officer
Presenting: Alice Attwood

Member Presenting:
Chair – Cllr Graham Pask

Parish Representative speaking: Burghfield Parish – Tim Ansell - In Person

Objector(s) speaking: Ms Jenny Elmore - Via Zoom
Ms Steph Awbery – Via Zoom

Supporter(s) speaking: Ms Kailee Godding – Via Zoom

Applicant/Agent speaking: Mr Paul Lawrence – In Person
Mr Chris Greaves – Via Zoom
Mr Dominic Morse – Via Zoom

Ward Member(s): Councillor Bridgman
Councillor Royce Longton
Councillor Geoff Mayes

Update Information:

Update 1	Response from Highways An objection was received by a member of the public on 04.07.2022. (full objection can
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be read online)

The Highways Authority have reviewed the objection and offer the following response

...

"There are already parking restrictions along the road in the areas where carriageway parking would be an issue so I am not expected loads of motorist to suddenly park on the restrictions just to get a cuppa and there is an area on the bend by the back of the Sports Pavilion where a refuse /delivery truck could temporarily park up to service the business without affecting traffic and it is likely to do that either first thing or late in the day so to avoid peak times of opening.

We strongly believe that most of the trade will come from existing users of the park who haven't made a special trip to use it and just happened to already be there especially on football days. Thus the Highway Authority position remains unchanged."

EASTERN AREA PLANNING COMMITTEE 13TH JULY 2022

UPDATE REPORT

Item No: (2) **Application No:** 22/01062/FULD **Page No.** 27-39
Site: Shortheath House Shortheath Lane Sulhamstead Reading West Berkshire RG7 4EF

Planning Officer Presenting: Matthew Shepherd

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: Lucy Chopping - In Person
Keith Chopping – In Person

Applicant/Agent speaking: John Cornwell – In Person

Ward Member(s): Cllr Ross Mackinnon

The Councils ecologist advises that the initial survey is now very out of date now anyway, it doesn't need to be repeated but will need the dusk/dawn surveys that it suggests.

“1.3 The field survey was undertaken on the 12th December 2018 by an experienced ecologist with a Natural England roost visitors bat licence (Class Licence Registration Number 2015-13769-CLS-CLS).”

Further the ecologist confirms the case officers view quote the below sections of the report.

“1.6 Bat emergence surveys were carried out on the 19th August 2019 and the 12th September 2019 with a dawn re-entry survey on the 29th August 2019...”

“7.2 If work has not begun before next summer a single updated emergence survey will be required, but from the summer of 2021 onwards if work has not begun a full update is likely to be required, as this is a requirement of the site registration.”

Further reiterating the point that the ecology report previously submitted need to be updated.

The Council's Ecologist advises that ecology reports cannot be conditioned. Officers noted that central government guidance (Circular 06/05: biodiversity and geological conservation) states:

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."

In case of any doubt the guidance it goes on:

"The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances".

The reason the guidance takes this approach is because otherwise the situation can arise (and has arisen in the past) when conditioned surveys have discovered an ecological issue that has necessitated a material change to the approved design to ensure compliance with wildlife legislation, in turn requiring a new planning application. Therefore it is officer's recommendation that conditioning ecology reports is inappropriate.

Site Visit Request

At the committee site visit it was requested that a copy of the Council's former policy for the redevelopment of existing buildings in the countryside was provided to the committee for information. Accordingly, an extract of Policy ENV.20 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) is shown below in this update report. Members should note that this policy is provided for information only; the policy was replaced by Policy C1 and C4 of the Housing Site Allocations DPD in 2017, and no longer forms part of the statutory development plan. Policy C4 is also included for reference.

POLICY ENV.20 Proposals for the redevelopment of existing buildings in the countryside will be permitted where the proposal is in a sustainable location and particularly where it will assist the diversification of the rural economy and secure environmental improvements. Proposals must meet the following criteria:

- (a) the redevelopment proposal has no greater impact (in terms of the size and bulk of the buildings or site coverage) than the existing development; and
- (b) is appropriate in design, form, character and siting to its rural location and would not be visually intrusive or harmful to the amenities of the site or surrounding countryside; and
- (c) the redevelopment respects local building styles and materials; and
- (d) it does not involve the redevelopment or loss of listed buildings (or parts thereof) or harm the setting of such buildings; and
- (e) the extent of the proposed curtilage of the redevelopment site is neither visually intrusive or harmful to the amenities of the surrounding countryside; and
- (f) the use of the building(s) following redevelopment would not generate traffic of a type or amount harmful to local rural roads, or require improvements that would detrimentally affect the character and nature of such roads and the area generally; and
- (g) the proposed use(s) would not result in material harm to the environmental qualities of the site and to the surrounding countryside;
- (h) that, where appropriate, the buildings to be redeveloped should be surveyed for protected species and, if found, protection/mitigation measures are approved by the Council using expert advice. The approved measures to be fully implemented before the buildings are demolished.

A sustainable location is generally defined as one which:

- (a) will minimise the need for travel and be accessible by alternative means of transport other than the private car;
- (b) is well related to the existing settlement pattern;
- (c) will not cause material harm to the natural resources and character of the area;
- (d) will contribute towards a balanced local community in terms of the provision of homes, jobs and services.

Policy C 4

Conversion of Existing Redundant Buildings in the Countryside to Residential Use

The conversion of existing redundant buildings to residential use will be permitted providing that:

- i. the proposal involves a building that is structurally sound and capable of conversion without substantial rebuilding, extension or alteration; and
- ii. the applicant can prove the building is genuinely redundant and a change to a residential use will not result in a subsequent request for a replacement building; and
- iii. the environment is suitable for residential use and gives a satisfactory level of amenity for occupants; and
- iv. it has no adverse impact on / does not affect rural character; and
- v. the creation of the residential curtilage would not be visually intrusive, have a harmful effect on the rural character of the site, or its setting in the wider landscape; and
- vi. the conversion retains the character, fabric and historic interest of the building and uses matching materials where those materials are an essential part of the character of the building and locality; and
- vii. the impact on any protected species is assessed and measures proposed to mitigate such impacts.

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