Notice of Meeting

Eastern Area Planning Committee



Scan here to access the public documents for this meeting

Wednesday 10th July 2024 at 6.30pm

In the Council Chamber Council Offices Market Street Newbury

Update Reports



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

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 5 - 6

Crookham Common

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

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.



7 - 8

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, 9 - 10

Bucklebury, Reading

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.

Yarah 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.





Agenda Item 4.(1)

Page 1 of 1

EASTERN AREA PLANNING COMMITTEE 10TH JULY 2024 UPDATE REPORT

Item (1) Application 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

Item No: (1)

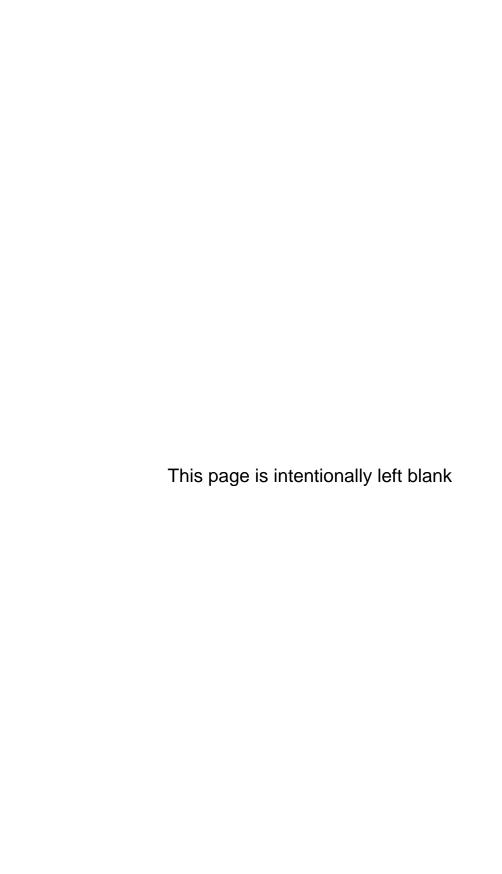
The applicant has confirmed that the nature of their support provision is for persons with learning disabilities, mental health, autism, and/or behaviours that challenge. In light of this, condition 11 setting out the use restriction is amended to read:

"The development hereby approved shall be used for those in need of social care for <u>persons</u> 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 <u>care of persons with persons with learning disabilities, mental health, autism, and/or behaviours that challenge</u> continues to be fulfilled in accordance with Policy ADPP1 of the WBCCS 2006-2026."

Application No: 23/01699/FULMAJ

Page 5



Agenda Item 4.(2)

EASTERN AREA PLANNING COMMITTEE ON 10.07.2024 UPDATE REPORT

Item Application

No: (2) **Page No.** Pages 27-57

23/02603/FUL

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.

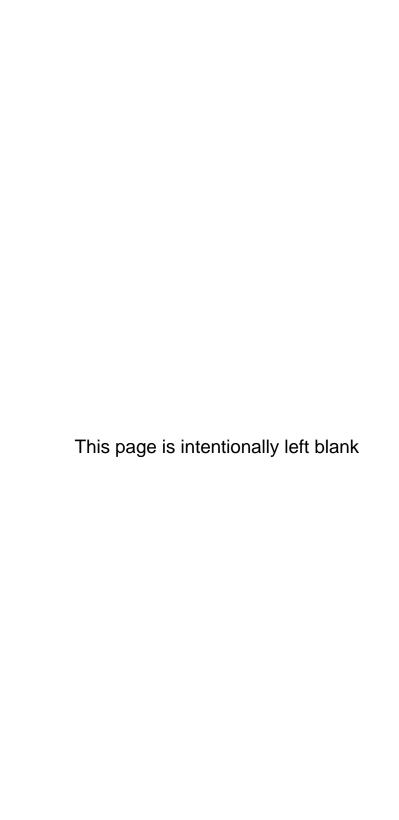
The letter also raises matters in respect of highway safety and land ownership that were raised in previous objections.

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 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 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."



Agenda Item 4.(3)

EASTERN AREA PLANNING COMMITTEE ON 10.07.2024 UPDATE REPORT

Item Application

No: (3) **Page No.** Pages 59-75

23/02604/LBC

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.

This page is intentionally left blank

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			