

# Notice of Meeting

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## District Planning Committee

Tuesday, 25th January, 2011 at 6.30 pm  
in

### 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: Monday, 17 January 2011

### 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 Robert Alexander or .

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



## Agenda - District Planning Committee to be held on Tuesday, 25 January 2011 *(continued)*

**To:** Councillors Pamela Bale, Brian Bedwell, Paul Bryant, Hilary Cole, Roger Hunneman, Alan Law (Chairman), Keith Lock, Royce Longton, Gordon Lundie, Irene Neill, Anthony Stansfeld (Vice-Chairman) and Tony Vickers

**Substitutes:** Councillors Peter Argyle, Jeff Beck, Marcus Franks, Alan Macro, Gwen Mason, Tim Metcalfe, Julian Swift-Hook and Keith Woodhams

# Agenda

## Part I

Page No.

1. **Apologies**  
To receive apologies for inability to attend the meeting (if any).
  2. **Minutes** 1 - 2  
To approve as a correct record the Minutes of the meeting of this Committee held on 11 May 2010.
  3. **Declarations of Interest**  
To receive any declarations of interest from Members.
  4. **Schedule of Planning Applications**  
*(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications).*
- (1) **Application No. & Parish: 10/02001/FUL Land at former GAMA site, Greenham Common** 3 - 30
- Proposal:** Change of use of land to permanent storage of cars (B8) on site E.
- Location:** Land at former GAMA site, Greenham Common
- Applicant:** Mr D Arnold – Flying A Services
- Officer:** The Head of Planning and Countryside be
- Recommendation:** authorised to refuse planning permission.
- (2) **Application No. & Parish: 10/02005/COMIND Land at former GAMA site, Greenham Common** 31 - 56



**Agenda - District Planning Committee to be held on Tuesday, 25 January 2011 (continued)**

- Proposal:** Removal of Condition 6 on planning permission reference No. 08/01148/comind – time restriction of 10 years.
- Location:** Land at former GAMA site, Greenham Common
- Applicant:** Mr D Arnold – Flying A Services
- Officers** The Head of Planning and Countryside be
- Recommendation:** authorised to refuse planning permission.
- (3) **Application No. & Parish: 10/02006/COMIND Land at former GAMA site, Greenham Common** 57 - 82
- Proposal:** Removal of Condition 6 on planning permission reference No. 08/01150/comind – time restriction of 10 years.
- Location:** Land at former GAMA site, Greenham Common.
- Applicant:** Mr D Arnold – Flying A Services.
- Officer** The Head of Planning and Countryside be
- Recommendation:** authorised to refuse planning permission
- (4) **Application No. & Parish: 10/02090/FULD Trunkwell Farm, Beech Hill Road, Beech Hill, Reading** 83 - 122
- Proposal:** Replacement of existing barn with barn-style dwelling and conversion of existing traditional brick and timber cart house to provide ancillary accommodation. Demolition of remaining barns and outbuilding.
- Location:** Trunkwell Farm, Beech Hill Road, Beech Hill, Reading
- Applicant:** Mr. Robert Walton
- Area Planning** The Head of Planning and Countryside be
- Recommendation:** authorised to Grant planning permission, subject to the completion of a S106 legal agreement.
- (5) **Application No. & Parish: 10/01948/HOUSE Wyncrest, Kintbury** 123 - 142
- Proposal:** Convert and extend garage to provide living accommodation
- Location:** Wyncrest, Kintbury
- Applicant:** Mr Williams
- Area Planning** The Head of Planning and Countryside be
- Recommendation:** authorised to Grant planning permission.

**Items for Information**

**5. Plans and Drawings**

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Andy Day  
Head of Policy and Communication

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**DISTRICT PLANNING COMMITTEE**

**MINUTES OF THE MEETING HELD ON  
TUESDAY, 11 MAY 2010**

**Councillors:** Pamela Bale, Brian Bedwell, Paul Bryant, Hilary Cole, Roger Hunneman, Alan Law, Keith Lock, Royce Longton, Irene Neill, Anthony Stansfeld and Tony Vickers

**Apologies:** Councillor Gordon Lundie

**PART I**

**1. Election of Chairman**

**RESOLVED** that Councillor Alan Law be elected Chairman of the District Planning Committee for the 2010/11 Municipal Year.

**Councillor Alan Law in the Chair.**

**2. Apologies for Absence**

An apology for absence was received from Gordon Lundie.

**3. Appointment of Vice-Chairman**

**RESOLVED** that Councillor Anthony Stansfeld be appointed Vice-Chairman of the District Planning Committee for the 2010/11 Municipal Year.

**CHAIRMAN** .....

**Date of Signature** .....

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<b>Title of Report:</b>	<b>GAMA site at Greenham Common. Application no 10/02001/FUL Permanent storage of cars on site E.</b>
<b>Report to be considered by:</b>	District Planning Committee
<b>Date of Meeting:</b>	25 <sup>th</sup> January 2011
<b>Forward Plan Ref:</b>	N/A

**Purpose of Report:** For the District Planning Committee to determine the application in question.

**Recommended Action:** The Western Area Planning Committee of 8<sup>th</sup> December 2010 was minded to **APPROVE** the application, although no formal resolution was made.

**Reason for decision to be taken:** The application, if approved, would comprise a departure from the Development Plan and national planning policy guidance.

**Key background documentation:** Western Area Planning Committee agenda dated 8<sup>th</sup> December 2011, with update sheet, and agreed minutes. Application file 10/02001/FUL

The proposals contained in this report will help to achieve the following Council Plan Theme:

- CPT4 - High Quality Planning**
- CPT5 - A Cleaner and Greener West Berkshire**

The proposals contained in this report will help to achieve the above Council Plan Themes and Outcomes by:

Improving the local environment at Greenham Common and protecting a nationally significant Scheduled Monument if the application is rejected, but potentially assisting in promoting the local economy should the application be approved.

Portfolio Member Details	
<b>Name &amp; Telephone No.:</b>	Councillor Alan Law - Tel (01491) 873614
<b>E-mail Address:</b>	alaw@westberks.gov.uk
<b>Date Portfolio Member agreed report:</b>	13 <sup>th</sup> January 2011.

Contact Officer Details	
<b>Name:</b>	M Butler
<b>Job Title:</b>	Principal Planning Officer
<b>Tel. No.:</b>	01635 519111
<b>E-mail Address:</b>	mbutler@westberks.gov.uk

### Implications

**Policy:** Implications for the future effectiveness of Policy BE6 in the South East Plan 2009 and policy ENV38 in the Council's Local Plan 1991 to 2006 Saved Policies 2007.

**Financial:** Nil for the Council.

**Personnel:** Nil

**Legal/Procurement:** Nil

**Property:** Nil

**Risk Management:** Nil

**Equalities Impact Assessment:** Nil

# Executive Summary

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## 1. Introduction

1.1 Application 10/02001/ful was considered at the Western Area Planning Committee on 8<sup>th</sup> December 2010. The application was for the permanent open storage of vehicles on a portion of the GAMA site on its north eastern sector – plan attached in agenda report. The full description of this is set out in the accompanying planning agenda report. [Appendix 1]

1.2 For the reasons set out in the officer report, if the application were to be approved this would not only cause substantial harm to the setting of the nationally significant Scheduled Monument, but also harm the setting of Greenham Common, and would undermine local policy ENV38 in the Local Plan 1991 to 2006 Saved Policies 2007, the advice in PPS5 [Planning for the Historic Environment] and policy BE6 in the South East Plan 2009.

1.3 Accordingly the officer recommendation remains one of refusal, in accord with the strong advice from English Heritage - it is understood at the time of writing this report that officers from that organisation are intending to speak at the committee meeting. However, it is apparent from the Minutes of the Western Area Planning Committee meeting held in December that members were minded to approve the application, given the benefits that would flow to the continuing upkeep and maintenance of the GAMA site, in perpetuity, according to the applicants. Members also did not consider that the visual harm of storing vehicles on this part of the GAMA site would be so damaging as to merit rejection.

## 2. Conclusion

2.1 On the one hand the advice from officers is clear upon this application, in that to approve the application would undermine District Planning Policy and cause demonstrable harm. On the other hand Western Area Planning Committee had some sympathy with the applicants' case for the permanent storage of vehicles on site although **no formal resolution** to this effect was made prior to the vote to refer the matter up to DPC for determination. Accordingly the formal recommendation below from the Head of Planning and Countryside remains one of refusal. Members will no doubt wish to bear in mind the views of the Committee on the 8<sup>th</sup> December 2010, as minuted.

## 3. Recommendation

**The District Planning Committee resolve to REFUSE the planning application as submitted for the following reason.**

The GAMA site comprises a Scheduled Monument of national significance in relation to the Cold War era. It is also located adjacent to the Greenham and Crookham Commons which is a substantial countryside and open recreational asset for the District and its population. The open storage of cars on site E on a permanent basis would not only be harmful to the understanding and visual setting of the monument, to its overall serious detriment, but also to the setting of the adjacent Common and its users again to the detriment of the overall enjoyment of that countryside asset. Accordingly the application is clearly contrary to the advice in PPS5, policy ENV38 in the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007 and policy BE6 in the South East Plan 2009, and so should be rejected.

## **Appendices**

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Appendix 1 - Agenda Report – Western Area Committee of the 8<sup>th</sup> December 2010.

Appendix 2 - Update paper.

Appendix 3 - Minutes of the Western Area Committee of 8<sup>th</sup> December 2010.

## **Consultees**

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**Local Stakeholders:** Parish Council, English Heritage. Greenham and Crookham Common Commissioners.

**Officers Consulted:** Gary Rayner, Development Control Manager.  
Paul Hendry, Countryside Manager, plus Stewart Souden.

**Trade Union:** Nil

Item No	Application No. and Parish	8/13 Week Date	Proposal, Location and Applicant
(1)	10/02001/FUL	20 <sup>th</sup> October 2010	Change of use of land to permanent storage of cars [B8] on site E Land at former GAMA site, Greenham Common. Mr D Arnold.

**Recommendation Summary:**      **The Head of Planning and Countryside be authorised to REFUSE planning permission**

**Ward Member(s):**                      Councillors Swift Hook and Drummond.

**Reason for Committee determination:**      Called in by Councillor Swift Hook as major site of importance for the District, and need to set site in context.

**Committee Site Visit:**                      2<sup>nd</sup> December 2010.

<b>Contact Officer Details</b>	
<b>Name:</b>	Michael Butler
<b>Job Title:</b>	Principal Planning Officer
<b>Tel No:</b>	(01635) 519111
<b>E-mail Address:</b>	<a href="mailto:mbutler@westberks.gov.uk">mbutler@westberks.gov.uk</a>

## 1. Site History

05/02308/ful - Change of Use of land to external storage in defined areas - Class B8 - Area E – conditional approval June 2007.

08/01149/comind - Section 73 application to vary Condition 6 of 05/02308/ful to provide a permission duration of 10 years from the implementation of the consent as opposed to the date of permission. Approved September 2008.

## 2. Publicity of Application

Site Notice displayed on 14<sup>th</sup> October 2010. Expiry on 4<sup>th</sup> November 2010.

## 3. Consultations and Representations

<b>Greenham Parish Council</b>	Object to the application. Introduction of PPS5 is contrary to the scheme. Open ended permission for a commercial use on the scheduled monument is unacceptable. Example of Upper Heyford site is not appropriate. Application is premature also. GPC wish to see clarification of this application as well. Applicant was made aware of restrictions on site when they purchased the site. Applicant has not discussed scheme with GPC. If pp is granted then gross proceeds should be directed to improve the historic asset.
<b>Highways</b>	No objections raised on the basis that since the impact on the highway network for a period of 10 years was acceptable, with the approved highway works, then a permanent use is equally acceptable. Conditional permission is recommended.
<b>Council Archaeologist</b>	Objects to the application. Not convinced by the conclusions reached by the Historic Buildings Assessment – the application site forms an important component of the wider GAMA site and is not subsidiary. All parts of site are of equal significance. The temporary nature of the permission should remain .
<b>Public Protection</b>	If the application is approved a time restriction on deliveries to and from the site should be put in place in order to reduce noise problems in the future.
<b>Defence Estates</b>	No safeguarding objections are raised.
<b>Council Ecologist</b>	The storage of vehicles on site may still cause ecological problems – must be mitigated by conditions to be applied.
<b>Burghclere Parish Council</b>	Strongly object to the application on the grounds of adverse impact upon traffic on the A339 corridor. Increase in air, light and noise pollution in the vicinity.
<b>English Heritage</b>	Strongly object to the application – a permanent consent to conserve the scheduled monument is not necessary and does not comply with the advice in PPS5. The scheme will cause substantial harm to the significance of the monument, which is unacceptable. This is not the only means by which the monument can be retained
<b>Kingsclere Parish Council</b>	Object to the application on the basis of impact on local

	highway network and inappropriate use of an important national heritage site.
<b>Greenham and Crookham Commons Commission</b>	Object to the application. The open storage of cars on the site would be highly detrimental to the setting of the monument and the enjoyment of users of the Common. Further English Heritage have objected to a permanent use. Proximity to SSSIs may be harmful as well.
<b>Natural England</b>	The application has the potential to have an adverse impact upon the local SSSI so past conditions must be applied. NE would object if the access road to the site were widened at all.
<b>Correspondence</b>	Nil received on the application.

#### **4. Policy Considerations**

PPS1, PPS5 , PPS9. PPG13.

West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007.

Policies OVS2, ENV9, ENV18, ENV38.

#### **5. Description of Development**

- 5.1 The application site lies within the former cruise missile shelter complex run by the USAF during the Cold War period. It was closed in the mid 1990s and scheduled by English Heritage in 2003 - Monument No. 1376616. The site lies immediately to the west of New Greenham Park, one of the principal employment zones in the District. It also lies immediately to the south of the open area of Greenham Common.
- 5.2 The application site is some 150m in length and some 40m in width and lies to the east of the main silo complex which housed the missiles, immediately adjacent the eastern perimeter fence at GAMA. [This will be some 100m shorter than the extant permission on site for open storage]. It is proposed that on this site, the permanent storage of cars be permitted for the applicants Flying A Services, who presently own the site. Access would be derived via Brackenhurst Lane to the south of the site, leading onto the A339.
- 5.3 As an integral component of the scheme, present conditions of the current planning permission, which is extant until the 18<sup>th</sup> of September 2011, ensures that highway works are undertaken before any commencement of car storage on site can begin. For clarity, under permission number 08/01149/comind, Condition 6 notes that any permission for car storage, once implemented, may not exceed a period of 10 years. This application does not seek to just vary this condition specifically, via the Section 73 mechanism, but if Committee were to approve the application the applicant would then obtain a permanent permission. Members should also bear in mind that the site area applied for will be smaller than the extant consent, as noted above, in order to reduce the potential visual impact of the car storage on the silos and indeed the wider Common area, in accord with the recommendations of the Historic Buildings Assessment prepared by the applicants.

## 6. Consideration of the Proposal

6.1 The application will be considered under the following heading.

Impact on the Scheduled Monument and the need for the facility to be permanent.

### Applicant's case

- 6.1.1 The applicant has submitted a Historic Buildings Assessment [HBA] in order to support their case for permanent storage of cars on site E. This report is very comprehensive and indeed thorough in its overall analysis of the history of the GAMA site to the present day, stating why it has been scheduled for protection by English Heritage, that is, in their words, GAMA is a well preserved and dramatic monument to the latter stages of the Cold War, but since its scheduling in 2003, the applicants have not been successful in persuading the local planning authority to agree a long term sustainable future for the site which will not only provide a reasonable commercial income for the applicants, but also secure the preservation and future public security of the whole site. Their view is that the only way in which GAMA can be effectively preserved is through a commercial use on the site, given the very high maintenance costs of the site, particularly in ensuring security from the general public. Furthermore, the hard standings and other buildings on site require on-going maintenance and repairs to the fences in particular. The writer also makes the point that owners of scheduled monuments are only obliged to not harm the site, but are not required to maintain it.
- 6.1.2 Given the above, and the poor access to the site, it has not been possible to successfully market the site, due to the 10 year planning permission, coinciding with the expensive highway infrastructure works which are required to be undertaken at the site access, in order to accommodate the higher vehicle flows. Indeed Condition 3 of the original s73 permission, 08/01149/comind, notes the highway works which must be constructed before any cars are stored on site. Apparently these costs may be in the order of approximately £250,000 to complete, or more. The HBA recognises however that the existing consent for area E visually protrudes into the northern setting of the silos, adjacent the Common. They have thus recommended that this be stepped back in order to reduce this impact, which is the case in this proposal. The report concludes that because the site is modern, de facto a modern commercial use to support its future is appropriate in the context of PPS5 policy, and indeed car storage is a reversible use on the site. The new use would only have limited indirect impacts on the monument but its future presence and significance would be preserved for posterity.
- 6.1.3 Members will note after having read the consultee responses above, that both the Council's Archaeologist and English Heritage are maintaining strong objections to the application. The agents for the applicant have prepared further information which they say makes these objections unjustified. They say that the test should be to consider the visual and physical impacts which will arise should the monument not be maintained in its current "good" state which is the future alternative of no economic use on the site, that is, the fences, bunkers and hardstandings will all gradually decline into a poor state of disrepair, which cannot be the purpose of PPS5 advice. GAMA must have a new purpose given the demise of its original purpose, it is argued, which will need to be a new civilian use. Car storage on site would be a logical progression, since this in itself requires security through fencing,

and the open areas are ideal for such a land use. The use would provide very little alterations to the monument and would be reversible as already noted.

