

Supplemental Items for Eastern Area Planning Committee

Wednesday 9 October 2024 at 6.30 pm
in Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

- (1) **Application No. and Parish: 24/00533/FULMAJ Sulhamstead** 3 - 8
Proposal: Section 73a: Variation of conditions 16 (Private Equestrian Use), 4 (CEMP), 6 (Landscaping), 7 (Biodiversity Mitigation and Enhancement Plan) and 15 (Manure Storage and Disposal) and remove condition 5 (Tree Protection) of previously approved application 21/03260/COMIND: 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:** Oakdown Fields, Shortheath Lane, Sulhamstead, Reading
- Applicant:** Mrs and Mr Cottingham
- Recommendation:** To delegate to the Development Manager to **GRANT PLANNING PERMISSION** subject to the conditions.

Sarah Clarke.

Sarah Clarke
Service Director (Strategy & Governance)



Supplemental Items

Eastern Area Planning Committee to be held on Wednesday 9 October 2024 *(continued)*

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 / gordon.oliver1@westberks.gov.uk

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EASTERN AREA PLANNING COMMITTEE DATED 09th October 2024

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 NA

Part 3 Item (1) 24/00533/FULMAJ Oakdown Fields, Shortheath Lane, Sulhamstead Pages 9-45

Part 4 N/A

EASTERN AREA PLANNING COMMITTEE

09TH OCTOBER 2024

UPDATE REPORT

Item No: (1) Application No: 24/00533/FULMAJ Page No. 9-46

Site: Oakdown Fields, Shortheath Lane, Sulhamstead, Reading

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	<p>Two further representations have been made by persons who have previously made representation. The further comments are summarised below:</p> <ul style="list-style-type: none">• Noticeable increase in vehicle traffic and horse riders within area over the past few months they attribute this to greater activity at the site.• Request for the Council to cut-back hedge overhanging Shortheath Lane and for regular maintenance of the hedge and lane.• Permanent parking must take place on-site and not on the road.
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3. Conditions

Since the publication of the Agenda Report, the applicant has requested amendments to proposed conditions 14 (New Bank), 16 (Restriction on externally stored equestrian paraphernalia) and 17 (Visitor Hours).

The applicant has suggested that the condition for the new bank could be amended to require that the bank shall match the roadside bank in height and appearance. It is suggested that this amendment to the condition is acceptable as this would mean the new bank would not result in harm to the character of the area.

The applicant has raised concerns that condition 16 would make it difficult to properly manage the land effectively. It is suggested to assist with the management of the land that the condition is amended to remove the word operated and include a caveat for equipment required for the maintenance of the land. Concerns were raised with the use of the of equestrian paraphernalia it is considered that this both reasonable and precise as it intends to cover other items equipment required for equestrian purposes and is also described in the preceding list.

Regarding the visiting hours, a small extension to those recommended in the condition is proposed to accommodate the greater opportunity in summer for owners to visit their horses. It is suggested that visits could commence from 07:00 and finish at 20:00. It is considered the slight variation would both still safeguard the living conditions of surrounding occupiers and the rural character of the area. Due to the proposed use as an assisted livery where care will

be predominately carried out by an employee it is not considered that visitor hours would need to be further extended to protect the welfare of the horses. A condition is still considered necessary to protect amenity of nearby residential dwellings (objections received did relate to noise) and the reason will be updated to also include that the protection of the rural character of the area.

4. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amendments to conditions described above.

14. New Bank

The new bank indicated on Layout Plan received on 05.09.2024 shall be of a similar appearance and match the height as the existing roadside bank immediately adjacent to the new bank.

Reason: To ensure the new bank would respect the character of the area. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

16. Restriction on externally stored equestrian paraphernalia

No materials, goods, plant, machinery, equipment, storage container, waste containers or other items of equestrian paraphernalia shall be stored, processed, repaired or displayed in the open land on the site other than that approved or such tools and equipment as required to carry out upkeep and maintenance of the land.

Reason: In the interest of the rural character of the site. This condition is applied in the accordance with the National Planning Policy Framework, Policies CS12, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Policy ENV.29 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

17. Visitor Hours

The stable yard shall not be open to visitors (except for employees and in emergencies) outside of the following: 07:00 - 20:00 on every day of the week.

Reason: To safeguard the living conditions of surrounding occupiers and to protect the rural character of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Polices ENV.29 and OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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**EASTERN AREA PLANNING COMMITTEE
09.10 2024**

LIST OF SPEAKERS

Item: 4(1) Application: 24/00533/FULMAJ Page No: 9 - 45		
Site: Oakdown Fields, Shortheath Lane, Sulhamstead, Reading		
Presenting Planning Officer:	Gemma Kirk	
Parish Council representative:		
Objector(s):	Peter James	Via Zoom
Supporter(s):		
Applicant/Agent:	Amanda Cottingham	
Ward Member(s):	Councillor Ross Mackinnon	

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