

Notice of Meeting



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Eastern Area Planning Committee

Wednesday 10th July 2024 at 6.30pm

In the Council Chamber Council Offices
Market Street Newbury

Update Reports



To: Councillors Alan Macro (Chairman), Richard Somner (Vice-Chairman),
Jeremy Cottam, Paul Kander, Ross Mackinnon, Geoff Mayes,
Justin Pemberton, Vicky Poole and Clive Taylor

Substitutes: Councillors Jeff Brooks, Laura Coyle, Lee Dillon, Jane Langford, Biyi Oloko
and Joanne Stewart

Agenda

Part I

Page No.

- (1) **Application No. and Parish: 23/01699/FULMAJ - Travellers Friend
Crookham Common** 5 - 6
- Proposal:** Demolition of existing pub and reconstruction of 18 new flats with reception facilities for young people with autism and learning disabilities (falling within class c3 residential use) and alterations of existing B and B facilities into 2 no. of flats for young people with autism and learning disabilities (falling within class c3 residential (b) use) and alterations to existing shop and café to include alterations to windows and doors.
- Location:** Travellers Friend Crookham Common.
- Applicant:** Transforming Developments Limited
- Recommendation:** The Development Manager be authorised to GRANT conditional planning permission subject to the completion of a s106 obligation.
- (2) **Application No. and Parish: 23/02603/FUL - Barn, Hawkridge Farm,
Bucklebury, Reading** 7 - 8
- Proposal:** Internal and external alterations to allow change of use of listed barn to dwelling, including erection of vehicular access, gate, car port and diversion of the definitive footpath.
- Location:** Barn, Hawkridge Farm, Bucklebury, Reading
- Applicant:** Richard and Lisa Beasley
- Recommendation:** The Development Manager be authorised to GRANT conditional planning permission.



Agenda - Eastern Area Planning Committee to be held on Wednesday, 10 July 2024

(continued)

- (3) **Application No. and Parish: 23/02604/LBC - Barn, Hawkridge Farm, Bucklebury, Reading** 9 - 10

Proposal: Internal and external alterations to allow change of use of listed barn to dwelling, including erection of vehicular access, gate, car port and diversion of the definitive footpath.

Location: Barm, Hawkridge Farm, Bucklebury, Reading

Applicant: Richard and Lisa Beasley

Recommendation: The Development Manager be authorised to GRANT conditional planning permission.

- (4) **List of Speakers** 11 - 12

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.



West Berkshire
C O U N C I L

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EASTERN AREA PLANNING COMMITTEE 10TH JULY 2024 UPDATE REPORT

Item No: (1) Application No: 2301699FULMAJ Page No. 5-25

Site: Travellers Friend, Crookham Common

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

No additional consultation responses or public representations have been received. Comments from the Council's drainage engineer on updated information are awaited and will be reported once received.

3. Updated recommendation

The applicant has confirmed that the nature of their support provision is for persons with learning disabilities, mental health, autism, and/or behaviours that challenge. In light of this, condition 11 setting out the use restriction is amended to read:

“The development hereby approved shall be used for those in need of social care for persons with learning disabilities, mental health, autism, and/or behaviours that challenge and for no other purpose (including any purpose in Class C3 [b] of the Schedule to the Town and Country Planning (Use Classes) Order 2020 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To ensure the use does not become open market housing on the site which would be contrary to policy C1 in the HSADPD of 2006 to 2026, and to ensure that the need for the development for care of persons with persons with learning disabilities, mental health, autism, and/or behaviours that challenge continues to be fulfilled in accordance with Policy ADPP1 of the WBCCS 2006-2026.”

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EASTERN AREA PLANNING COMMITTEE ON 10.07.2024 UPDATE REPORT

Item
No: (2)

Application
No:
23/02603/FUL

Page No. Pages 27-57

Site: Barn, Hawkridge Farm, Bucklebury

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

No further consultation responses received.