## **English Heritage Advice**

- 6.2.1 The Council have also received cogent and clear advice from not only the Council Archaeologist, but more especially, English Heritage [EH], that the application should be rejected. The basis for both their concerns is set out below.
- 6.2.2 English Heritage consider that the GAMA site is one of the key emblematic monuments in Britain from the Cold War. As such its future protection is paramount. When sold on the open market all potential purchasers were told that permanent car storage would not be acceptable. Flying A Services did however buy the site with the intention of setting up a museum on site open to the public. However, the ongoing running costs of the site were greater than anticipated. In recognition of this EH did not object to a 10 year use of the site for storage of cars, and hence, despite officers' recommendations to refuse, the principal permission was granted by Committee subject to conditions in 2007. [05/02308].
- 6.2.3 EH however maintain that an indefinite use on site would cause substantial harm to the significance of the designated heritage asset. This would not be in accord with advice in PPS5, notwithstanding the applicant's case that the site will otherwise fall into disrepair.
- 6.2.4 The HBA report appears to subscribe a lower level of importance to the hard-standing areas upon which area E is sited and so this better makes the case for storage. EH do not accept this given that the whole of the GAMA site was designated as a "complex" and thus all components of it are of equal importance whether providing a visual setting or not. Indeed EH go onto state that the large areas of hard-standing had a function as highly secure storage for military vehicles, which the present application would substantially detract from, that is, it would materially diminish the illustrative historic value of the monument and its wider setting. EH also specifically comment upon the visual impact, (which officers are equally concerned about), that is, the wider visual impacts of car storage on the Common and its surroundings to which the public have general access at present. It is noted that, under the Greenham and Crookham Commons Act of 2002, the public have access, inter alia, around the whole perimeter of the site where the views into the site can be gained. Furthermore, EH point out that views within the monument itself, to which there is currently no public access, remain of importance under PPS5 advice and the legislation. Next EH note that the east gate into the site was the Green Gate, the subject of substantial peace protest camps in the 1980s. As such the communal value of retaining views into the complex, which would be disturbed by the car storage, is unacceptable, if on a permanent basis. Finally EH comment that the reduced area of site E as proposed in this application, is of little benefit, given the public can still access the full length of the site on the eastern boundary in any event.
- 6.2.5 EH [and officers] then consider the policy position in regard to PPS5 advice. Policy HE9. 2 in PPS5 sets out a range of criteria which must be met before applications causing substantial harm to a monument might be allowed in principle. It is not accepted that any of these criteria are satisfied, i.e. car storage may not be the sole manner in which the future of the site might be secured - this could be through a

charitable organisation, or indeed a public body [such as the Council] which has not been explored to any great degree. Further, the cost of the potential museum at £2 million appears to be prohibitive in relation to the expected income stream from the new use, especially alongside the infrastructure improvements to the roads and the ongoing maintenance costs being taken into account in addition, i.e. there is no certainty that if an application were to be approved, the museum as a significant public benefit will automatically arise.

## **Council Archaeologist**

6.3.1 The Council's Archaeologist has largely re-iterated the above advice of English Heritage in his response, that is, he is firmly recommending that the application be rejected. He is particularly concerned that the applicant's report has not considered the site holistically, subjugating the importance of some parts of the site to others. He is also most concerned about the visual impact issues for the public, with which officers agree. Finally he notes some helpful quotes from PPS5 which are worth revisiting here – the overarching aim of PPS5 is “that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations”. It is also noted that “substantial harm to or loss of scheduled monuments ...should be wholly exceptional”.

## **7. Conclusion**

7.1 The applicants have set out a reasonably thorough case in support of their application. However their case appears to rest on the basic premise that having purchased the site, it is an ongoing financial liability, and there is no prospect of a commercial profit to be made at present. Whilst the Council may have every sympathy with this position, the protection and conservation of a nationally important scheduled monument must not be compromised at the expense of private interests, even where such interests may, to a partial extent, coincide. This is a basic planning principle espoused within PPS1 and PPS5. Given the very serious concerns of the various consultees and objectors in this case, with which officers wholly agree, the application cannot be supported.

7.2 Having taken account of all the relevant policy and other material considerations, including the prospect of the museum should the application be approved, having regard to the strong reasons to object to the proposal, the application is considered to be unacceptable and should be refused for the reason set out in the recommendation.

## **8. Recommendation**

8.1 The Head of Planning and Countryside Services be authorised to **REFUSE** the application for the following reason:-

The GAMA site comprises a scheduled monument of national significance in relation to the Cold War era. It is also located adjacent to the Greenham and Crookham Commons which is a substantial countryside and open recreational asset for the District and its population. The open storage of cars on site E on a permanent basis would not only be harmful to the understanding and visual setting of the monument, to its overall serious

detriment, but also to the setting of the adjacent Common and its users again to the detriment of the overall enjoyment of that countryside asset. Accordingly the application is clearly contrary to the advice in PPS5 and policy ENV38 in the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007 and so should be rejected.

DC

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**WESTERN AREA PLANNING COMMITTEE  
ON 8 DECEMBER 2010**

**UPDATE REPORT**

**Item No:** (1)                      **Application No:** 10/02001/FUL                      **Page No.** 23

**Site:** Land at former GAMA site, Greenham Common

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**Planning Officer Presenting:** Michael Butler

**Member Presenting:**

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**Parish Representative speaking:** N/A

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

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

**Applicant/Agent speaking:** Jon Gill - Oxford Archaeology  
Andrew Raven - Savills

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

**Update Information:**

Since the committee report was written the South East Plan has been formally re instated.

Accordingly it is recommended that within the reason for refusal, policy BE6 in that plan is incorporated in addition to the other policies noted in the agenda report. This policy corresponds to the management of the Historic Environment – it notes [inter alia] that “ the regions internationally and nationally designated historic assets should receive the highest level of protection. A scheduled monument forms part of such assets.

English Heritage [EH] have responded to the further comments raised by the applicants' agent in regard to the justification for the application. It is noted that when the site was originally marketed in 2003, by Defence Estates, one of the specific uses that was identified as being unlikely to be acceptable was permanent car storage i.e. the present owners should / would have been aware of this document before purchasing the site in question.

Furthermore EH do not agree with the findings of the Historic Buildings Assessment [HBA] i.e. they do not accept that the scheme is of low impact. EH consider that the scheme will cause substantial harm to the monument and so will be clearly contrary to Policy HE9.1 and 2 in PPS5, i.e. no wholly exceptional case has been promoted to allow the new use in question.

Amongst other things the HBA does not take into account clear evidence that large parts of the site were left open during its period of use, for good functional reasons. [i.e. the car storage use would damage this open character for obvious reasons]. Aerial photographic evidence clearly shows this during the period 1983 to 1991. The committee may wish to refer to the aerial photographs at the meeting.

In addition policy HE11 in PPS5 notes that [inter alia] that decisions made regarding impacts upon heritage assets should , “ resolve problems arising from the inherent needs of the heritage asset , rather than the circumstances of the present owner , or the purchase price paid” .It is considered that this clear policy advice is relevant to this current application.

DC

# DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

## WESTERN AREA PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD ON WEDNESDAY, 8 DECEMBER 2010

**Councillors Present:** Barbara Alexander, Paul Bryant (Chairman), George Chandler, Hilary Cole, Paul Hewer (Vice-Chairman), Roger Hunneman, Gwen Mason, Andrew Rowles (Substitute) (In place of Jeff Beck), Anthony Stansfeld, Julian Swift-Hook and Tony Vickers

**Also Present:** Sharon Armour (Solicitor), Michael Butler (Principal Planning Officer), Derek Carnegie (Team Leader - Development Control), Debra Hammond (Conservation Officer) and Robert Alexander (Policy Officer)

**Apologies for inability to attend the meeting:** Councillor Jeff Beck

**Councillor(s) Absent:** Councillor Gordon Lundie

#### PART I

#### 40. Minutes

The Minutes of the meeting held on 17<sup>th</sup> November 2010 were approved as a true and correct record and signed by the Chairman subject to the following amendments:

**Item 38(1) page 8** – Councillor Vickers believed that there had been a definitive answer to his question regarding the possibility to amend the Construction Management Plan to include an alternative footpath route for school children during term. Michael Butler responded that the contractor cannot be made to carry out an alternative footpath route, however Michael informed the Committee that it would be possible to put an informative that Sovereign Housing Association should endeavour to adhere to Health and Safety recommendations.

#### 41. Declarations of Interest

Councillor Roger Hunneman declared an interest in Agenda Item 5 and reported that, as his interest was personal and prejudicial, he would be leaving the meeting during the course of consideration of the matter.

Councillor Julian Swift-Hook declared an interest in Agenda Items 1, 2, 3 and 5, but reported that, as his interest was personal and not prejudicial, he determined to remain to take part in the debate and vote on the matter.

All Members of the Committee noted that they had been lobbied on items 1, 2, 3 and 5.

#### 42. Schedule of Planning Applications

##### **42(1) Application No. & Parish: 10/02001/FUL Land at former GAMA site, Greenham Common**

*(Councillor Julian Swift Hook declared a personal interest in Agenda item 4(1) by virtue of the fact that he was a Member of Greenham Parish Council that had previously discussed the application. As his interest was personal and not prejudicial he determined to take part in the debate and vote on the matter).*

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

Before the Item began Councillor Paul Bryant informed the Committee that Item 4(1), 4(2) and 4(3) would all be discussed together, due to the applications all concerning the movement of temporary to permanent car storage. The applications would all be voted on separately, and would be minuted as such.

The Committee considered reports (Agenda Item 4(1), 4(2), 4(3)) concerning Planning Application 10/02001/FUL, 10/02005/COMIND, 10/02006/COMIND for the change of use of land to permanent storage of cars (B8) on site E at the land at the former GAMA site, Greenham Common, the removal of Condition 6 on planning permission reference No. 08/01146/comind and the removal of Condition 6 on planning permission reference No. 08/01150/comind respectively.

Michael Butler (Principal Planning Officer) outlined the report as detailed in pages 23 to 48 of the agenda and raised the following points:

- Should Members be minded to go against officer's recommendation and approve the application, the applications would still have to be implemented by September 2011 as with the extant permissions. If the scheme was not implemented by this date it would lapse.
- Should Members be minded to go with Officers recommendation (refusal), it was recommended that policy BE6 from the South East Plan be stated as an additional policy in the reason for refusal.
- English Heritage claimed that the scheme was not low impact as suggested, and English Heritage stated that proposal was contrary to policies HE9 in PPS5.

Councillor Paul Bryant enquired what would constitute implementation of the scheme. Michael Butler responded that all highways work on Brackenhurst Lane would need to be completed before a single car was stored.

In accordance with the Council's Constitution, Andrew Raven, Agent and Jon Gill from Oxford Archaeology, addressed the Committee on this application. Because the Agent and Mr Gill were discussing 3 applications the speakers were given fifteen minutes.

Andrew Raven (Agent) in addressing the Committee raised the following points:

- Mr Raven informed the committee that the site required the income, not for the infrastructure, but for its long term maintenance.
- Since temporary consent in 2007, Mr Raven informed the committee a marketing campaign had been undertaken. The only use that appears possible was car storage.
- In recent years English Heritage have not given sufficient help, grants and maintenance for bunkers. They recommended the use of a museum. However a museum was not a money making investment, and would not be able to fund the upkeep, as well as the junction having a limited number of movements.
- Mr Raven noted that the Council did not purchase the land, when they were offered it, and he could only assume they did not due to the upkeep. He also informed the Committee that they had offered to sell it to English Heritage, but to no avail, as whoever bought it would be faced with high maintenance costs.

Jon Gill in addressing the Committee raised the following points:

- Mr Gill understood the particular issues that the application was having, however he believed that car storage could be used as a suitable way of making money to cover the upkeep of the site.

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

- The storage cars would be visible, but it would not be as harmful as parking on a prehistoric monument
- Mr Gill stated that he believed the application would preserve the national importance of the site, and that he felt the proposal would preserve GAMA for future generations.

Councillor Julian Swift-Hook asked Mr Raven whether his clients would ever build a museum on the site. Mr Raven responded that although museums tended to make a financial loss, his clients hoped to establish one. This would however only be after a car storage application had been successful. Councillor Swift-Hook enquired whether Greenham Common Trust had been approached for a grant. Mr Raven informed the committee that although the Trust had not been approached directly, they would have been aware of his clients marketing campaign. Councillor Swift-Hook asked if funding was to come through a private company, and no cars were to be stored over the next 3 to 4 years, whether Mr Raven's clients would consider selling. Mr Raven responded that they would consider selling as with a ten year time limit it would be difficult to implement storing the cars.

Councillor Tony Vickers asked whether the site had been internationally marketed due to its international attraction.

Mr Raven confirmed that this was the case. Councillor Vickers informed the committee that he could not see the harm of car storage being permanent. The agent responded that any harm would be minimal, if at all and that there would be a positive improvement in respect of site security.

Councillor Hilary Cole asked why the applicant bought the site. Mr Raven informed the Councillor that there were many similar sites throughout the UK and USA and that the applicants had wished to create a museum of international importance.

Councillor Swift-Hook wanted to know how visitors to the museum would get around the site. Mr Raven responded that he would suggest a minibus and that people would book in advance, traffic movement would be minimal.

Michael Butler said that it was up to the committee to make a choice over permanent versus temporary harm. It was the officer's opinion that permanent use for car storage would be demonstrably harmful. Mr Butler said that he had rarely seen such a strong recommendation to refuse from English Heritage and the Council Archaeologist.

Councillor Julian Swift-Hook as Ward Member raised the following points:

- Councillor Swift-Hook informed the committee that he only asked for the report to be called in if it was recommended for approval.
- The Parish Council have objected, English Heritage, Greenham Common Commission, Hampshire County Council and Archaeology all had objected to the application
- English Heritage approved the temporary condition, but not the permanent permission.
- PPS5 noted that you should not grant permission if it was for purely financial reasons.
- Greenham Common Trust had not been contacted in respect of grant funding.
- The proposal of parking cars permanently on the GAMA site has the same concern as parking on Stonehenge.

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

It is for these reasons that Councillor Swift-Hook proposed Officers Recommendation, to refuse the application. Councillor Roger Hunneman seconded the proposal.

Councillor Tony Vickers was keen to see a museum on the site. The Councillor said that there would be harm if the Council did not do everything in its power that it could do in finding a use for the site. Councillor Vickers felt that the application should be considered by the District Planning Committee.

Councillor Hunneman said that his position was regrettable as he could not approve permanent car storage on an important monument, however he understood that the applicant required some way of making money to help with the upkeep.

Councillor Swift-Hook felt that granting planning consent would not be doing everything the Council could do and would be referring its responsibility elsewhere. The Councillor said that cars would be visible through the fence. A museum would be favourable; however this would not generate the desired income.

Councillor Andrew Rowles admitted finding the application frustrating as he felt that West Berkshire Council should have bought the site. Councillor Rowles did not have a problem with cars being stored at the site. He felt that the applicant wanted to preserve the site and that they needed support.

Councillor Swift-Hook responded that Greenham Common Trust tried to buy the site previously, and that although the applicant was currently trying to preserve the site there was a possibility that others would want to preserve it.

Michael Butler informed the committee that if the application was approved Members should note that the applicant was not required to maintain the site; they were only required to make sure that no harm was done to the monument per se. Mr Butler also reminded the Committee that the application was not personal to the applicant and so any permission would apply to any subsequent owners of the site.

Members of the Committee were asked to review the case before them and vote on the proposal by Councillor Julian Swift-Hook and seconded by Councillor Roger Hunneman to refuse applications; 4(1), 4(2) and 4(3). 4 Members voted for Officers recommendation, and 6 voted against, for each application.

Officers noted that should the committee be minded to approve the application, this would comprise a clear departure from the Development Plan and so would need to be referred to District Planning Committee. .

Councillor Anthony Stansfeld agreed saying that if the application was to be approved it should be passed to District Planning Committee. Councillor Stansfeld thus proposed to refer the application up to District Planning Committee; Councillor Paul Hewer seconded the proposal.

For Item 4(1) Members voted to **REFER** the application to the District Planning Committee by 8 votes to 2.

### **42(2) Application No & Parish: 10/02005/COMIND Land at former GAMA site, Greenham Common**

*(Councillor Julian Swift Hook declared a personal interest in Agenda item 4(2) by virtue of the fact that he was a Member of Greenham Parish Council that had previously discussed the application. As his interest was personal and not prejudicial he determined to take part in the debate and vote on the matter).*

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

Councillor Stansfeld proposed to refer the application up to District Planning Committee; Councillor Paul Hewer seconded the proposal.

