

# Notice of Meeting

## Western Area Planning Committee

**Wednesday, 15th January, 2014 at 6.30  
pm**

**in Council Chamber Council Offices  
Market Street Newbury**

### **Members Interests**

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday, 7 January 2014

### **FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC**

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Council Chamber, Market Street, Newbury between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148

Email: [planapps@westberks.gov.uk](mailto:planapps@westberks.gov.uk)

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

Any queries relating to the Committee should be directed to Elaine Walker / Jenny Legge / Jessica Collett on (01635) 519441 / 503043 / 5031 Email: [ewalker@westberks.gov.uk](mailto:ewalker@westberks.gov.uk) / [jlegge@westberks.gov.uk](mailto:jlegge@westberks.gov.uk) / [jcollett@westberks.gov.uk](mailto:jcollett@westberks.gov.uk)



**Agenda - Western Area Planning Committee to be held on Wednesday, 15 January 2014**  
(continued)

- To:** Councillors David Allen, Jeff Beck, Paul Bryant (Chairman), George Chandler, Hilary Cole, Paul Hewer, Roger Hunneman, Garth Simpson, Anthony Stansfeld, Julian Swift-Hook, Ieuan Tuck and Virginia von Celsing (Vice-Chairman)
- Substitutes:** Councillors Howard Bairstow, Billy Drummond, Adrian Edwards, Mike Johnston, Gwen Mason, Andrew Rowles and Tony Vickers
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# Agenda

## Part I

Page No.

- |     |                                                                                                                                                                           |       |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| (1) | <b>Application No. and Parish: 13/01978/COMIND - Building 302, New Greenham Park, Greenham</b>                                                                            | 1 - 2 |
|     | <b>Proposal:</b> Change of use of existing building to B8 Use Class [Storage and Distribution] with ancillary vehicle workshop, offices and external car and HGV parking. |       |
|     | <b>Location:</b> Building 302, New Greenham Park                                                                                                                          |       |
|     | <b>Applicant:</b> Greenham Common Community Trust                                                                                                                         |       |
|     | <b>Recommendation:</b> The Head of Planning and Countryside be authorised to GRANT planning permission, subject to the completion of a s106 planning obligation.          |       |

### 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.

Andy Day  
Head of Strategic Support

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.



**West Berkshire**  
C O U N C I L

## WESTERN AREA PLANNING COMMITTEE ON 15 JANUARY 2014

### UPDATE REPORT

**Item No:** (1)                      **Application No:** 13/01978/COMIND                      **Page No.** 35 - 48

**Site:** Building 302, Greenham Business Park, Greenham, Thatcham

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**Planning Officer Presenting:** Michael Butler

**Member Presenting:** N/A

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**Parish Representative speaking:** Mr Tony Forward

**Objector(s) speaking:** Mr Jeremy Bartlett      South Greenham Common Residents Association  
Mrs Shirley Huxtable      South Greenham Common Residents Association

**Support(s) speaking:** N/A

**Applicant/Agent speaking:** Mr Steven Smallman

**Ward Member(s):** Councillor Swift Hook  
Councillor Drummond

#### Update Information:

Hampshire County Council, as the adjacent Highway Authority, were consulted on 14<sup>th</sup> October 2013. No response has been received.

The Parish Council have responded on the updated Acoustic Report upon which they are still objecting. Their concerns are as follows:-

Residential amenity in the area is paramount. Planning policy is there to protect such amenity and the local residents concerns should be fully taken into account. The report should take into account the very low historic background noise levels, not those presently experienced. There are a number of additional residents outside the GPC area who will also be adversely affected. The true height and locations of the acoustic fencing should be indicated, given the local change in ground levels - (NB - this point was made on the site visit, as Members will recall). The report does not take full account of the AOD levels of the first storey elements of the local housing such as The Larches and Happy Valley.

All access should be via Albury Way, not Main Street. Noise will inevitably increase when the future cumulative impact of the extant Pro Logis scheme is taken into account, which the report does not do. More details needed on the precise elevational changes to Building 302. Design of the roller shutter doors should be supplied. Lighting needs to be controlled. The improvements by the applicant at the junction of the private access onto Main Street have not been completed.

Two further letters of objection from local residents. Similar objections as per the Parish Council, and in addition, the precise location of the acoustic fencing should be made clear. It would have been helpful to have cross sectional drawings of the acoustic fencing in relation to dwellings to the south east. No access should be via Wofford Way. Fulton Court was not completed as this would have closed off Wofford Way. Main Street should not be used as the main access route into the site. Local tree loss in the area has caused a diminution of noise suppression, which the report prays in aid. Noise levels should have been taken from the actual facades of the housing affected. The Pro Logis application ensured acoustic suppression measures far in excess of that which is now proposed.

It is understood following the site visit that the applicant will consider the need of increasing the height of the 3m barrier to the staff car park, but no information received to date.

Colleagues from Public Protection will be attending Committee to respond to any points raised on the revised acoustic report.

Just for clarity, some of the objectors appear to believe that one of the conditions attached to the Pro Logis consent 08/00349/comind [Condition 9], as allowed at appeal, controlled all access to that site via Albury Way. This is incorrect. The Condition ensures access is only via Communications Road, and in any event this current application is completely distinct from that Pro Logis permission.

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