

Supplemental Items for Eastern Area Planning Committee

Wednesday, 5 July, 2023 at 6.30 pm
in Council Chamber, Council Offices,
Market Street, Newbury

Part I

Page No.

- (1) **Application No. and Parish 23/00376/FULMAJ, Awberry Farm
Beenham** 7 - 8

Proposal:

Full application for the change of use of the site to a flexible events venue, [120 guests maximum] including the provision of overnight accommodation. The barn/site to be used for no more than 28 weddings/major events per annum, on Saturdays only.

Location: Awberry Farm, Beenham

Applicant: Nigel Hopes

Recommendation: That the Service Director of Development and Regulation be authorised to GRANT conditional permission.



Supplemental Items

Eastern Area Planning Committee to be held on Wednesday, 5 July 2023 (continued)

- (2) **Application No. and Parish 23/01014/LBC, Awberry Farm, Beenham** 9 - 10

Proposal: Retention of unauthorised works, retrospective application for full restoration and conversion of the barn. Add internal insulation and air cooling with the addition of a new porch to West elevation to provide the key reception area for a flexible events venue.

Location: Awberry Farm, Beenham

Applicant: Nigel Hopes

Recommendation: The Service Director of Planning and Regulation be authorised to GRANT listed building consent.

- (3) **Application No. and Parish: 22/02945/REG4, Francis Baily Primary School** 11 - 12

Proposal: Proposed phased development which involves erection of a new single storey teaching block in a new location followed by the demolition of the existing single storey teaching block.

Location: , Francis Baily Primary School, Skillman Drive
Thatcham
West Berkshire
RG19 4GG

Applicant: Francis Baily Primary School.

Recommendation: The Service Director Development and Regulation be authorised to grant planning permission subject to conditions

Supplemental Items

Eastern Area Planning Committee to be held on Wednesday, 5 July 2023 (continued)

- (4) **Application No. and Parish: 22/02533/REG4, Francis Baily Primary School** 13 - 14

Proposal: Erection of 3 No temporary teaching blocks and 3 No temporary toilet blocks.

Location: Francis Baily Primary School
Skillman Drive
Thatcham
West Berkshire
RG19 4GG

Applicant: Francis Baily Primary School

Recommendation: The Service Director Development and Regulation be authorised to grant Planning Permission subject to conditions

Sarah Clarke.

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 / jessica.bailiss@westberks.gov.uk

Further information and Minutes are also available on the Council's website at www.westberks.gov.uk

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EASTERN AREA PLANNING COMMITTEE 5 JULY 2023

UPDATE REPORT

Item No: (4[1]) Application No: 23/00376/FULMAJ Page No. 13-29

Site: Land at Awberry Farm , Beenham.

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Representations:	4 additional objection documents: <ul style="list-style-type: none">• A comment about possible amended conditions. They relate to the control on numbers of staff on the site and the noise management plan and the control of door usage in the barn.• An additional letter of objection relating to the amount of noise which will arise from the application if permitted.• A letter of objection from 2 local residents outlining their disappointment with the officer recommendation.• A document of objections from Beenham residents sent to Committee Members.
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3. Update

The representations received are not considered to raise new matters and do not alter the officer recommendation to approve the application.

An additional condition is recommended regarding the proposed accommodation on site that this is to be used only in conjunction with an event being hosted on site.

Matters of clarification in the agenda report:

- The parking referred to in paragraphs 1.3 and 7.3 – the parking of 70 spaces is to be 60 spaces for guests and 10 spaces for staff on site.
- Paragraph 7.2 notes a reduction in traffic of 46% - this is related to the extant permission for class E uses in two of the buildings.
- Paragraph 11.1 notes an increase in traffic – this is in relation to the current situation where the Class E units are vacant.

The Highway Officer provides further clarification to the traffic flow figures provided in paragraphs 7.2 and 7.3 of the main report.

Existing uses

The existing 157 sqm of building has a consented class E planning use class.

In summary class E includes the retail of goods, and the retail of food and drink including consumption on the premises, financial and professional services, commercial or business uses, medical or health services, and crèche, day nursery or day centre uses.

The applicants highway consultants have used the TRICS traffic database with farm diversification data to project a potential of 14/15 vehicles in and out per day equating to 29 vehicle movements per day. Over 5 days and 50 weeks per year this equates to 7,250 vehicle movements per year, 3,625 in and out.

Proposed uses

The proposed use includes a wedding venue for up 28 days a year with a maximum of 120 guests.

It is assumed that an average of 2.5 guests per car would attend which for 120 guests would equate to 48 vehicles in and out per day equating to 96 vehicle movements per wedding day

It is then considered that a further 22 vehicles in and out would include staff, other trips by some guests during the wedding day and miscellaneous. This equates to a further 44 vehicle movements to give an overall total of 70 vehicles in and out equating to 140 vehicle movements

Over 28 days per year this equates to 3,920 vehicle movements per year, 1,960 in and out.

4. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional/amended conditions.

1	<p>Link of accommodation on site to wedding/venue use</p> <p>The accommodation hereby permitted on the site shall only be used in conjunction with the wedding venue use and shall be occupied only on the relevant weekend between the hours of 12 noon on the Friday to 12 noon on the Sunday of the weekend event.</p> <p>Reason. To ensure no wider accommodation use is permitted in accord with the advice in policies CS13 and ADPP5 in the WBCS of 2006 to 2026.</p>
2	<p>Amend condition 3 to read – final sentence. Restriction on use</p> <p>The use hereby permitted shall not be operated on site for more than 28 days each year and those days shall be Saturdays only. The event on each day shall not commence prior to 12:00 on that day, and must cease at 23:30 on that day. No more than 120 guests (including children) shall be present onsite for any event.</p> <p>Reason. To clarify the permission in accord with the advice in policy OVS6 in the West Berkshire District Local Plan Saved Policies 2007, policy CS14 of the West Berkshire Core Strategy 2006-2026, and the National Planning Policy Framework.</p>

EASTERN AREA PLANNING COMMITTEE 5 JULY 2023

UPDATE REPORT

Item No: 4(2) **Application No:** 23/01014/LBC **Page No.** 31-41

Site: Land at Awberry Farm, Beenham .

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Representations:	Two additional letters of objection. <ul style="list-style-type: none">• One letter that the works will facilitate the change of use which is objected to on the grounds of noise and additional traffic.• One letter noting no objections to the listed building works if the change of use application is approved, but consider there are shortcomings in the submitted plans.
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3. Update

Clarification to agenda report paragraph 1.4 bullet point 6 regarding air conditioning units and ventilation works – these are part of works to the listed barn, not the accommodation.

No change to the recommendation and associated conditions.

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EASTERN AREA PLANNING COMMITTEE 5 JULY 2023

UPDATE REPORT

Item No: 4(3) **Application No:** 22/02945/REG4 **Page No.** 43-58

Site: Francis Baily School, Skillman Drive, Thatcham, RG19 4GG

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Representations:	None
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3. Update

No further update; the recommendation remains as set out in the agenda committee report.

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EASTERN AREA PLANNING COMMITTEE 5 JULY 2023

UPDATE REPORT

Item No: 4(4) **Application No:** 23/02533/REG4 **Page No.** 59-67

Site: Francis Baily School, Skillman Drive, Thatcham, RG19 4GG

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Representations:	None.
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3. Update

No further update; the recommendation remains as set out in the agenda committee report.

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