For Item 4(2) Members voted to **REFER** the application to the District Planning Committee by 8 votes to 2.

### **42(3) Application No & Parish: 10/02006/COMIND Land at former GAMA site, Greenham Common**

*(Councillor Julian Swift Hook declared a personal interest in Agenda item 4(3) by virtue of the fact that he was a Member of Greenham Parish Council that had previously discussed the application. As his interest was personal and not prejudicial he determined to take part in the debate and vote on the matter).*

Councillor Stansfeld proposed to refer the application up to District Planning Committee, Councillor Paul Hewer seconded the proposal.

For Item 4(3) Members voted to **REFER** the application to the District Planning Committee by 8 votes to 2.

### **42(4) Application No & Parish: 10/02320/FULD Riverside House, 1 Charnham Street, Hungerford**

The Committee considered report (Agenda Item 4(4)) concerning Planning Application 10/02320/FULD for the proposed new dwelling at Riverside House, 1 Charnham Street, Hungerford.

Debra Hammond (Senior Planning Officer) outlined the report as detailed in pages 49 to 58 of the agenda and raised the following points:

- The application was for a 5 bedrooomed detached house in the settlement boundary of Hungerford Town.
- The proposed application site was an area of important open space, as well as in the garden of a grade II listed building.
- Within Hungerford's Local Plan it noted that the character of the town was helped by the open spaces.
- The recent revisions to PPS3 mentioned important contributions to the development.
- There was a strong objection from the Georgian Group and English Heritage. The main concern related to the impact of the setting.

In accordance with the Council's Constitution, Mr James Podger, Applicant and Mr Arthur Hedges, Agent addressed the committee and raised the following points:

- The house was designed to reflect the structure of Charnham Street.
- The site was not in public view, and would be covered at all times of the year.
- The refusal reason referred to wooded open space, however the development would not affect the countryside as it was a private garden.
- The applicant wished to live next to his business, for security as well as to cut back on commuting from Swindon.

Councillor Paul Hewer asked what would happen should the antique business start to fall into decline. Mr Podger (Applicant) replied that antiques were a sustainable business,

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

however should the property be sold separately there was still a car park and a large garden which would have a river setting.

Councillor David Holtby speaking as Ward Member in addressing the Committee raised the following points:

- The Antiques industry was the biggest employer in Hungerford.
- The garden was not public open space, and there was no right of way through it.
- The stables have previously been restored by the applicant
- The two objectors did not live close to view the application, the neighbour at the Coach House had not objected.
- The development would enhance Hungerford, would guarantee a good employer and help cement it in the centre of England for antiques dealing.

Councillor Paul Bryant enquired why the applicant should wish to live next to his business, as most people did not. Councillor Holtby said that it was security as well as reducing his travel to Swindon.

Councillor Anthony Stansfeld said that although the open space was not public, it was still important in characterising Hungerford. Councillor Stansfeld raised the point that the proposed house would be in the garden of a listed building in a conservation area, and that the antiques business was not tied to the property.

Councillor Barbara Alexander said that the Committee should exercise consistency in its decision making process and therefore proposed to approve the application, Councillor Hilary Cole not create one rule for one application and another for a different application, there should be consistency. Councillor Alexander proposed to approve the application, Councillor Hilary Cole seconded. At the vote the proposal by Councillor Alexander was lost 5 votes to 6.

Derek Carnegie noted at this point of the discussion that should this application be approved, due to it being an amendment to the policy, it could be referred up to the District Planning Committee.

Councillor Julian Swift-Hook reminded the Committee that the Council decided policy, not the Committee and that the application appeared to have strong grounds for refusal and that Members needed to pay attention to it.

Councillor Cole accepted Councillors Stansfeld and Swift-Hook's concerns on the precedent and policy. Councillor Cole said that the Council were discouraged from infill development, but this proposed development was to be built in the footprint of the old Orangery.

Councillor Roger Hunneman agreed with Councillor Stansfeld.

Councillor Tony Vickers said that there were different definitions of important open space, however he felt this application demonstrated a clear definition. Councillor Vickers noted that there was the Hungerford Town Plan which characterised the Town, and although the proposed development would not be visible from the public street, Councillor Vickers could not support the application.

Councillor George Chandler said that this proposed development would set the wrong precedent, and would therefore be hard to refuse similar properties.

Councillor Julian Swift-Hook made a counter proposal to refuse the application, Councillor Tony Vickers seconded. The motion was carried 6 votes to 5.

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

At the vote the motion was carried with Councillor Paul Bryant making the casting vote.

The Head of Planning and Countryside be authorised to **REFUSE** permission:

1. The character of this wooded riverside garden makes an important contribution to the character of the wider area. The revised definition of previously developed land contained in PPS3 therefore has a primary bearing on the consideration of this application. The introduction of a large detached dwelling on this piece of Greenfield land would seriously harm the character of the area. The development of this garden would therefore be contrary to PPS1 and PPS3, Policies OVS2 and HSG1 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies September 2007 which seek to resist development which would harm the character of the an area.
2. The erection of a detached dwelling on this land would result in the loss of this important green riverside space. This would seriously harm the visual amenity value and special historic importance of this Important Open Space. The proposal is therefore contrary to Policies OVS2, HSG1, and ENV31 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies September 2007, which all seek to protect the Important Open Spaces important to the character of an area.
3. Riverside House is a Grade II listed early-mid eighteenth century house. The setting of this Grade II listed building owes much to the harmony produced by the building and the river, and the quality of space created between them. This historical relationship is reflected in the building's name - Riverside House. The introduction of built form of this scale in this area would seriously harm the riverside setting of this listed building, contrary to PPS5, which seeks to protect the setting of heritage assets.
4. The application site is located within the town centre Conservation Area and is considered to make a positive contribution to the character of the Conservation Area. The importance of open spaces, albeit wooded, such as this, within the town centre is recognised in the Hungerford Town 2010 + Plan which notes that the town's character "owes much to the mix of buildings and open spaces, and the soft boundary between the town and its rural surroundings". The introduction of an urban form in this attractive wooded riverside setting would seriously harm the character of the Conservation Area contrary to PPS5 and Policy ENV33 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies September 2007.

### **42(5) Application No & Parish: 10/02051/HOUSE - 7 Water Lane, Greenham, Thatcham, Berkshire**

*(Councillor Roger Hunneman declared a personal and prejudicial interest in Agenda item 4(5) by virtue of the fact that he knew the applicant. As his interest was personal and prejudicial he determined to leave the meeting and would not vote on the matter)*

*Councillor Roger Hunneman left the meeting*

*(Councillor Julian Swift-Hook declared a personal interest in Agenda item 4(5) by virtue of the fact that he was a Member of Greenham Parish Council. As his interest was personal and not prejudicial he determined to take part in the debate and vote on the matter).*

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

The Committee considered report (Agenda Item 4(5)) concerning Planning Application 10/02051/HOUSE for the proposed two storey side extension at 7 Water Lane, Greenham, Thatcham, Berkshire.

Derek Carnegie (Team Leader – Development Control) outlined the report as detailed in pages 59 to 66 of the agenda and raised the following points:

- The first floor window would overlook the neighbour's garden.
- However the amended plans as detailed in 6.2.1 had been edited accordingly and Mr Carnegie believed this to be acceptable.

In accordance with the Council's Constitution, Mr K Watts (objector) and his agent Mr Chris Strang, and Mr Michael Tanner, Agent addressed the Committee on this application.

Mr K Watts in addressing the Committee raised the following points:

- The proposed development would be overbearing, overshadowing and would restrict the privacy on the neighbours small rear garden.
- The extension would move the wall to the boundary.
- When the neighbour was in their garden they would have a brick wall facing them.
- The overshadowing would mean Mr Watts was to lose light to his garden much earlier than he currently did.

Mr Chris Strang in addressing the Committee raised the following points:

- The extension would be out of keeping with the area where there were little or no extensions.
- The extension would result in engendering enclosure and confinement to the garden.

Mr Carnegie drew the Committee's attention to a Google maps image on the projector, it demonstrated current overshadowing of the neighbours garden. Mr Carnegie believed that the extension would not increase the overshadowing of the neighbours property.

Councillor Swift-Hook commented that the elevations of the proposal would be the same height as the ridge height.

Councillor Hilary Cole asked Mr Watts at what time when did he currently lose sunlight? Mr Watts responded that in the winter it was about 10am.

Councillor Swift-Hook asked Mr Strang what he meant by the comment that the garden would become engendered? Mr Strang commented that he used the language taken from the Inspectors report in relation to an appeal decision that was dismissed. It stated that the "sheer proximity [of an extension] would block out the greater majority of visible sky, engendering a much greater sense of enclosure and confinement to the space."

Mr Michael Tanner in addressing the committee raised the following points:

- The highways issue had been addressed.
- The bricks and materials would be the same as the current house.
- The extension was set down by 25 degrees and this was shown in the drawings, therefore the extension would not be overshadowing any more than the current property was.

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

- The extension was required because of a growing family; if privacy was a problem the applicant would be willing to opaque the window.

Following a question from Councillor Swift-Hook Mr Tanner replied that the ridge of the extension was set down by 800mm.

Councillor Julian Swift-Hook speaking to the Committee as Ward Member raised the following points:

- The applicant had overcome several issues such as highways and character of the extensions.
- The neighbour's garden which was used the most would be overshadowed, and there was still an issue of privacy concerning the window.

Councillor Swift-Hook proposed to refuse the application; Councillor Tony Vickers seconded the proposal. At the vote this motion was lost by 4 votes to 5.

Councillor Hilary Cole said that it was a modest extension; however she could understand the neighbours concern, but the extension would not affect the light in the house.

Councillor Swift-Hook remarked that any development would cause harm, and that there was too much harm on the application. The existing house was already close to the neighbouring property and this extension would make it 2.7 metres closer and affect Mr and Mrs Watts enjoyment of their property.

Councillor Vickers said that in his professional opinion, as a surveyor, there would be significant overbearing and overshadowing should the extension be allowed to go ahead.

Councillor Cole proposed to approve the application; Councillor Paul Hewer seconded.

At the vote, the motion was carried to **GRANT** Planning Permission subject to the following conditions:

1. The development shall be started within three years from the date of this permission and implemented strictly in accordance with the approved plans.

Reason: To enable the Local Planning Authority to review the desirability of the development against Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007 should it not be started within a reasonable time.

2. The development hereby approved shall be carried out in accordance with drawing title number DH/01 Revision A dated 11/10/10 and received on 17<sup>th</sup> November 2010.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

3. Irrespective of the provisions of the current Town and Country Planning (General Development) Order 1995, no additional openings shall be inserted in the northern elevation without the written permission of the Local Planning Authority.

Reason: In the interests of the amenity of neighbouring properties in accordance with Policies CC6 of the Regional Spatial Strategy May 2009 and OVS2 of the West Berkshire District Local Plan 1991 – 2006 Saved Policies 2007.

INFORMATIVES

1. The decision to grant planning permission has been taken because the development will be designed to a standard that will preserve the features of the local landscape without harming the amenities of the neighbouring residents or the character and appearance of the area. This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning Service or the Council website.\*
2. The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycle way or grass verge, arising during building operations.
3. The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

**42(6) Application No & Parish: 10/02164/FUL & 10/02084/LBC Holt Manor Farm, Kintbury Holt**

*Councillor Julian Swift-Hook left the meeting at 9:23.*

*Councillor Roger Hunneman rejoined the meeting at 9:25*

The Committee considered report (Agenda Item 4(6)) concerning Planning Application 10/02164/FUL & 10/02084/LBC for the proposed two storey extension and alteration to house, replace existing porch entrance, part removal of existing boundary wall to create drive way parking, demolition of existing large stable and hay barn, replacement with pond and paddock at Holt Manor Farm, Kintbury Holt.

Debra Hammond (Senior Planning Officer) outlined the report as detailed in pages 67 to 72 of the agenda and raised the following points:

- The application sought permission for Listed Building and Full Consent.
- The Building was characterised by traditional gables.
- English Heritage and the Georgian Group both voiced strong objections.
- There was no reason to refuse the proposal to the rear of the property as it was in keeping with the current design of the house.

In accordance with the Council's Constitution, Andrew Plumridge and Michael Pagilaroli, Agents addressed the Committee on the application:

Mr Andrew Plumridge in addressing the committee raised the following points:

- The two letters of objection received were not believed to be serious concerns. The Georgian Group's concern could be seen on page 69 in paragraph 6.2, however Mr Plumridge did not believe this should be classed as a serious objection.
- The projection was to the rear of the property, and there was already one projection on the other side. Mr Plumridge made the point that the applicant was not altering anything of historical interest.
- The alterations were sensible and logical alterations.

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

- The alterations would allow you to get to the front door of the house from the front drive, instead of having to go round the back of the property.
- The proposal would allow the applicant to remove the blights and the large asbestos stable and replace it with a pond.
- The elevations would not be affected by the development.

Councillor Anthony Stansfeld questioned how it could be an 17<sup>th</sup> Century building, with a Georgian front, but not back. Mr Plumridge informed the Committee that the Georgian's were notorious for making the front of the building in keeping with their time period, whilst not paying much attention to the back of the building.

Following a question from Councillor Paul Hewer, Mr Plumridge responded that the splays were at an angle as the applicant did not wish to affect the existing character of the building.

Councillor Hilary Cole enquired how old the stable block was that the gables were reflecting. Mr Plumridge said that it was a 19<sup>th</sup> Century building.

Councillor Andrew Rowles speaking as Ward Member said that it would tidy up the house and evolve the property should it be approved.

Councillor Anthony Stansfeld speaking as Ward Member said that it would allow huge improvements to the current property; however he had some concerns about the windows that were proposed.

Derek Carnegie commented that in principle the proposed work was good, but Mr Carnegie said that he was uncomfortable with the plans and the extensions.

Councillor Cole said that she was not happy with the splay out of the gables. Councillor George Chandler echoed this point.

Councillor Andrew Rowles proposed to accept the proposed application; this was seconded by Councillor Tony Vickers. This was put to the vote, and was not carried. A counterproposal was proposed by Councillor Paul Hewer this was seconded by Councillor Roger Hunneman to refuse the application.

At the vote the motion was carried to **REFUSE** planning permission and listed building consent for the following reasons:

1. Holt Manor Farm is a Grade II listed seventeenth century farmhouse with an eighteenth century re-fronting, which appears to retain the majority of its historical plan-form. The design of the proposed extension is unsympathetic and fails to reflect the proportions, character and detailing of this Grade II listed building. The 'kicked out' splays on either side of the roof appear ungainly and do not reflect the traditional gables, and cat-slides of the main building. Furthermore, the extension would obscure part of the southern elevation. The proposal would therefore seriously harm the special interest of this Grade II listed building contrary to advice contained within PPS5.
2. Whilst it is accepted that the existing casement windows are replacements and therefore not of historic interest, the openings are of historic interest. Triple light casement windows set under segmental arches are a common feature of vernacular buildings in this area. The mix of vernacular and Georgian features found in this building makes an important contribution to the special interest of the building. The applicants have failed to convincingly demonstrate that the window openings are modern alterations and that they were indeed sashes. The removal

**WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES**

of these openings and replacement with opening to fit vertically proportioned sash windows is considered to harm the significance of the building, contrary to advice contained within PPS5 which seeks to protect the special interest of listed buildings.