3. Additional representations

One further letter containing additional comments from an objector has been received. In particular this raises that prior to a Certificate of lawfulness being determined in 2020, Hawkridge Farm and the Owl House were a single dwelling. However, this is incorrect. While it is the case that until submission of the Certificate of Lawfulness both dwellings had been considered a single dwelling unit, the Certificate of Lawfulness confirmed that The Owl House had been occupied as a separate dwelling for in excess of 4 years prior to submission of the Certificate of Lawfulness. Therefore, the Certificate of Lawfulness demonstrates that there are established to be two separate dwellings, that have long been occupied as two separate dwelling units.

The letter also raises matters in respect of highway safety and land ownership that were raised in previous objections.

4. Officer Report Update

Officers have clarified that Frilsham Parish Council would like their comments to be summarised as neutral rather than an objection.

Point 1.11 of the officer's report should be updated to *"While the diversion of the definitive footpath is included in the proposal description, it should be noted that the planning permission process (under section 62 of the Act) cannot be used to divert a public footpath. Diversions of public footpath are carried out under section 247 of the Act which is a separate process. This will be further explained later in this report."*

Point 6.57 of the officer's report should be updated to *"Officers contacted the Department for Transport who confirmed that there have been no valid objections to the draft diversion Order made under section 247 of the Act. The draft Order will be confirmed and finalised by the Secretary of State if planning permission is granted. The DFT have also confirmed that the applicant cannot stop up or divert a highway (public right of way) until the notice announcing that the Secretary of State has made an Order has been published. It is therefore considered necessary and reasonable to make it a conditioned requirement of planning permission, should Members resolve in favour, that the Order is published and therefore the diversion secured as recommended at condition 4 of your officers' report."*

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EASTERN AREA PLANNING COMMITTEE ON 10.07.2024 UPDATE REPORT

**Item
No:** (3)

**Application
No:**
23/02604/LBC

Page No. Pages 59-75

Site: Barn, Hawkridge Farm, Bucklebury

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

No further consultation responses received.

3. Additional representations

One further letter containing additional comments from an objector has been received. In particular this raises that prior to a Certificate of lawfulness being determined in 2020, Hawkridge Farm and the Owl House were a single dwelling. However, this is incorrect. While it is the case that until submission of the Certificate of Lawfulness both dwellings had been considered a single dwelling unit, the Certificate of Lawfulness confirmed that The Owl House had been occupied as a separate dwelling for in excess of 4 years prior to submission of the Certificate of Lawfulness. Therefore the Certificate of Lawfulness demonstrates that there are established to be two separate dwellings, that have long been occupied as two separate dwelling units.

The letter also raises matters in respect of highway safety and land ownership that were raised in previous objections.

4. Officer Report Update

Officers have clarified that Frilsham Parish Council would like their comments to be summarised as neutral rather than an objection.

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EASTERN AREA PLANNING COMMITTEE 10.07 2024

LIST OF SPEAKERS

Item: 4(1) Application: 23/01699/FULMAJ Page No: 5-25 Site: Travellers Friend, Crookham Common Road, Crookham Common		
Presenting Planning Officer:		
Parish Council representative:	Councillor Watts – Thatcham Parish	In Person
Objector(s):		
Supporter(s):		
Applicant/Agent:	Warren Richard Edward Sellick Rosie Palin	In Person
Ward Member(s):	Owen Jeffery	

Item: 4(2) Application: 23/02603/FUL Page No: 27-57 Site: Barn, Hawkridge Farm, Bucklebury		
Presenting Planning Officer:		
Parish Council representative:	Cllr. David Southgate – Bucklebury Parish	In Person
Objector(s):	Russel Meadows Christine Dunn	In Person
Supporter(s):	Kate Russell	In Person
Applicant/Agent:	Richard Beasley Lisa Jackson	In Person In Person
Ward Member(s):	Chris Read	

Item: 4(3) | Application: 23/02604/LBC Page No: 59-75
Site: Barn, Hawkridge Farm, Bucklebury

Presenting Planning Officer:		
Parish Council representative:	Cllr. David Southgate – Bucklebury Parish	In Person
Objector(s):	Russel Meadows Christine Dunn	In Person
Supporter(s):	Kate Russell	In Person
Applicant/Agent:	Richard Beasley Lisa Jackson	In Person In Person
Ward Member(s):	Chris Read	