

Notice of Meeting



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Eastern Area Planning Committee

Wednesday 10th July 2024 at 6.30 pm

In the Council Chamber Council Offices
Market Street Newbury

Revised Update Sheet



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 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. | 5 - 6 |
| (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, 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.

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 10TH JULY 2024 ADDITIONAL 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

A consultation response has been received from the drainage engineer regarding additional information submitted to address previous concerns. The drainage engineer states that further information is still required and that this should be finalised before permission is granted. Therefore it is recommended that in addition to finalising the section 106 agreement Members delegate back to officers to work with the applicant to secure appropriate site drainage before permission is granted, and to add any necessary condition in order to ensure that adequate drainage is provided.

3. Additional condition re pedestrian access to shop.

Following discussions with the agent, in order to address concerns raised by the residents of the adjacent mobile home park regarding access to the site shop, it is recommended that the following condition is added in the resolution:

“Lit pedestrian access:

The development hereby approved shall not be taken into use until details have been provided of a lit route to provide pedestrian access to the shop on the site linking to access to the adjacent mobile home site. Such details shall include confirmation of the surfacing and lighting of the pedestrian route and a schedule for implementation. The approved pedestrian route shall be provided in accordance with the approved schedule and maintained in accordance with the approved details thereafter. Should it not be possible to provide connection to access from the mobile home park the applicant shall provide evidence to demonstrate that such connection cannot be secured.

Reason: In the interests of amenity of local residents, and to secure safe pedestrian access to the shop, in accordance with the NPPF and Policies CS13 and CS14 of the Local Plan Core Strategy 2012.”

4. Updated recommendation

The officers recommendation is for conditional approval, subject to the conditions in the agenda report, the update sheet and additional update sheet; completion of a section 106 legal agreement to secure the use of the site; and to it being delegated back to officers to liaise with the applicant to secure appropriate drainage via additional information and conditions.

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EASTERN AREA PLANNING COMMITTEE ON 10.07.2024 ADDITIONAL UPDATE REPORT

**Item
No:** (2)

**Application
No:**
23/02603/FUL

Page No. Pages 27-57

Site: Barn, Hawkridge Farm, Bucklebury

1. Officer Report Update

Typo within section 2.1 – date should read 30.10.2020.

A typo has been noted in section 6.65 – paragraph should read “A class E (retail and similar) or B (office and industrial) commercial use would not be likely to be considered acceptable in this rural location. It is considered that these uses would require more intensive alterations to the barn to make these uses viable. For example, significantly increased hard standing for parking for customers. Thus, class E and B uses would not be supported in this location and would not be supported by the Council’s development plan policies.”

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EASTERN AREA PLANNING COMMITTEE ON 10.07.2024 ADDITIONAL UPDATE REPORT

Item
No: (3)

Application
No:
23/02604/LBC

Page No. Pages 59-75

Site: Barn, Hawkridge Farm, Bucklebury

1. Additional Consultation Responses

The following comments have been received by The Society for the Protection of Ancient Buildings.

“Thank you for notifying the SPAB of this application, and we apologise for the belated nature of our response. As the application has yet to be determined we hope that you can take our comments into consideration.

Whilst the Society does not object to the principle of conversion, we are aligned with the assessment made by your Conservation Officer. We agree with, and wholeheartedly support, the recommendations set out within their report.

In addition, we note that no detail or specification is provided for the rigid insulation proposed between historic timbers, which is to be enclosed by insulation-backed plasterboard. For the ongoing health of the historic barn, it is vital that any insulation and linings are able to transmit moisture vapour, i.e. that they are ‘breathable’. Plasterboard is unsuitable in this context, and further information is required regarding the proposed insulation so that its suitability can be ascertained.

We also note the proposed use of expanding foam alongside insulation applied to the brick plinth. Expanding foam is not appropriate for use in historic buildings and would cause harm to the barn’s historic fabric. Its use should be omitted from the proposals.

The proposals as they stand would cause harm to the significance of the C17 barn at Hawkridge Farm, for which no convincing justification is provided. We therefore OBJECT to the application and recommend it be WITHDRAWN. This would provide the applicant with the opportunity to implement the amendments requested by your Conservation Officer and the SPAB, and supply any information which has been identified as outstanding.”

Officers believe this objection can be overcome by recommending a condition that requires provision of details of insulation before any structural works to the fabric of the listed building take place. This would not require a pre-commencement condition as other works can be implemented on the site should the application be approved.

2. Officer Report Update

Typo within section 2.1 – date should read 30.10.2020.

3. Updated officer recommendation:

The following additional condition is recommended:

“No structural works to the listed barn shall take place until full details of all insulation treatments to be used in conversion of the building have been submitted to and approved in writing by the Local Planning Authority. The works shall be constructed in accordance with the approved insulation details.

Reason: The submitted details do not demonstrate an acceptable form of building insulation, and further and amended insulation details are required in order to ensure the conservation of the structure of the listed building as a heritage asset, in accordance with the provisions of the NPPF and Listed Buildings and Conservation Areas Act.”