**43. Appeal Decisions relating to Western Area Planning Committee**

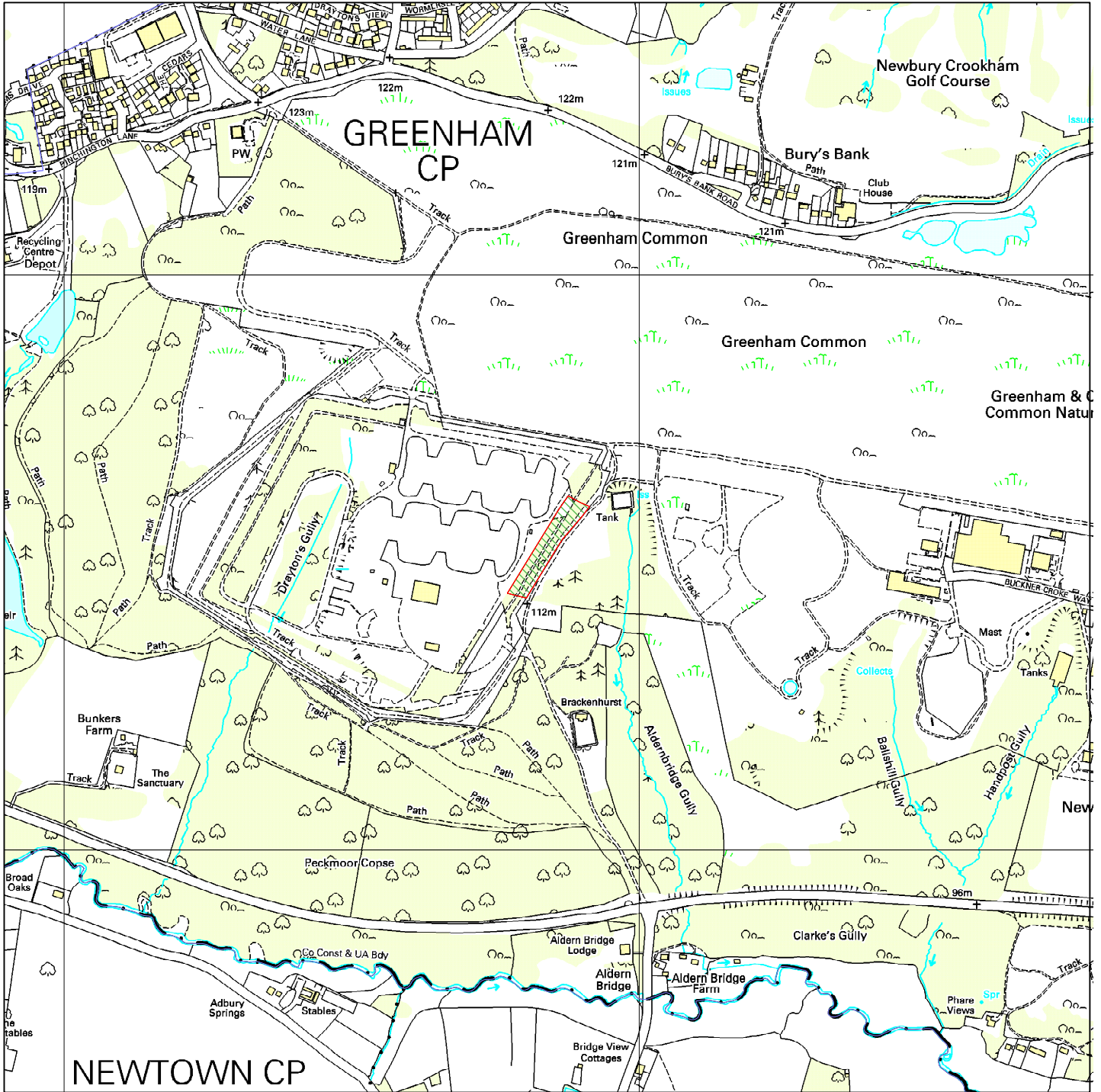
Members noted the outcome of appeal decisions relating to the Western Area.

*(The meeting commenced at 6.30pm and closed at 9.50pm)*

**CHAIRMAN** .....

**Date of Signature** .....

Former GAMA site Greenham Common, Basingstoke Road, Greenham

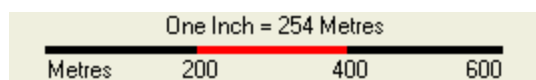


Map Centre Coordinates : 448842.67 , 164526.39

Scale : 1:10000

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<b>Organisation</b>	West Berkshire Council
<b>Department</b>	Environment
<b>Comments</b>	
<b>Date</b>	12 January 2011
<b>SLA Number</b>	100015913

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<b>Title of Report:</b>	<b>GAMA site at Greenham Common. Application No. 10/02005/Comind. Section 73 - removal of Condition 6 on application reference 08/01148/comind.</b>
<b>Report to be considered by:</b>	District Planning Committee
<b>Date of Meeting:</b>	25 <sup>th</sup> January 2011
<b>Forward Plan Ref:</b>	N/A

**Purpose of Report:** For the District Planning Committee to determine the application in question.

**Recommended Action:** The Western Area Planning Committee of 8<sup>th</sup> December 2010 was minded to approve the application although no formal resolution was made.

**Reason for decision to be taken:** The application, if approved, would comprise a departure from the Development Plan and national planning policy guidance. .

**Key background documentation:** Western Area Planning Committee agenda dated 8<sup>th</sup> December 2011, with update sheet, and agreed minutes. Application file 10/02005/comind.

<p>The proposals contained in this report will help to achieve the following Council Plan Theme:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> <b>CPT4 - High Quality Planning</b></li> <li><input checked="" type="checkbox"/> <b>CPT5 - A Cleaner and Greener West Berkshire</b></li> </ul> <p>The proposals contained in this report will help to achieve the above Council Plan Themes and Outcomes by: Improving the local environment at Greenham Common and protecting a nationally significant Scheduled Monument if the application is rejected, but potentially assisting in promoting the local economy should the application be approved.</p>
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Portfolio Member Details	
<b>Name &amp; Telephone No.:</b>	Councillor Alan Law - Tel (01491) 873614
<b>E-mail Address:</b>	alaw@westberks.gov.uk
<b>Date Portfolio Member agreed report:</b>	13 <sup>th</sup> January 2011.

Contact Officer Details	
<b>Name:</b>	M Butler
<b>Job Title:</b>	Principal Planning Officer
<b>Tel. No.:</b>	01635 519111

<b>E-mail Address:</b>	mbutler@westberks.gov.uk
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## **Implications**

<b>Policy:</b>	Implications for the future effectiveness of Policy BE6 in the South East Plan 2009 and Policy ENV38 in the Council's Local Plan 1991 to 2006 Saved Policies 2007.
<b>Financial:</b>	Nil for the Council.
<b>Personnel:</b>	Nil
<b>Legal/Procurement:</b>	Nil
<b>Property:</b>	Nil
<b>Risk Management:</b>	Nil
<b>Equalities Impact Assessment:</b>	Nil

# Executive Summary

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## 1. Introduction

1.1 Application 10/02005/comind is seeking the **permanent** open storage of vehicles on site C, an area of existing hardstanding to the south of the silo site at the GAMA complex, adjacent Greenham Common. Condition 6 of permission, 08/01148/comind, ensured that any open car storage be permitted for no longer than **10 years**, once implemented. A plan of the site in question is included on the agenda report.

1.2 For the reasons set out in the officer report, if the application were to be approved this would not only cause substantial harm to the setting of the nationally significant Scheduled Monument, but also harm the setting of Greenham Common and would undermine local policy ENV38 in the Local Plan 1991 to 2006 Saved Policies 2007, the advice in PPS5 [Planning for the Historic Environment], and policy BE6 in the South East Plan 2009.

1.3 Accordingly the officer recommendation remains one of refusal, in accord with the strong advice from English Heritage - it is understood at the time of writing this report that officers from that organisation are intending to speak at the committee meeting. However, it is apparent from the Minutes of the Western Area Planning Committee meeting held in December 2010, that Members were minded to approve the application, given the benefits that would flow to the continuing upkeep and maintenance of the GAMA site, in perpetuity, according to the applicants. Members also did not consider that the visual harm of storing vehicles on this part of the GAMA site would be so damaging as to merit rejection.

## 2. Conclusion

2.1 On the one hand the advice from officers is clear upon this application, in that to approve the application would undermine District Planning Policy and cause demonstrable harm. On the other hand Western Area Planning Committee had some sympathy with the applicants' case for the permanent storage of vehicles on site although **no formal resolution** to this effect was made prior to the vote to refer the matter up to DPC for determination. Accordingly the formal recommendation below from the Head of Planning and Countryside remains one of refusal. Members will no doubt wish to bear in mind the views of the Committee on 8<sup>th</sup> December 2010, as minuted.

## 3. Recommendation

**The District Planning Committee resolve to REFUSE the planning application as submitted for the following reason.**

The GAMA site comprises a Scheduled Monument of national significance in relation to the Cold War era. It is also located adjacent to the Greenham and Crookham Commons which is a substantial countryside and open recreational asset for the District and its population. The open storage of cars on site C on a permanent basis would not only be harmful to the understanding and visual setting of the monument, to its overall serious detriment, but also to the setting of the adjacent Common and its users again to the detriment of the overall enjoyment of that countryside asset. Accordingly the application is clearly contrary to the advice in PPS5, policy ENV38 in the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007 and policy BE6 in the South East Plan 2009, and so should be rejected.

## **Appendices**

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Appendix 1 - Agenda Report for 10/02005/comind – Western Area Committee of the 8<sup>th</sup> December 2010.

Appendix 2 - Update paper.

Appendix 3 - Minutes of the Western Area Committee of 8<sup>th</sup> December 2010.

## **Consultees**

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**Local Stakeholders:** Parish Council, English Heritage. Greenham and Crookham Common Commissioners.

**Officers Consulted:** Gary Rayner, Development Control Manager.  
Paul Hendry, Countryside Manager, plus Stewart Souden.

**Trade Union:** Nil

<b>Item No</b>	<b>Application No. and Parish</b>	<b>8/13 Week Date</b>	<b>Proposal, Location and Applicant</b>
(2)	10/02005/COMIND	23 <sup>rd</sup> November 2010	Removal of Condition 6 on planning permission reference No 08/01148/comind – time restriction of 10 years Land at former GAMA site, Greenham Common. Mr Arnold – Flying A Services.

**Recommendation Summary:**            **The Head of Planning and Countryside be authorised to REFUSE planning permission**

**Ward Member(s):**                        Councillors Swift Hook and Drummond

**Reason for Committee determination:**            Called in by Councillor Swift Hook as major site of importance in the District, and set site in context.

**Committee Site Visit:**                    2<sup>nd</sup> December 2010

<b>Contact Officer Details</b>	
<b>Name:</b>	Michael Butler
<b>Job Title:</b>	Principal Planning Officer
<b>Tel No:</b>	(01635) 519111
<b>E-mail Address:</b>	<a href="mailto:mbutler@westberks.gov.uk">mbutler@westberks.gov.uk</a>

## 1. Site History

Application 05/02306/ful – Change of Use of land to external storage – site C – approved in June 2007.

Application 08/01148/comind – Section 73 application to vary Condition 6 of above permission to provide 10 years from date of implementation not the permission date. Approved - September 2008.

## 2. Publicity of Application

Site Notice displayed 14<sup>th</sup> October 2010. Expiry 4/11/10

## 3. Consultations and Representations

<b>Greenham Parish Council</b>	Objects to the application. Introduction of PPS5 is contrary to the scheme. Open ended permission for a commercial use on the scheduled monument is unacceptable. Example of Upper Heyford site is not appropriate. Application is premature also. GPC wish to see clarification of this application as well. Applicant was made aware of restrictions on site when they purchased the site. Applicant has not discussed scheme with GPC If pp is granted then gross proceeds should be directed to improve the historic asset.
<b>Highways</b>	No objections raised on the basis that since the impact on the highway network for a period of 10 years was acceptable, with the approved highway works, then a permanent use is equally acceptable. Conditional permission is recommended.
<b>Council Archaeologist</b>	Objects to the application. Not convinced by the conclusions reached by the Historic Buildings Assessment - the application site forms an important component of the wider GAMA site and is not subsidiary. All parts of site are of equal significance. The temporary nature of the permission should remain.
<b>Public Protection</b>	If the application is approved a time restriction on deliveries to and from the site should be put in place in order to reduce noise problems in the future.
<b>Defence Estates</b>	No safeguarding objections.
<b>Council Ecologist</b>	The storage of vehicles on site may still cause ecological problems – must be mitigated by conditions to be applied.
<b>English Heritage</b>	Strongly object to the application – a permanent consent to conserve the scheduled monument is not necessary and does not comply with the advice in PPS5. The scheme will cause substantial harm to the significance of the monument, which is unacceptable. This is not the only means by which the monument can be retained.
<b>Greenham and Crookham Commons Commission</b>	Object to the application. The open storage of cars on the site would be highly detrimental to the setting of the monument and the enjoyment of users of the Common. Further English Heritage have objected to a permanent use. Proximity to SSSIs may be harmful as well.

<b>Natural England</b>	The application has the potential to have an adverse impact upon the local SSSI so past conditions must be applied. NE would object if the access road to the site were widened at all.
<b>Hampshire County Council</b>	Object on the basis that the unlimited time consent will harm the safety and free flow of traffic on the A339 and the B4640.
<b>Correspondence</b>	2 letters of objection. Original permissions were mistakes and should not be compounded by granting this application. Detrimental impact on highway network and the ecology and amenity of the Common, in particular Brackenhurst Lane No evidence that the museum will ever be built

#### **4. Policy Considerations**

PPS1, PPS5, PPS9. PPG13.  
West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007.  
Policies OVS2, ENV9, ENV18, ENV38.

#### **5. Description of Development**

- 5.1 The application site lies within the former cruise missile shelter complex run by the USAF during the Cold War period. It was closed in the mid 1990s and scheduled by English Heritage in 2003 - Monument No. 1376616. The site lies immediately to the west of New Greenham Park one of the principal employment zones in the District. It also lies immediately to the south of the open area of Greenham Common.
- 5.2 The application site lies immediately to the south of the main silo complex which housed the missiles. It presently comprises an open area of hardstanding with a number of buildings present upon it. The site is approximately 340m in width [west/east axis] and 240m in depth [north/ south axis] at its maximum point. It is proposed that on this site, the permanent storage of cars is permitted, for the applicants Flying A Services, who presently own the site. Access would be derived via Brackenhurst Lane to the south of the site, leading onto the A339.
- 5.3 As an integral component of the scheme, present conditions of the current planning permission, which is extant until 1<sup>st</sup> September 2011, ensures that highway works are undertaken before any commencement of car storage on site can begin. For clarity, under permission number 08/01148/comind, Condition 6 states that any permission for car storage, once implemented, may not exceed a period of 10 years. This application seeks to remove this Condition entirely, via the Section 73 mechanism, so if the Committee were to approve the application the applicant would then obtain a permanent permission for car storage on the site, once implemented.

#### **6. Consideration of the Proposal**

- 6.1 The application will be considered under the following heading.

Impact on Scheduled Monument and need for the facility to be permanent.

## **Applicant's case**

- 6.1.1 The applicant has submitted a Historic Buildings Assessment [HBA] in order to support their case for permanent storage of cars on site E. This report is very comprehensive and indeed thorough in its overall analysis of the history of the GAMA site to the present day, stating why it has been scheduled for protection by English Heritage, that is, in their words, GAMA is a well preserved and dramatic monument to the latter stages of the Cold War, but since its scheduling in 2003, the applicants have not been successful in persuading the local planning authority to agree a long term sustainable future for the site, which will not only provide a reasonable commercial income for the applicants, but also secure the preservation and future public security of the whole site. Their view is that the only manner in which GAMA can be effectively preserved is through a commercial use on the site, given the very high maintenance costs of the site, particularly in ensuring security from the general public. Further the hard standings and other buildings on site require on going maintenance and repairs to the fences in particular. The writer also makes the point that owners of scheduled monuments are only obliged to not harm the site, but are not required to maintain it.
- 6.1.2 Given the above, and the poor access to the site, it has not been possible to successfully market the site, due to the 10 year planning permission, coinciding with the expensive highway infrastructure works which are required to be undertaken at the site access, in order to accommodate the higher vehicle flows. Indeed Condition 3 of the original s73 permission 08/01148/comind notes the highway works which must be constructed before any cars are stored on site. Apparently these costs may be in the order of approximately £250,000 to complete, or more. The report concludes that because the site is modern, de facto a modern commercial use to support its future is appropriate in the context of PPS5 policy, and indeed car storage is a reversible use on the site. The new use would only have limited indirect impacts on the monument, but its future presence and significance would be preserved for posterity. The storage of cars on site C, being behind the main silo site when viewed from the Common, will not harm the setting of that complex to an unacceptable degree, in their view.
- 6.1.2 Members will note after having read the consultee responses above that both the Councils Archaeologist and English Heritage are maintaining strong objections to the application. The agents for the applicant have prepared further information which they say makes these objections unjustified. They say that the test should be to consider the visual and physical impacts which will arise should the monument not be maintained in its current "good" state which is the future alternative of no economic use on the site, i.e. the fences, bunkers and hard standings will all gradually decline into a poor state of disrepair, which cannot be the purpose of PPS5 advice. GAMA must have a new purpose given the demise of its original purpose, it is argued, which will need to be a new civilian use. Car storage on site would be a logical progression, since this in itself requires security through fencing, and the open areas are ideal for such a land use. The use would provide very little alterations to the monument and would be reversible as already noted.

