

Supplemental Items for Eastern Area Planning Committee

Wednesday 5th October, 2022 at 6.30 pm
in Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

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| (1) | Application No. and Parish: 21/03260/COMIND – Land North and West Of Glebe End Accessed by Shortheath Lane, Sulhamstead, Reading
Proposal: Change of use of agricultural land to equestrian and erection of stable block/yard, menage and creation of associated access. Retention of 4 No. temporary field shelters and mobile stable unit on skids.

Location: Land North and West Of Glebe End Accessed by Shortheath Lane, Sulhamstead, Reading

Applicant: Mrs Amanda Cottingham

Recommendation: To delegate to the Service Director of Development & Regulation to GRANT PLANNING PERIMSSION subject to conditions. | 3 - 6 |
| (2) | Application No. and Parish: 21/02767/FULMAJ – 17 Clifton House, Reading Road, Pangbourne
Proposal: Construction of 13 flats and courtyards with reconfigured car park. Demolition of single storey flat roofed building.

Location: 17 Clifton House, Reading Road, Pangbourne

Applicant: PBP Ltd

Recommendation: Grant planning permission subject to the completion of a s106 legal agreement | 7 - 8 |

Supplemental Items

Eastern Area Planning Committee to be held on Wednesday, 5 October 2022 *(continued)*

- (3) **Application No. and Parish:** 22/01080/FUL – Manns Farm, Nightingale Lane, Mortimer, Reading, RG7 3PS 9 - 10
- Proposal:** Conversion of existing farm building and replacement of existing to provide a 'Wellness Centre' (Use Class E(e) and E(d)).
- Location:** Manns Farm, Nightingale Lane, Mortimer, Reading, RG7 3PS
- Applicant:** LJ Strang & Partners
- Recommendation:** Refuse planning permission.

Sarah Clarke

Service Director (Strategy & Governance)

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Democratic Services Team on

e-mail: executivecycle@westberks.gov.uk / sadie.owen1@westberks.gov.uk

Further information and Minutes are also available on the Council's website at

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



West Berkshire
C O U N C I L

**EASTERN AREA PLANNING COMMITTEE
DATED 5th October 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 1) 21/03260/COMIND, Land North and West Of Glebe End Accessed by Shortheath Lane, Sulhamstead, Reading Pg No. 49 – 65
2) 21/02767/FULMAJ, 17 Clifton House, Reading Road, Pangbourne Pg No. 67 – 89
3) 22/01080/FUL, Manns Farm, Nightingale Lane, Mortimer, Reading Pg No. 91 - 107

Part 4 N/A

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**EASTERN AREA PLANNING COMMITTEE
5TH OCTOBER 2022**

UPDATE REPORT

Item No: (1) **Application No:** 21/03260/COMIND **Page No.** 49 – 65

Site: Land North and West Of Glebe End Accessed by Shortheath Lane, Sulhamstead, Reading

Planning Officer Presenting: Sissi Yang

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mrs Amanda Cottingham (in person)

Ward Member(s): Cllr Ross Mackinnon

1. Additional Consultation Responses

No additional consultation responses nor public representations received.

2. Updated Recommendation

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

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EASTERN AREA PLANNING COMMITTEE 5TH OCTOBER 2022

UPDATE REPORT

Item No:	4(2)	Application No:	21/02767/FULMAJ	Page No.	67 – 89
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Site: 17 Clifton House, Reading Road, Pangbourne

Planning Officer Presenting:	Emma Nutchey
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Member Presenting:	N/A
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Parish Representative speaking:	N/A
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Objector(s) speaking:	Miss Mags OKeefe - via Zoom Mr Les Billings – Via Zoom
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Supporter(s) speaking:	N/A
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Applicant/Agent speaking:	Mr Adrian Keal – Via Zoom
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Ward Member(s):	Cllr Gareth Hurley
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1. Additional Consultation Responses

No additional consultation responses nor public representations received.

2. Updated Recommendation

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

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EASTERN AREA PLANNING COMMITTEE 5TH OCTOBER 2022

UPDATE REPORT

Item No: (3) **Application No:** 22/01080/FUL **Page No.** 91-107

Site: Manns Farm, Nightingale Lane, Mortimer, Reading, RG7 3PS

Planning Officer Presenting: Gemma Kirk

Member Presenting: N/A

Parish Representative speaking: Councillor Danusia Morsley- Stratfield Mortimer Parish Council (via Zoom)

Objector(s) speaking: N/A

Supporter(s) speaking: Miss Melanie Wheeler (via Zoom)

Applicant/Agent speaking: Mr William Strang and Mrs Camilla Strang (in person)
Mr James Fraser- BCM (in person)

Ward Member(s): Councillors Graham Bridgman, Royce Longton and Geoff Mayes

1. Additional Consultation Responses

No additional consultation responses nor public representations received.

2. Updated Recommendation

The recommended refusal reason is amended to reflect the consideration given to the Public Right of Way network in close proximity to the application site:

1. Unsustainable location

Manns Farm is located outside of a defined settlement boundary and therefore within the open countryside. Policies ADPP1 and ADPP6 in the Core Strategy advise only appropriate limited development will be allowed. Policy CS10 of the Core Strategy supports proposals to diversify the rural economy in appropriate locations and Policy CS11 directs main town centre uses to town and district centres. This is supported in the NPPF where proposals for local rural businesses are sensitive to the surrounding area, do not have an unacceptable impact on local roads and exploits opportunities to make a location more sustainable.

The proposed 'Wellness Centre' will significantly increase traffic in a remote rural location that has no nearby bus routes and is accessible only by rural roads and the Public Rights of Way network which are not conducive to cycling or walking (particularly in the evenings or winter months). Accordingly, by virtue of the nature, intensity and location of the development it would significantly increase traffic where the mode of travel can only reasonably be reached by the use of private car. The proposal is therefore in an unsustainable location.

The proposed development is therefore contrary to Policies ADPP1, ADPP6, CS10, CS11 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy C7 of the Stratfield Mortimer NDP (2017), Saved Policy ENV.16 of the West Berkshire District Local Plan (2007), the Local Transport Plan for West Berkshire (2011-2026), the NPPF and West Berkshire's Climate Change Emergency.