## English Heritage Advice

- 6.2.1 On the other hand, Council planning officers have received cogent and clear advice from not only the Council's Archaeologist, but more especially English Heritage [EH] that the application should be rejected. The basis for their concerns are noted below.
- 6.2.2 To consider the EH response first. The GAMA site is considered to be one of the key emblematic monuments in Britain of the Cold War. As such its future protection is paramount. When sold on the open market all potential purchasers were told that permanent car storage would not be acceptable. Flying A Services did however buy the site with the intention of setting up a museum on site open to the public. However, the ongoing running costs of the site were greater than anticipated. In recognition of this EH did not object to a 10 year use of the site for storage of cars, and hence, despite officers recommendations to refuse, the principal permission was granted in 2007. [05/02306].
- 6.2.3 EH however maintain that an indefinite use on site would cause substantial harm to the significance of the designated heritage asset. This would not be in accord with advice in PPS5, notwithstanding the applicant's case that the site will otherwise fall into disrepair.
- 6.2.4 The HBA report appears to subscribe a lower level of importance to the hardstanding areas upon which area C is sited, and so this better makes the case for storage. EH do not accept this given that the whole of the GAMA site was designated as a "complex", and thus all components of it are of equal importance whether providing a visual setting or not. Indeed EH go onto state that the large areas of hardstanding had a function as highly secure storage for military vehicles, which the present application would substantially detract from, i.e. it would materially diminish the illustrative historic value of the monument and its wider setting. EH also specifically comment upon the visual impact which officers are equally concerned about, that is, the wider visual impacts of car storage on the Common and its surroundings to which the public have general access at present. It is noted that under the Greenham and Crookham Commons Act of 2002, the public have access, inter alia, around the whole perimeter of the site where the views into the site can be gained.
- 6.2.5 Furthermore EH point out that views within the monument itself, to which there is currently no public access, remain of importance, under PPS5 advice and the legislation. Next EH note that the east gate into the site was the Green Gate the subject of substantial peace protest camps in the 1980s. As such the communal value of retaining views into the complex, which would be disturbed by the car storage, is unacceptable, if on a permanent basis. It should be noted that Area C adjoins the Green Gate access. EH [and officers] then consider the policy position in regard to PPS5 advice. Policy HE9. 2 in PPS5 sets out a range of criteria which must be met, before applications causing substantial harm to a monument might be allowed in principle. It is not accepted that any of these criteria are satisfied, that is, car storage may not be the **sole** manner in which the future of the site might be secured – this could be through a charitable organisation, or indeed a public body [such as the Council] which has not been explored to any great degree. Further, the cost of the potential museum at £2 million appears to be prohibitive in relation to the expected income stream from

the new use, especially alongside the infrastructure improvements to the roads and the ongoing maintenance costs being taken into account in addition, that is, there is no certainty that if the application is approved the museum as a significant public benefit will automatically arise.

## **Council Archaeologist**

6.3.1 The Council's Archaeologist has largely re-iterated the above advice of English Heritage in his response. He is firmly recommending that the application be rejected. He is particularly concerned that the applicants report has not considered the site holistically, subjugating the importance of some parts of the site to others. He is also most concerned about the visual impact issues for the public, with which your officers agree. Finally he notes some helpful quotes from PPS5 which are worth revisiting here – the overarching aim of PPS5 is “that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations”. It is also noted that “substantial harm to or loss of scheduled monuments ...should be wholly exceptional”.

## **7. Conclusion**

7.1 The applicants have set out a reasonably thorough case in support of their application, however their case appears to rest on the basic premise that having purchased the site, it is an ongoing financial liability, and there is no prospect of a commercial profit to be made at present. Hence the need for unlimited time for car storage on the Site C. Whilst the Council may have some sympathy with this position, the protection and conservation of a nationally important scheduled monument must not be compromised at the expense of private interests, even where such interests may, to a partial extent, coincide. This is a basic planning principle espoused within PPS1 and PPS5. Given the very serious concerns of the objectors in this case, with which your officers wholly agree, the application cannot be supported.

7.2 Having taken account of all the relevant policy and other material considerations, including the prospect of the museum should the application be approved, having regard to the strong reasons to object to the proposal, the application is considered to be unacceptable and should be refused.

## **8. Full Recommendation**

8.1 The Head of Planning and Countryside Services be authorised to **REFUSE** the application for the following reason:-

The GAMA site comprises a scheduled monument of national significance in relation to the cold war era. It is also located adjacent to the Greenham and Crookham Commons which is a substantial countryside and open recreational asset for the District and its population. The open storage of cars on site C on a permanent basis would not only be harmful to the understanding and visual setting of the monument, to its overall serious detriment, but also to the setting of the adjacent common and its users again to the detriment of the overall enjoyment of that countryside asset. Accordingly the application is clearly contrary to the advice in PPS5 and policy ENV38 in the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007 and so should be rejected. DC

**WESTERN AREA PLANNING COMMITTEE  
ON 8 DECEMBER 2010**

**UPDATE REPORT**

**Item No:** (2)                      **Application No:** 10/02005/COMIND                      **Page No.** 33

**Site:** Land at former GAMA site, Greenham Common

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**Planning Officer Presenting:** Michael Butler

**Member Presenting:**

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**Parish Representative speaking:** N/A

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

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

**Applicant/Agent speaking:** Jon Gill - Oxford Archaeology  
Andrew Raven - Savills

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

**Update Information:**

Since the committee report was written the South East Plan has been formally re-instated.

Accordingly it is recommended that within the reason for refusal, policy BE6 in that plan is incorporated in addition to the other policies noted in the agenda report. This policy corresponds to the management of the Historic Environment – it notes [inter alia] that the regions internationally and nationally designated historic assets should receive the highest level of protection. A scheduled monument forms part of such assets.

English Heritage [EH] have responded to the further comments raised by the applicants' agent in regard to the justification for the application. It is noted that when the site was originally marketed in 2003, by Defence Estates, one of the specific uses that was identified as being unlikely to be acceptable was permanent car storage i.e. the present owners should / would have been aware of this document before purchasing the site in question.

Furthermore EH do not agree with the findings of the Historic Buildings Assessment [HBA] i.e. they do not accept that the scheme is of low impact. EH consider that the scheme will cause substantial harm to the monument and so will be clearly contrary to policy HE9.1 and 2 in PPS5 i.e. no wholly exceptional case has been promoted to allow the new use in question.

Amongst other things the HBA does not take into account clear evidence that large parts of the site were left open during its period of use, for good functional reasons [i.e. the car storage use would damage this open character for obvious reasons]. Aerial photographic evidence clearly shows this during the period 1983 to 1991. The committee may wish to refer to the aerial photograph at the meeting.

In addition policy HE11 in PPS5 notes that [inter alia] that decisions made regarding impacts upon heritage assets should , “ resolve problems arising from the inherent needs of the heritage asset , rather than the circumstances of the present owner , or the purchase price paid” .It is considered that this clear policy advice is relevant to this current application.

DC

# DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

## WESTERN AREA PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD ON WEDNESDAY, 8 DECEMBER 2010

**Councillors Present:** Barbara Alexander, Paul Bryant (Chairman), George Chandler, Hilary Cole, Paul Hewer (Vice-Chairman), Roger Hunneman, Gwen Mason, Andrew Rowles (Substitute) (In place of Jeff Beck), Anthony Stansfeld, Julian Swift-Hook and Tony Vickers

**Also Present:** Sharon Armour (Solicitor), Michael Butler (Principal Planning Officer), Derek Carnegie (Team Leader - Development Control), Debra Hammond (Conservation Officer) and Robert Alexander (Policy Officer)

**Apologies for inability to attend the meeting:** Councillor Jeff Beck

**Councillor(s) Absent:** Councillor Gordon Lundie

#### PART I

#### 40. Minutes

The Minutes of the meeting held on 17<sup>th</sup> November 2010 were approved as a true and correct record and signed by the Chairman subject to the following amendments:

**Item 38(1) page 8** – Councillor Vickers believed that there had been a definitive answer to his question regarding the possibility to amend the Construction Management Plan to include an alternative footpath route for school children during term. Michael Butler responded that the contractor cannot be made to carry out an alternative footpath route, however Michael informed the Committee that it would be possible to put an informative that Sovereign Housing Association should endeavour to adhere to Health and Safety recommendations.

#### 41. Declarations of Interest

Councillor Roger Hunneman declared an interest in Agenda Item 5 and reported that, as his interest was personal and prejudicial, he would be leaving the meeting during the course of consideration of the matter.

Councillor Julian Swift-Hook declared an interest in Agenda Items 1, 2, 3 and 5, but reported that, as his interest was personal and not prejudicial, he determined to remain to take part in the debate and vote on the matter.

All Members of the Committee noted that they had been lobbied on items 1, 2, 3 and 5.

#### 42. Schedule of Planning Applications

##### **42(1) Application No. & Parish: 10/02001/FUL Land at former GAMA site, Greenham Common**

*(Councillor Julian Swift Hook declared a personal interest in Agenda item 4(1) by virtue of the fact that he was a Member of Greenham Parish Council that had previously discussed the application. As his interest was personal and not prejudicial he determined to take part in the debate and vote on the matter).*

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

Before the Item began Councillor Paul Bryant informed the Committee that Item 4(1), 4(2) and 4(3) would all be discussed together, due to the applications all concerning the movement of temporary to permanent car storage. The applications would all be voted on separately, and would be minuted as such.

The Committee considered reports (Agenda Item 4(1), 4(2), 4(3)) concerning Planning Application 10/02001/FUL, 10/02005/COMIND, 10/02006/COMIND for the change of use of land to permanent storage of cars (B8) on site E at the land at the former GAMA site, Greenham Common, the removal of Condition 6 on planning permission reference No. 08/01146/comind and the removal of Condition 6 on planning permission reference No. 08/01150/comind respectively.

Michael Butler (Principal Planning Officer) outlined the report as detailed in pages 23 to 48 of the agenda and raised the following points:

- Should Members be minded to go against officer's recommendation and approve the application, the applications would still have to be implemented by September 2011 as with the extant permissions. If the scheme was not implemented by this date it would lapse.
- Should Members be minded to go with Officers recommendation (refusal), it was recommended that policy BE6 from the South East Plan be stated as an additional policy in the reason for refusal.
- English Heritage claimed that the scheme was not low impact as suggested, and English Heritage stated that proposal was contrary to policies HE9 in PPS5.

Councillor Paul Bryant enquired what would constitute implementation of the scheme. Michael Butler responded that all highways work on Brackenhurst Lane would need to be completed before a single car was stored.

In accordance with the Council's Constitution, Andrew Raven, Agent and Jon Gill from Oxford Archaeology, addressed the Committee on this application. Because the Agent and Mr Gill were discussing 3 applications the speakers were given fifteen minutes.

Andrew Raven (Agent) in addressing the Committee raised the following points:

- Mr Raven informed the committee that the site required the income, not for the infrastructure, but for its long term maintenance.
- Since temporary consent in 2007, Mr Raven informed the committee a marketing campaign had been undertaken. The only use that appears possible was car storage.
- In recent years English Heritage have not given sufficient help, grants and maintenance for bunkers. They recommended the use of a museum. However a museum was not a money making investment, and would not be able to fund the upkeep, as well as the junction having a limited number of movements.
- Mr Raven noted that the Council did not purchase the land, when they were offered it, and he could only assume they did not due to the upkeep. He also informed the Committee that they had offered to sell it to English Heritage, but to no avail, as whoever bought it would be faced with high maintenance costs.

Jon Gill in addressing the Committee raised the following points:

- Mr Gill understood the particular issues that the application was having, however he believed that car storage could be used as a suitable way of making money to cover the upkeep of the site.

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

- The storage cars would be visible, but it would not be as harmful as parking on a prehistoric monument
- Mr Gill stated that he believed the application would preserve the national importance of the site, and that he felt the proposal would preserve GAMA for future generations.

Councillor Julian Swift-Hook asked Mr Raven whether his clients would ever build a museum on the site. Mr Raven responded that although museums tended to make a financial loss, his clients hoped to establish one. This would however only be after a car storage application had been successful. Councillor Swift-Hook enquired whether Greenham Common Trust had been approached for a grant. Mr Raven informed the committee that although the Trust had not been approached directly, they would have been aware of his clients marketing campaign. Councillor Swift-Hook asked if funding was to come through a private company, and no cars were to be stored over the next 3 to 4 years, whether Mr Raven's clients would consider selling. Mr Raven responded that they would consider selling as with a ten year time limit it would be difficult to implement storing the cars.

Councillor Tony Vickers asked whether the site had been internationally marketed due to its international attraction.

Mr Raven confirmed that this was the case. Councillor Vickers informed the committee that he could not see the harm of car storage being permanent. The agent responded that any harm would be minimal, if at all and that there would be a positive improvement in respect of site security.

Councillor Hilary Cole asked why the applicant bought the site. Mr Raven informed the Councillor that there were many similar sites throughout the UK and USA and that the applicants had wished to create a museum of international importance.

Councillor Swift-Hook wanted to know how visitors to the museum would get around the site. Mr Raven responded that he would suggest a minibus and that people would book in advance, traffic movement would be minimal.

Michael Butler said that it was up to the committee to make a choice over permanent versus temporary harm. It was the officer's opinion that permanent use for car storage would be demonstrably harmful. Mr Butler said that he had rarely seen such a strong recommendation to refuse from English Heritage and the Council Archaeologist.

Councillor Julian Swift-Hook as Ward Member raised the following points:

- Councillor Swift-Hook informed the committee that he only asked for the report to be called in if it was recommended for approval.
- The Parish Council have objected, English Heritage, Greenham Common Commission, Hampshire County Council and Archaeology all had objected to the application
- English Heritage approved the temporary condition, but not the permanent permission.
- PPS5 noted that you should not grant permission if it was for purely financial reasons.
- Greenham Common Trust had not been contacted in respect of grant funding.
- The proposal of parking cars permanently on the GAMA site has the same concern as parking on Stonehenge.

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

It is for these reasons that Councillor Swift-Hook proposed Officers Recommendation, to refuse the application. Councillor Roger Hunneman seconded the proposal.

Councillor Tony Vickers was keen to see a museum on the site. The Councillor said that there would be harm if the Council did not do everything in its power that it could do in finding a use for the site. Councillor Vickers felt that the application should be considered by the District Planning Committee.

Councillor Hunneman said that his position was regrettable as he could not approve permanent car storage on an important monument, however he understood that the applicant required some way of making money to help with the upkeep.

Councillor Swift-Hook felt that granting planning consent would not be doing everything the Council could do and would be referring its responsibility elsewhere. The Councillor said that cars would be visible through the fence. A museum would be favourable; however this would not generate the desired income.

Councillor Andrew Rowles admitted finding the application frustrating as he felt that West Berkshire Council should have bought the site. Councillor Rowles did not have a problem with cars being stored at the site. He felt that the applicant wanted to preserve the site and that they needed support.

Councillor Swift-Hook responded that Greenham Common Trust tried to buy the site previously, and that although the applicant was currently trying to preserve the site there was a possibility that others would want to preserve it.

Michael Butler informed the committee that if the application was approved Members should note that the applicant was not required to maintain the site; they were only required to make sure that no harm was done to the monument per se. Mr Butler also reminded the Committee that the application was not personal to the applicant and so any permission would apply to any subsequent owners of the site.

Members of the Committee were asked to review the case before them and vote on the proposal by Councillor Julian Swift-Hook and seconded by Councillor Roger Hunneman to refuse applications; 4(1), 4(2) and 4(3). 4 Members voted for Officers recommendation, and 6 voted against, for each application.

Officers noted that should the committee be minded to approve the application, this would comprise a clear departure from the Development Plan and so would need to be referred to District Planning Committee. .

Councillor Anthony Stansfeld agreed saying that if the application was to be approved it should be passed to District Planning Committee. Councillor Stansfeld thus proposed to refer the application up to District Planning Committee; Councillor Paul Hewer seconded the proposal.

For Item 4(1) Members voted to **REFER** the application to the District Planning Committee by 8 votes to 2.

### **42(2) Application No & Parish: 10/02005/COMIND Land at former GAMA site, Greenham Common**

*(Councillor Julian Swift Hook declared a personal interest in Agenda item 4(2) by virtue of the fact that he was a Member of Greenham Parish Council that had previously discussed the application. As his interest was personal and not prejudicial he determined to take part in the debate and vote on the matter).*

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

Councillor Stansfeld proposed to refer the application up to District Planning Committee; Councillor Paul Hewer seconded the proposal.

For Item 4(2) Members voted to **REFER** the application to the District Planning Committee by 8 votes to 2.

### **42(3) Application No & Parish: 10/02006/COMIND Land at former GAMA site, Greenham Common**

*(Councillor Julian Swift Hook declared a personal interest in Agenda item 4(3) by virtue of the fact that he was a Member of Greenham Parish Council that had previously discussed the application. As his interest was personal and not prejudicial he determined to take part in the debate and vote on the matter).*

Councillor Stansfeld proposed to refer the application up to District Planning Committee, Councillor Paul Hewer seconded the proposal.

For Item 4(3) Members voted to **REFER** the application to the District Planning Committee by 8 votes to 2.

### **42(4) Application No & Parish: 10/02320/FULD Riverside House, 1 Charnham Street, Hungerford**

The Committee considered report (Agenda Item 4(4)) concerning Planning Application 10/02320/FULD for the proposed new dwelling at Riverside House, 1 Charnham Street, Hungerford.

Debra Hammond (Senior Planning Officer) outlined the report as detailed in pages 49 to 58 of the agenda and raised the following points:

- The application was for a 5 bedrooomed detached house in the settlement boundary of Hungerford Town.
- The proposed application site was an area of important open space, as well as in the garden of a grade II listed building.
- Within Hungerford's Local Plan it noted that the character of the town was helped by the open spaces.
- The recent revisions to PPS3 mentioned important contributions to the development.
- There was a strong objection from the Georgian Group and English Heritage. The main concern related to the impact of the setting.

In accordance with the Council's Constitution, Mr James Podger, Applicant and Mr Arthur Hedges, Agent addressed the committee and raised the following points:

- The house was designed to reflect the structure of Charnham Street.
- The site was not in public view, and would be covered at all times of the year.
- The refusal reason referred to wooded open space, however the development would not affect the countryside as it was a private garden.
- The applicant wished to live next to his business, for security as well as to cut back on commuting from Swindon.

Councillor Paul Hewer asked what would happen should the antique business start to fall into decline. Mr Podger (Applicant) replied that antiques were a sustainable business,

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

however should the property be sold separately there was still a car park and a large garden which would have a river setting.

Councillor David Holtby speaking as Ward Member in addressing the Committee raised the following points:

- The Antiques industry was the biggest employer in Hungerford.
- The garden was not public open space, and there was no right of way through it.
- The stables have previously been restored by the applicant
- The two objectors did not live close to view the application, the neighbour at the Coach House had not objected.
- The development would enhance Hungerford, would guarantee a good employer and help cement it in the centre of England for antiques dealing.

Councillor Paul Bryant enquired why the applicant should wish to live next to his business, as most people did not. Councillor Holtby said that it was security as well as reducing his travel to Swindon.

Councillor Anthony Stansfeld said that although the open space was not public, it was still important in characterising Hungerford. Councillor Stansfeld raised the point that the proposed house would be in the garden of a listed building in a conservation area, and that the antiques business was not tied to the property.

Councillor Barbara Alexander said that the Committee should exercise consistency in its decision making process and therefore proposed to approve the application, Councillor Hilary Cole not create one rule for one application and another for a different application, there should be consistency. Councillor Alexander proposed to approve the application, Councillor Hilary Cole seconded. At the vote the proposal by Councillor Alexander was lost 5 votes to 6.

Derek Carnegie noted at this point of the discussion that should this application be approved, due to it being an amendment to the policy, it could be referred up to the District Planning Committee.

Councillor Julian Swift-Hook reminded the Committee that the Council decided policy, not the Committee and that the application appeared to have strong grounds for refusal and that Members needed to pay attention to it.

Councillor Cole accepted Councillors Stansfeld and Swift-Hook's concerns on the precedent and policy. Councillor Cole said that the Council were discouraged from infill development, but this proposed development was to be built in the footprint of the old Orangery.

Councillor Roger Hunneman agreed with Councillor Stansfeld.

Councillor Tony Vickers said that there were different definitions of important open space, however he felt this application demonstrated a clear definition. Councillor Vickers noted that there was the Hungerford Town Plan which characterised the Town, and although the proposed development would not be visible from the public street, Councillor Vickers could not support the application.

Councillor George Chandler said that this proposed development would set the wrong precedent, and would therefore be hard to refuse similar properties.

Councillor Julian Swift-Hook made a counter proposal to refuse the application, Councillor Tony Vickers seconded. The motion was carried 6 votes to 5.

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

At the vote the motion was carried with Councillor Paul Bryant making the casting vote.

The Head of Planning and Countryside be authorised to **REFUSE** permission:

1. The character of this wooded riverside garden makes an important contribution to the character of the wider area. The revised definition of previously developed land contained in PPS3 therefore has a primary bearing on the consideration of this application. The introduction of a large detached dwelling on this piece of Greenfield land would seriously harm the character of the area. The development of this garden would therefore be contrary to PPS1 and PPS3, Policies OVS2 and HSG1 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies September 2007 which seek to resist development which would harm the character of the an area.
2. The erection of a detached dwelling on this land would result in the loss of this important green riverside space. This would seriously harm the visual amenity value and special historic importance of this Important Open Space. The proposal is therefore contrary to Policies OVS2, HSG1, and ENV31 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies September 2007, which all seek to protect the Important Open Spaces important to the character of an area.
3. Riverside House is a Grade II listed early-mid eighteenth century house. The setting of this Grade II listed building owes much to the harmony produced by the building and the river, and the quality of space created between them. This historical relationship is reflected in the building's name - Riverside House. The introduction of built form of this scale in this area would seriously harm the riverside setting of this listed building, contrary to PPS5, which seeks to protect the setting of heritage assets.
4. The application site is located within the town centre Conservation Area and is considered to make a positive contribution to the character of the Conservation Area. The importance of open spaces, albeit wooded, such as this, within the town centre is recognised in the Hungerford Town 2010 + Plan which notes that the town's character "owes much to the mix of buildings and open spaces, and the soft boundary between the town and its rural surroundings". The introduction of an urban form in this attractive wooded riverside setting would seriously harm the character of the Conservation Area contrary to PPS5 and Policy ENV33 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies September 2007.

### **42(5) Application No & Parish: 10/02051/HOUSE - 7 Water Lane, Greenham, Thatcham, Berkshire**

*(Councillor Roger Hunneman declared a personal and prejudicial interest in Agenda item 4(5) by virtue of the fact that he knew the applicant. As his interest was personal and prejudicial he determined to leave the meeting and would not vote on the matter)*

*Councillor Roger Hunneman left the meeting*

*(Councillor Julian Swift-Hook declared a personal interest in Agenda item 4(5) by virtue of the fact that he was a Member of Greenham Parish Council. As his interest was personal and not prejudicial he determined to take part in the debate and vote on the matter).*

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

The Committee considered report (Agenda Item 4(5)) concerning Planning Application 10/02051/HOUSE for the proposed two storey side extension at 7 Water Lane, Greenham, Thatcham, Berkshire.

Derek Carnegie (Team Leader – Development Control) outlined the report as detailed in pages 59 to 66 of the agenda and raised the following points:

- The first floor window would overlook the neighbour's garden.
- However the amended plans as detailed in 6.2.1 had been edited accordingly and Mr Carnegie believed this to be acceptable.

In accordance with the Council's Constitution, Mr K Watts (objector) and his agent Mr Chris Strang, and Mr Michael Tanner, Agent addressed the Committee on this application.

Mr K Watts in addressing the Committee raised the following points:

- The proposed development would be overbearing, overshadowing and would restrict the privacy on the neighbours small rear garden.
- The extension would move the wall to the boundary.
- When the neighbour was in their garden they would have a brick wall facing them.
- The overshadowing would mean Mr Watts was to lose light to his garden much earlier than he currently did.

Mr Chris Strang in addressing the Committee raised the following points:

- The extension would be out of keeping with the area where there were little or no extensions.
- The extension would result in engendering enclosure and confinement to the garden.

Mr Carnegie drew the Committee's attention to a Google maps image on the projector, it demonstrated current overshadowing of the neighbours garden. Mr Carnegie believed that the extension would not increase the overshadowing of the neighbours property.

Councillor Swift-Hook commented that the elevations of the proposal would be the same height as the ridge height.

Councillor Hilary Cole asked Mr Watts at what time when did he currently lose sunlight? Mr Watts responded that in the winter it was about 10am.

Councillor Swift-Hook asked Mr Strang what he meant by the comment that the garden would become engendered? Mr Strang commented that he used the language taken from the Inspectors report in relation to an appeal decision that was dismissed. It stated that the "sheer proximity [of an extension] would block out the greater majority of visible sky, engendering a much greater sense of enclosure and confinement to the space."

Mr Michael Tanner in addressing the committee raised the following points:

- The highways issue had been addressed.
- The bricks and materials would be the same as the current house.
- The extension was set down by 25 degrees and this was shown in the drawings, therefore the extension would not be overshadowing any more than the current property was.

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

- The extension was required because of a growing family; if privacy was a problem the applicant would be willing to opaque the window.

Following a question from Councillor Swift-Hook Mr Tanner replied that the ridge of the extension was set down by 800mm.

Councillor Julian Swift-Hook speaking to the Committee as Ward Member raised the following points:

- The applicant had overcome several issues such as highways and character of the extensions.
- The neighbour's garden which was used the most would be overshadowed, and there was still an issue of privacy concerning the window.

Councillor Swift-Hook proposed to refuse the application; Councillor Tony Vickers seconded the proposal. At the vote this motion was lost by 4 votes to 5.

Councillor Hilary Cole said that it was a modest extension; however she could understand the neighbours concern, but the extension would not affect the light in the house.

Councillor Swift-Hook remarked that any development would cause harm, and that there was too much harm on the application. The existing house was already close to the neighbouring property and this extension would make it 2.7 metres closer and affect Mr and Mrs Watts enjoyment of their property.

Councillor Vickers said that in his professional opinion, as a surveyor, there would be significant overbearing and overshadowing should the extension be allowed to go ahead.

Councillor Cole proposed to approve the application; Councillor Paul Hewer seconded.

At the vote, the motion was carried to **GRANT** Planning Permission subject to the following conditions:

1. The development shall be started within three years from the date of this permission and implemented strictly in accordance with the approved plans.

Reason: To enable the Local Planning Authority to review the desirability of the development against Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007 should it not be started within a reasonable time.

2. The development hereby approved shall be carried out in accordance with drawing title number DH/01 Revision A dated 11/10/10 and received on 17<sup>th</sup> November 2010.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

3. Irrespective of the provisions of the current Town and Country Planning (General Development) Order 1995, no additional openings shall be inserted in the northern elevation without the written permission of the Local Planning Authority.

Reason: In the interests of the amenity of neighbouring properties in accordance with Policies CC6 of the Regional Spatial Strategy May 2009 and OVS2 of the West Berkshire District Local Plan 1991 – 2006 Saved Policies 2007.

INFORMATIVES

1. The decision to grant planning permission has been taken because the development will be designed to a standard that will preserve the features of the local landscape without harming the amenities of the neighbouring residents or the character and appearance of the area. This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning Service or the Council website.\*
2. The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycle way or grass verge, arising during building operations.
3. The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

**42(6) Application No & Parish: 10/02164/FUL & 10/02084/LBC Holt Manor Farm, Kintbury Holt**

*Councillor Julian Swift-Hook left the meeting at 9:23.*

*Councillor Roger Hunneman rejoined the meeting at 9:25*

The Committee considered report (Agenda Item 4(6)) concerning Planning Application 10/02164/FUL & 10/02084/LBC for the proposed two storey extension and alteration to house, replace existing porch entrance, part removal of existing boundary wall to create drive way parking, demolition of existing large stable and hay barn, replacement with pond and paddock at Holt Manor Farm, Kintbury Holt.

Debra Hammond (Senior Planning Officer) outlined the report as detailed in pages 67 to 72 of the agenda and raised the following points:

- The application sought permission for Listed Building and Full Consent.
- The Building was characterised by traditional gables.
- English Heritage and the Georgian Group both voiced strong objections.
- There was no reason to refuse the proposal to the rear of the property as it was in keeping with the current design of the house.

In accordance with the Council's Constitution, Andrew Plumridge and Michael Pagilaroli, Agents addressed the Committee on the application:

Mr Andrew Plumridge in addressing the committee raised the following points:

- The two letters of objection received were not believed to be serious concerns. The Georgian Group's concern could be seen on page 69 in paragraph 6.2, however Mr Plumridge did not believe this should be classed as a serious objection.
- The projection was to the rear of the property, and there was already one projection on the other side. Mr Plumridge made the point that the applicant was not altering anything of historical interest.
- The alterations were sensible and logical alterations.

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

- The alterations would allow you to get to the front door of the house from the front drive, instead of having to go round the back of the property.
- The proposal would allow the applicant to remove the blights and the large asbestos stable and replace it with a pond.
- The elevations would not be affected by the development.

Councillor Anthony Stansfeld questioned how it could be an 17<sup>th</sup> Century building, with a Georgian front, but not back. Mr Plumridge informed the Committee that the Georgian's were notorious for making the front of the building in keeping with their time period, whilst not paying much attention to the back of the building.

Following a question from Councillor Paul Hewer, Mr Plumridge responded that the splays were at an angle as the applicant did not wish to affect the existing character of the building.

Councillor Hilary Cole enquired how old the stable block was that the gables were reflecting. Mr Plumridge said that it was a 19<sup>th</sup> Century building.

Councillor Andrew Rowles speaking as Ward Member said that it would tidy up the house and evolve the property should it be approved.

Councillor Anthony Stansfeld speaking as Ward Member said that it would allow huge improvements to the current property; however he had some concerns about the windows that were proposed.

Derek Carnegie commented that in principle the proposed work was good, but Mr Carnegie said that he was uncomfortable with the plans and the extensions.

Councillor Cole said that she was not happy with the splay out of the gables. Councillor George Chandler echoed this point.

Councillor Andrew Rowles proposed to accept the proposed application; this was seconded by Councillor Tony Vickers. This was put to the vote, and was not carried. A counterproposal was proposed by Councillor Paul Hewer this was seconded by Councillor Roger Hunneman to refuse the application.

At the vote the motion was carried to **REFUSE** planning permission and listed building consent for the following reasons:

1. Holt Manor Farm is a Grade II listed seventeenth century farmhouse with an eighteenth century re-fronting, which appears to retain the majority of its historical plan-form. The design of the proposed extension is unsympathetic and fails to reflect the proportions, character and detailing of this Grade II listed building. The 'kicked out' splays on either side of the roof appear ungainly and do not reflect the traditional gables, and cat-slides of the main building. Furthermore, the extension would obscure part of the southern elevation. The proposal would therefore seriously harm the special interest of this Grade II listed building contrary to advice contained within PPS5.
2. Whilst it is accepted that the existing casement windows are replacements and therefore not of historic interest, the openings are of historic interest. Triple light casement windows set under segmental arches are a common feature of vernacular buildings in this area. The mix of vernacular and Georgian features found in this building makes an important contribution to the special interest of the building. The applicants have failed to convincingly demonstrate that the window openings are modern alterations and that they were indeed sashes. The removal

**WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES**

of these openings and replacement with opening to fit vertically proportioned sash windows is considered to harm the significance of the building, contrary to advice contained within PPS5 which seeks to protect the special interest of listed buildings.

**43. Appeal Decisions relating to Western Area Planning Committee**

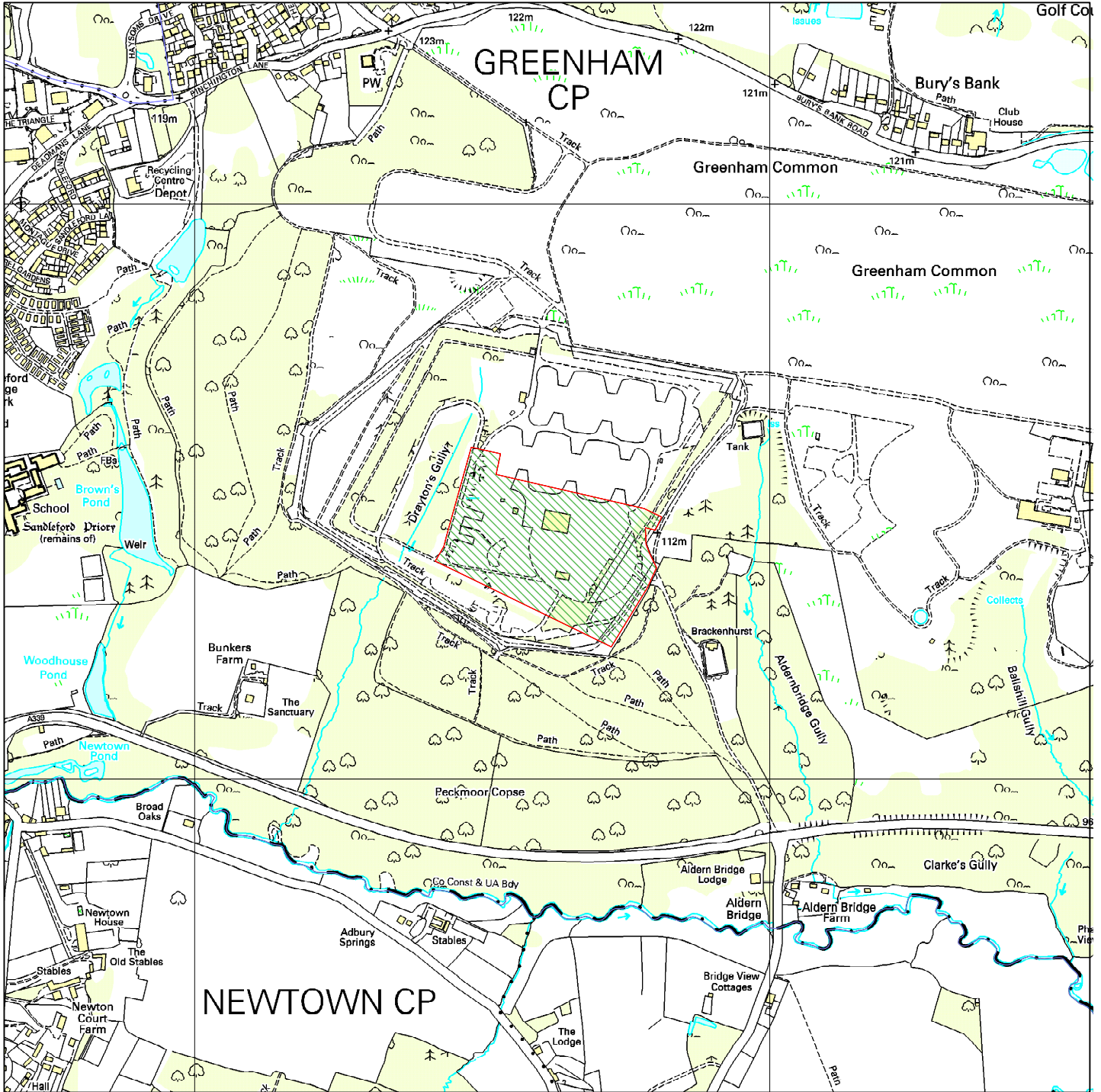
Members noted the outcome of appeal decisions relating to the Western Area.

*(The meeting commenced at 6.30pm and closed at 9.50pm)*

**CHAIRMAN** .....

**Date of Signature** .....

Former GLCM Alert and Maintenance Area (GAMA) site Greenham

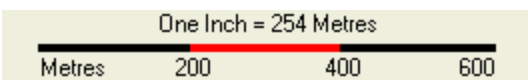


Map Centre Coordinates : 448615.90 , 164403.02

Scale : 1:10000

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<b>Organisation</b>	West Berkshire Council
<b>Department</b>	Environment
<b>Comments</b>	
<b>Date</b>	12 January 2011
<b>SLA Number</b>	100015913

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<b>Title of Report:</b>	<b>GAMA site at Greenham Common. Application No. 10/02006/COMIND. Section 73 - removal of Condition 6 on application reference 08/01150/comind.</b>
<b>Report to be considered by:</b>	District Planning Committee
<b>Date of Meeting:</b>	25 <sup>th</sup> January 2011
<b>Forward Plan Ref:</b>	N/A

**Purpose of Report:** For the District Planning Committee to determine the application in question.

**Recommended Action:** The Western Area Planning Committee of 8<sup>th</sup> December 2010 was minded to approve the application, although no formal resolution was made.

**Reason for decision to be taken:** The application, if approved, would comprise a departure from the Development Plan and national planning policy guidance.

**Key background documentation:** Western Area Planning Committee agenda dated 8<sup>th</sup> December 2010, with update sheet, and agreed minutes. Application file 10/02006/COMIND.

The proposals contained in this report will help to achieve the following Council Plan Theme:

- CPT4 - High Quality Planning**
- CPT5 - A Cleaner and Greener West Berkshire**

The proposals contained in this report will help to achieve the above Council Plan Themes and Outcomes by:

Improving the local environment at Greenham Common and protecting a Nationally significant Scheduled Monument if the application is rejected, but assisting in promoting the local economy should the application be approved.

Portfolio Member Details	
<b>Name &amp; Telephone No.:</b>	Councillor Alan Law - Tel (01491) 873614
<b>E-mail Address:</b>	alaw@westberks.gov.uk
<b>Date Portfolio Member agreed report:</b>	13 <sup>th</sup> January 2011.

Contact Officer Details	
<b>Name:</b>	M Butler
<b>Job Title:</b>	Principal Planning Officer
<b>Tel. No.:</b>	01635 519111
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### Implications

**Policy:** Implications for the future effectiveness of policy BE6 in the South East Plan 2009 and policy ENV38 in the Council's Local Plan 1991 to 2006 Saved Policies 2007.

**Financial:** Nil for the Council.

**Personnel:** Nil

**Legal/Procurement:** Nil

**Property:** Nil

**Risk Management:** Nil

**Equalities Impact Assessment:** Nil

# Executive Summary

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## 1. Introduction

1.1 Application 10/02006/comind is seeking the **permanent** open storage of vehicles on site S, an area of existing hard standing on the southern perimeter of the GAMA site adjacent to Greenham Common. Condition 6 of permission 08/01150/comind ensured that any open car storage be permitted for no longer than **10 years**, once implemented. A plan of the site in question is included on the agenda report.

1.2 For the reasons set out in the officer report, if the application were to be approved this would not only cause substantial harm to the setting of the nationally significant Scheduled Monument, but also harm the setting of Greenham Common, and would undermine local policy ENV38 in the Local Plan 1991 to 2006 Saved Policies 2007, the advice in PPS5 [Planning for the Historic Environment], and policy BE6 in the South East Plan 2009.

1.3 Accordingly the officer recommendation remains one of refusal, in accord with the strong advice from English Heritage - it is understood at the time of writing this report that officers from that organisation are intending to speak at the Committee meeting. However, it is apparent from the Minutes of the Western Area Planning Committee meeting held in December 2010 that Members were minded to approve the application, given the benefits that would flow to the continuing upkeep and maintenance of the GAMA site, in perpetuity, according to the applicants. Members also did not consider that the visual harm of storing vehicles on this part of the GAMA site would be so damaging as to merit rejection.

## 2. Conclusion

2.1 On the one hand the advice from officers is clear upon this application, in that to approve the application would undermine District Planning Policy and cause demonstrable harm. On the other hand Western Area Planning Committee had some sympathy with the applicants' case for the permanent storage of vehicles on site although **no formal resolution** to this effect was made prior to the vote to refer the matter up to DPC for determination. Accordingly the formal recommendation below from the Head of Planning and Countryside remains one of refusal. Members will no doubt wish to bear in mind the views of the Committee on 8<sup>th</sup> December 2010 as minuted.

## 3. Recommendation

**The District Planning Committee resolve to REFUSE the planning application as submitted for the following reason.**

The GAMA site comprises a Scheduled Monument of national significance in relation to the Cold War era. It is also located adjacent to the Greenham and Crookham Commons which is a substantial countryside and open recreational asset for the District and its population. The open storage of cars on site S on a permanent basis would not only be harmful to the understanding and visual setting of the monument, to its overall serious detriment, but also to the setting of the adjacent Common and its users again to the detriment of the overall enjoyment of that countryside asset. Accordingly the application is clearly contrary to the advice in PPS5, policy ENV38 in the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007 and policy BE6 in the South East Plan 2009, and so should be rejected.

## **Appendices**

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Appendix 1 - Agenda Report for 10/02006/comind – Western Area Committee of the 8<sup>th</sup> December 2010.

Appendix 2 - Update paper.

Appendix 3 - Minutes of the Western Area Committee of 8<sup>th</sup> December 2010.

## **Consultees**

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**Local Stakeholders:** Parish Council, English Heritage. Greenham and Crookham Common Commissioners.

**Officers Consulted:** Gary Rayner, Development Control Manager.  
Paul Hendry, Countryside Manager, plus Stewart Souden.

**Trade Union:** Nil

<b>Item No</b>	<b>Application No. and Parish</b>	<b>8/13 Week Date</b>	<b>Proposal, Location and Applicant</b>
(3)	10/02006/COMIND	23 <sup>rd</sup> November 2010	Removal of Condition 6 on planning permission reference No. 08/01150/comind – time restriction of 10 years Land at former GAMA site, Greenham Common. Mr Arnold – Flying A Services.

**Recommendation Summary:**            **The Head of Planning and Countryside be authorised to REFUSE planning permission**

**Ward Member(s):**                        Councillors Swift Hook and Drummond

**Reason for Committee determination:**            Called in by Councillor Swift Hook as major site of importance in the District, and set site in context.

**Committee Site Visit:**                    2<sup>nd</sup> December 2010

<b>Contact Officer Details</b>	
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## 1. Site History

Application 05/02309/ful – Change of use of land to external storage – site S – approved in June 2007.

Application 08/01150/comind – Section 73 - vary condition 6 of above permission to provide 10 years from date of implementation not the permission date. Approved September 2008.

## 2. Publicity of Application

Site Notice displayed 14<sup>th</sup> October 2010. Expiry 4/11/10

## 3. Consultations and Representations

<b>Greenham Parish Council</b>	Objects to the application. Introduction of PPS5 is contrary to the scheme. Open ended permission for a commercial use on the scheduled monument is unacceptable. Example of Upper Heyford site is not appropriate. Application is premature also. GPC wish to see clarification of this application as well. Applicant was made aware of restrictions on site when they purchased the site. Applicant has not discussed scheme with GPC If pp is granted then gross proceeds should be directed to improve the historic asset.
<b>Highways</b>	No objections raised on the basis that since the impact on the highway network for a period of 10 years was acceptable, with the approved highway works, then a permanent use is equally acceptable. Conditional permission is recommended.
<b>Council Archaeologist</b>	Objects to the application. Not convinced by the conclusions reached by the Historic Buildings Assessment – the application site forms an important component of the wider GAMA site and is not subsidiary. All parts of site are of equal significance. The temporary nature of the permission should remain.
<b>Public Protection</b>	If the application is approved a time restriction on deliveries to and from the site should be put in place in order to reduce noise problems in the future.
<b>Defence Estates</b>	No safeguarding objections
<b>Council Ecologist</b>	The storage of vehicles on site may still cause ecological problems – must be mitigated by conditions to be applied.
<b>English Heritage</b>	Strongly object to the application – a permanent consent to conserve the scheduled monument is not necessary and does not comply with the advice in PPS5. The scheme will cause substantial harm to the significance of the monument, which is unacceptable. This is not the only means by which the monument can be retained.
<b>Greenham and Crookham Commons Commission</b>	Object to the application. The open storage of cars on the site would be highly detrimental to the setting of the monument and the enjoyment of users of the Common. Further English Heritage have objected to a permanent use. Proximity to SSSIs may be harmful as well.
<b>Kingsclere Parish Council</b>	Object to the application.
<b>Natural England</b>	The application has the potential to have an adverse impact

	upon the local SSSI so past conditions must be applied. NE would object if the access road to the site were widened at all.
<b>Hampshire County Council</b>	Object on the basis that the unlimited time consent will harm the safety and free flow of traffic on the A339 and the B4640.
<b>Correspondence</b>	3 letters of objection. Original permissions were mistakes and should not be compounded by granting this application. Detrimental impact on highway network and the ecology and amenity of the Common, in particular Brackenhurst Lane No evidence that the museum will ever be built. The applicant has bought a white elephant and it is not the job of the Council to provide him with a commercial income. Contrary to local plan, impact on Common.

#### **4. Policy Considerations**

PPS1, PPS5, PPS9. PPG13.

West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007.

Policies OVS2, ENV9, ENV18, ENV38.

#### **5. Description of Development**

- 5.1 The application site lies within the former cruise missile shelter complex run by the USAF during the Cold War period. It was closed in the mid 1990s and scheduled by English Heritage in 2003 - Monument No. 1376616. The site lies immediately to the west of New Greenham Park one of the principal employment zones in the District. It also lies immediately to the south of the open area of Greenham Common.
- 5.2 The application site lies to the south of Site C [see elsewhere on this agenda] of the main silo complex which housed the missiles. It presently comprises an open area of hardstanding mixed in with scrub trees which have now started to regenerate on the site, incorporating the 3 lines of security fencing around the site. It is approximately 500m in length [east/west axis] and 80m in depth [north / south axis]. It lies immediately adjacent the southern perimeter of the whole GAMA complex. It is proposed that on this site, the permanent storage of cars is permitted, for the applicants, Flying A Services, who presently own the site. Access would be derived via Brackenhurst Lane to the south of the site, leading onto the A339.
- 5.3 As an integral component of the scheme, present conditions of the current planning permission, which is extant until the 18<sup>th</sup> September 2011, ensures that highway works are undertaken before any commencement of car storage on site can begin. For clarity, under permission number 08/01150/comind, Condition 6 notes that any permission for car storage, once implemented, may not exceed a period of 10 years. This application seeks to remove this condition entirely, via the Section 73 mechanism, so if the Committee were to approve the application the applicant would then obtain a permanent permission for car storage on the site, once implemented.

#### **6. Consideration of the Proposal**

- 6.1 The application will be considered under the following heading.

Impact on Scheduled Monument and Need for the facility to be permanent.

## Applicant's case

- 6.1.1 The applicant has submitted a Historic Buildings Assessment [HBA] in order to support their case for permanent storage of cars on site E. This report is very comprehensive and indeed thorough in its overall analysis of the history of the GAMA site to the present day, stating why it has been scheduled for protection by English Heritage, that is, in their words, GAMA is a well preserved and dramatic monument to the latter stages of the Cold War, but since its scheduling in 2003, the applicants have not been successful in persuading the local planning authority to agree a long term sustainable future for the site, which will not only provide a reasonable commercial income for the applicants, but also secure the preservation and future public security of the whole site. Their view is that the only manner in which GAMA can be effectively preserved is through a commercial use on the site, given the very high maintenance costs of the site, particularly in ensuring security from the general public. Further the hard standings and other buildings on site require on going maintenance and repairs to the fences in particular. The writer also makes the point that owners of scheduled monuments are only obliged to not harm the site, but are not required to maintain it.
- 6.1.2 Given the above, and the poor access to the site, it has not been possible to successfully market the site, due to the 10 year planning permission, coinciding with the expensive highway infrastructure works which are required to be undertaken at the site access, in order to accommodate the higher vehicle flows. Indeed condition no 3 of the original s 73 permission 08/01150/comind notes the highway works which must be constructed before any cars are stored on site. Apparently these costs may be in the order of approximately £250,000 to complete, or more. The report concludes that because the site is modern, de facto a modern commercial use to support its future is appropriate in the context of PPS5 policy, and indeed car storage is a reversible use on the site. The new use would only have limited indirect impacts on the monument, but its future presence and significance would be preserved for posterity. The storage of cars on site S, being well behind the main silo site when viewed from the Common, will not harm the setting of that complex to an unacceptable degree, in their view. Furthermore since there is limited public access to the south of the Complex the impact on public amenity will be minimal.
- 6.1.3 Members will note after having read the consultee responses above, that both the Councils Archaeologist and English Heritage are maintaining strong objections to the application. The agents for the applicant have prepared further information which they say makes these objections unjustified. They say that the test should be to consider the visual and physical impacts which will arise should the monument not be maintained in its current "good" state which is the future alternative of no economic use on the site, i.e. the fences, bunkers and hard standings will all gradually decline into a poor state of disrepair, which cannot be the purpose of PPS5 advice. GAMA must have a new purpose given the demise of its original purpose, it is argued, which will need to be a new civilian use. Car storage on site would be a logical progression, since this in itself requires security through fencing, and the open areas are ideal for such a land use. The use would provide very little alterations to the monument and would be reversible as already noted.

## English Heritage Advice

- 6.2.1 On the other hand, Council planning officers have received cogent and clear advice from not only the Council's Archaeologist, but more especially English Heritage [EH] that the application should be rejected. The basis for their concerns are noted below.
- 6.2.2 To consider the EH response first. The GAMA site is considered to be one of the key emblematic monuments in Britain of the Cold War. As such its future protection is paramount. When sold on the open market all potential purchasers were told that permanent car storage would not be acceptable. Flying A Services did however buy the site with the intention of setting up a museum on site open to the public. However, the ongoing running costs of the site were greater than anticipated. In recognition of this EH did not object to a 10 year use of the site for storage of cars, and hence, despite officers' recommendations to refuse, the principal permission was granted in 2007. [05/02309/ful]. EH however maintain that an indefinite use on site would cause substantial harm to the significance of the designated heritage asset. This would not be in accord with advice in PPS5, notwithstanding the appellant's case that the site will otherwise fall into disrepair.
- 6.2.3 The HBA report appears to subscribe a lower level of importance to the hardstanding and fencing areas upon which area S is located, and so this better makes the case for storage. EH do not accept this given the whole of the GAMA site was designated as a "complex", and thus all components of it are of equal importance, whether providing a visual setting or not. Indeed EH go on to state that the large areas of former hardstanding had a function as highly secure storage for military vehicles, which the present application would substantially detract from, i.e. it would materially diminish the illustrative historic value of the monument and its wider setting. EH also specifically comment upon the visual impact, which your officers are equally concerned about, that is, the wider visual impacts of car storage on the Common and its surroundings to which the public have general access at present. It is noted that under the Greenham and Crookham Commons Act of 2002, the public have access, inter alia, around the whole perimeter of the site, where the views into the site can be gained. Furthermore, EH point out that views within the monument itself, to which there is currently no public access, remain of importance under PPS5 advice and the legislation.
- 6.2.4 Next EH note that the east gate into the site was the Green Gate the subject of substantial peace protest camps in the 1980s. As such the communal value of retaining views into the complex, which would be disturbed by the car storage, is unacceptable, if on a permanent basis. It should be noted that Area S can be visible from the green gate access. EH [and your officers] then consider the policy position in regard to PPS5 advice. Policy HE9. 2 in PPS5 sets out a range of criteria which must be met, before applications causing substantial harm to a monument might be allowed in principle. It is not accepted that any of these criteria are satisfied, i.e. car storage may not be the **sole** manner in which the future of the site might be secured – this could be through a charitable organisation, or indeed a public body [such as the Council] which has not been explored to any great degree. Further, the cost of the potential museum at £2 million appears to be prohibitive in relation to the expected income stream from the new use, especially alongside the infrastructure improvements to the roads and the ongoing maintenance costs being

taken into account in addition ie there is no certainty that if the application is approved the museum as a significant public benefit will automatically arise.

## **Council Archaeologist**

6.3.1 The Council's Archaeologist has largely re-iterated the above advice of English Heritage in his response, that is, he is firmly recommending that the application be rejected .He is particularly concerned that the applicants report has not considered the site holistically, subjugating the importance of some parts of the site to others. He is also most concerned about the visual impact issues for the public, with which your officers agree. Finally he notes some helpful quotes from PPS5 which are worth revisiting here – the overarching aim of PPS5 is “that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations”. It is also noted that “substantial harm to or loss of scheduled monuments ...should be wholly exceptional”.

## **7. Conclusion**

7.1 The applicants have set out a reasonably thorough case in support of their application, however their case appears to rest on the basic premise that having purchased the site, it is an ongoing financial liability, and there is no prospect of a commercial profit to be made at present. Hence the need for unlimited time for car storage on the Site S. Whilst the Council may have some sympathy with this position, the protection and conservation of a nationally important scheduled monument must not be compromised at the expense of private interests, even where such interests may, to a partial extent, coincide. This is a basic planning principle espoused within PPS1and PPS5. Given the very serious concerns of the objectors in this case, with which your officers wholly agree, the application cannot be supported.

7.2 Having taken account of all the relevant policy and other material considerations, including the potential prospect of the museum should the application be approved, having regard to the strong reasons to object to the proposal , the application is considered to be unacceptable and should be refused for the following reason .

## **8. Full Recommendation**

The Head of Planning and Countryside Services be authorised to **REFUSE** the application for the following reason:-

The GAMA site comprises a scheduled monument of national significance in relation to the cold war era. It is also located adjacent to the Greenham and Crookham Commons which is a substantial countryside and open recreational asset for the District and its population. The open storage of cars on site S on a permanent basis would not only be harmful to the understanding and visual setting of the monument, to its overall serious detriment, but also to the setting of the adjacent common and its users again to the detriment of the overall enjoyment of that countryside asset. Accordingly the application is clearly contrary to the advice in PPS5 and policy ENV38 in the West Berkshire District Local Plan 1991 to 2006 Saved Policies 2007 and so should be rejected. DC

**WESTERN AREA PLANNING COMMITTEE  
ON 8 DECEMBER 2010**

**UPDATE REPORT**

**Item No:** (3)                      **Application No:** 10/02006/COMIND                      **Page No.** 41

**Site:** Land at former GAMA site, Greenham Common

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**Planning Officer Presenting:** Michael Butler .

**Member Presenting:**

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**Parish Representative speaking:** N/A

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

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

**Applicant/Agent speaking:** Jon Gill - Oxford Archaeology  
Andrew Raven - Savills

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

**Update Information:**

Since the committee report was written the South East Plan has been formally re-instated.

Accordingly it is recommended that within the reason for refusal, policy BE6 in that plan is incorporated in addition to the other policies noted in the agenda report. This policy corresponds to the management of the Historic Environment – it notes [inter alia] that the regions internationally and nationally designated historic assets should receive the highest level of protection. A scheduled monument forms part of such assets.

English Heritage [EH] have responded to the further comments raised by the applicants' agent in regard to the justification for the application. It is noted that when the site was originally marketed in 2003, by Defence Estates, one of the specific uses that was identified as being unlikely to be acceptable was permanent car storage i.e. the present owners should / would have been aware of this document before purchasing the site in question.

Furthermore EH do not agree with the findings of the Historic Buildings Assessment [HBA] i.e. they do not accept that the scheme is of low impact. EH believe the scheme will have substantial harm on the monument and so be clearly contrary to policy HE9.1 and 2 in PPS5 i.e. no wholly exceptional case has been promoted to allow the new use in question.

Amongst other things the HBA does not take into account clear evidence that large parts of the site were left open during its period of use, for good functional reasons [i.e. the car storage use would damage this open character for obvious reasons]. Aerial photographic evidence clearly shows this during the period 1983 to 1991. The committee may wish to refer to the aerial photograph at the meeting.

In addition policy HE11 in PPS5 notes that [inter alia] that decisions made regarding impacts upon heritage assets should , “ resolve problems arising from the inherent needs of the heritage asset , rather than the circumstances of the present owner , or the purchase price paid” .It is considered that this clear policy advice is relevant to this current application.

DC

# DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

## WESTERN AREA PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD ON WEDNESDAY, 8 DECEMBER 2010

**Councillors Present:** Barbara Alexander, Paul Bryant (Chairman), George Chandler, Hilary Cole, Paul Hewer (Vice-Chairman), Roger Hunneman, Gwen Mason, Andrew Rowles (Substitute) (In place of Jeff Beck), Anthony Stansfeld, Julian Swift-Hook and Tony Vickers

**Also Present:** Sharon Armour (Solicitor), Michael Butler (Principal Planning Officer), Derek Carnegie (Team Leader - Development Control), Debra Hammond (Conservation Officer) and Robert Alexander (Policy Officer)

**Apologies for inability to attend the meeting:** Councillor Jeff Beck

**Councillor(s) Absent:** Councillor Gordon Lundie

#### PART I

#### 40. Minutes

The Minutes of the meeting held on 17<sup>th</sup> November 2010 were approved as a true and correct record and signed by the Chairman subject to the following amendments:

**Item 38(1) page 8** – Councillor Vickers believed that there had been a definitive answer to his question regarding the possibility to amend the Construction Management Plan to include an alternative footpath route for school children during term. Michael Butler responded that the contractor cannot be made to carry out an alternative footpath route, however Michael informed the Committee that it would be possible to put an informative that Sovereign Housing Association should endeavour to adhere to Health and Safety recommendations.

#### 41. Declarations of Interest

Councillor Roger Hunneman declared an interest in Agenda Item 5 and reported that, as his interest was personal and prejudicial, he would be leaving the meeting during the course of consideration of the matter.

Councillor Julian Swift-Hook declared an interest in Agenda Items 1, 2, 3 and 5, but reported that, as his interest was personal and not prejudicial, he determined to remain to take part in the debate and vote on the matter.

All Members of the Committee noted that they had been lobbied on items 1, 2, 3 and 5.

#### 42. Schedule of Planning Applications

##### **42(1) Application No. & Parish: 10/02001/FUL Land at former GAMA site, Greenham Common**

*(Councillor Julian Swift Hook declared a personal interest in Agenda item 4(1) by virtue of the fact that he was a Member of Greenham Parish Council that had previously discussed the application. As his interest was personal and not prejudicial he determined to take part in the debate and vote on the matter).*

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

Before the Item began Councillor Paul Bryant informed the Committee that Item 4(1), 4(2) and 4(3) would all be discussed together, due to the applications all concerning the movement of temporary to permanent car storage. The applications would all be voted on separately, and would be minuted as such.

The Committee considered reports (Agenda Item 4(1), 4(2), 4(3)) concerning Planning Application 10/02001/FUL, 10/02005/COMIND, 10/02006/COMIND for the change of use of land to permanent storage of cars (B8) on site E at the land at the former GAMA site, Greenham Common, the removal of Condition 6 on planning permission reference No. 08/01146/comind and the removal of Condition 6 on planning permission reference No. 08/01150/comind respectively.

Michael Butler (Principal Planning Officer) outlined the report as detailed in pages 23 to 48 of the agenda and raised the following points:

- Should Members be minded to go against officer's recommendation and approve the application, the applications would still have to be implemented by September 2011 as with the extant permissions. If the scheme was not implemented by this date it would lapse.
- Should Members be minded to go with Officers recommendation (refusal), it was recommended that policy BE6 from the South East Plan be stated as an additional policy in the reason for refusal.
- English Heritage claimed that the scheme was not low impact as suggested, and English Heritage stated that proposal was contrary to policies HE9 in PPS5.

Councillor Paul Bryant enquired what would constitute implementation of the scheme. Michael Butler responded that all highways work on Brackenhurst Lane would need to be completed before a single car was stored.

In accordance with the Council's Constitution, Andrew Raven, Agent and Jon Gill from Oxford Archaeology, addressed the Committee on this application. Because the Agent and Mr Gill were discussing 3 applications the speakers were given fifteen minutes.

Andrew Raven (Agent) in addressing the Committee raised the following points:

- Mr Raven informed the committee that the site required the income, not for the infrastructure, but for its long term maintenance.
- Since temporary consent in 2007, Mr Raven informed the committee a marketing campaign had been undertaken. The only use that appears possible was car storage.
- In recent years English Heritage have not given sufficient help, grants and maintenance for bunkers. They recommended the use of a museum. However a museum was not a money making investment, and would not be able to fund the upkeep, as well as the junction having a limited number of movements.
- Mr Raven noted that the Council did not purchase the land, when they were offered it, and he could only assume they did not due to the upkeep. He also informed the Committee that they had offered to sell it to English Heritage, but to no avail, as whoever bought it would be faced with high maintenance costs.

Jon Gill in addressing the Committee raised the following points:

- Mr Gill understood the particular issues that the application was having, however he believed that car storage could be used as a suitable way of making money to cover the upkeep of the site.

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

- The storage cars would be visible, but it would not be as harmful as parking on a prehistoric monument
- Mr Gill stated that he believed the application would preserve the national importance of the site, and that he felt the proposal would preserve GAMA for future generations.

Councillor Julian Swift-Hook asked Mr Raven whether his clients would ever build a museum on the site. Mr Raven responded that although museums tended to make a financial loss, his clients hoped to establish one. This would however only be after a car storage application had been successful. Councillor Swift-Hook enquired whether Greenham Common Trust had been approached for a grant. Mr Raven informed the committee that although the Trust had not been approached directly, they would have been aware of his clients marketing campaign. Councillor Swift-Hook asked if funding was to come through a private company, and no cars were to be stored over the next 3 to 4 years, whether Mr Raven's clients would consider selling. Mr Raven responded that they would consider selling as with a ten year time limit it would be difficult to implement storing the cars.

Councillor Tony Vickers asked whether the site had been internationally marketed due to its international attraction.

Mr Raven confirmed that this was the case. Councillor Vickers informed the committee that he could not see the harm of car storage being permanent. The agent responded that any harm would be minimal, if at all and that there would be a positive improvement in respect of site security.

Councillor Hilary Cole asked why the applicant bought the site. Mr Raven informed the Councillor that there were many similar sites throughout the UK and USA and that the applicants had wished to create a museum of international importance.

Councillor Swift-Hook wanted to know how visitors to the museum would get around the site. Mr Raven responded that he would suggest a minibus and that people would book in advance, traffic movement would be minimal.

Michael Butler said that it was up to the committee to make a choice over permanent versus temporary harm. It was the officer's opinion that permanent use for car storage would be demonstrably harmful. Mr Butler said that he had rarely seen such a strong recommendation to refuse from English Heritage and the Council Archaeologist.

Councillor Julian Swift-Hook as Ward Member raised the following points:

- Councillor Swift-Hook informed the committee that he only asked for the report to be called in if it was recommended for approval.
- The Parish Council have objected, English Heritage, Greenham Common Commission, Hampshire County Council and Archaeology all had objected to the application
- English Heritage approved the temporary condition, but not the permanent permission.
- PPS5 noted that you should not grant permission if it was for purely financial reasons.
- Greenham Common Trust had not been contacted in respect of grant funding.
- The proposal of parking cars permanently on the GAMA site has the same concern as parking on Stonehenge.

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

It is for these reasons that Councillor Swift-Hook proposed Officers Recommendation, to refuse the application. Councillor Roger Hunneman seconded the proposal.

Councillor Tony Vickers was keen to see a museum on the site. The Councillor said that there would be harm if the Council did not do everything in its power that it could do in finding a use for the site. Councillor Vickers felt that the application should be considered by the District Planning Committee.

Councillor Hunneman said that his position was regrettable as he could not approve permanent car storage on an important monument, however he understood that the applicant required some way of making money to help with the upkeep.

Councillor Swift-Hook felt that granting planning consent would not be doing everything the Council could do and would be referring its responsibility elsewhere. The Councillor said that cars would be visible through the fence. A museum would be favourable; however this would not generate the desired income.

Councillor Andrew Rowles admitted finding the application frustrating as he felt that West Berkshire Council should have bought the site. Councillor Rowles did not have a problem with cars being stored at the site. He felt that the applicant wanted to preserve the site and that they needed support.

Councillor Swift-Hook responded that Greenham Common Trust tried to buy the site previously, and that although the applicant was currently trying to preserve the site there was a possibility that others would want to preserve it.

Michael Butler informed the committee that if the application was approved Members should note that the applicant was not required to maintain the site; they were only required to make sure that no harm was done to the monument per se. Mr Butler also reminded the Committee that the application was not personal to the applicant and so any permission would apply to any subsequent owners of the site.

Members of the Committee were asked to review the case before them and vote on the proposal by Councillor Julian Swift-Hook and seconded by Councillor Roger Hunneman to refuse applications; 4(1), 4(2) and 4(3). 4 Members voted for Officers recommendation, and 6 voted against, for each application.

Officers noted that should the committee be minded to approve the application, this would comprise a clear departure from the Development Plan and so would need to be referred to District Planning Committee. .

Councillor Anthony Stansfeld agreed saying that if the application was to be approved it should be passed to District Planning Committee. Councillor Stansfeld thus proposed to refer the application up to District Planning Committee; Councillor Paul Hewer seconded the proposal.

For Item 4(1) Members voted to **REFER** the application to the District Planning Committee by 8 votes to 2.

### **42(2) Application No & Parish: 10/02005/COMIND Land at former GAMA site, Greenham Common**

*(Councillor Julian Swift Hook declared a personal interest in Agenda item 4(2) by virtue of the fact that he was a Member of Greenham Parish Council that had previously discussed the application. As his interest was personal and not prejudicial he determined to take part in the debate and vote on the matter).*

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

Councillor Stansfeld proposed to refer the application up to District Planning Committee; Councillor Paul Hewer seconded the proposal.

For Item 4(2) Members voted to **REFER** the application to the District Planning Committee by 8 votes to 2.

### **42(3) Application No & Parish: 10/02006/COMIND Land at former GAMA site, Greenham Common**

*(Councillor Julian Swift Hook declared a personal interest in Agenda item 4(3) by virtue of the fact that he was a Member of Greenham Parish Council that had previously discussed the application. As his interest was personal and not prejudicial he determined to take part in the debate and vote on the matter).*

Councillor Stansfeld proposed to refer the application up to District Planning Committee, Councillor Paul Hewer seconded the proposal.

For Item 4(3) Members voted to **REFER** the application to the District Planning Committee by 8 votes to 2.

### **42(4) Application No & Parish: 10/02320/FULD Riverside House, 1 Charnham Street, Hungerford**

The Committee considered report (Agenda Item 4(4)) concerning Planning Application 10/02320/FULD for the proposed new dwelling at Riverside House, 1 Charnham Street, Hungerford.

Debra Hammond (Senior Planning Officer) outlined the report as detailed in pages 49 to 58 of the agenda and raised the following points:

- The application was for a 5 bedrooomed detached house in the settlement boundary of Hungerford Town.
- The proposed application site was an area of important open space, as well as in the garden of a grade II listed building.
- Within Hungerford's Local Plan it noted that the character of the town was helped by the open spaces.
- The recent revisions to PPS3 mentioned important contributions to the development.
- There was a strong objection from the Georgian Group and English Heritage. The main concern related to the impact of the setting.

In accordance with the Council's Constitution, Mr James Podger, Applicant and Mr Arthur Hedges, Agent addressed the committee and raised the following points:

- The house was designed to reflect the structure of Charnham Street.
- The site was not in public view, and would be covered at all times of the year.
- The refusal reason referred to wooded open space, however the development would not affect the countryside as it was a private garden.
- The applicant wished to live next to his business, for security as well as to cut back on commuting from Swindon.

Councillor Paul Hewer asked what would happen should the antique business start to fall into decline. Mr Podger (Applicant) replied that antiques were a sustainable business,

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however should the property be sold separately there was still a car park and a large garden which would have a river setting.

Councillor David Holtby speaking as Ward Member in addressing the Committee raised the following points:

- The Antiques industry was the biggest employer in Hungerford.
- The garden was not public open space, and there was no right of way through it.
- The stables have previously been restored by the applicant
- The two objectors did not live close to view the application, the neighbour at the Coach House had not objected.
- The development would enhance Hungerford, would guarantee a good employer and help cement it in the centre of England for antiques dealing.

Councillor Paul Bryant enquired why the applicant should wish to live next to his business, as most people did not. Councillor Holtby said that it was security as well as reducing his travel to Swindon.

Councillor Anthony Stansfeld said that although the open space was not public, it was still important in characterising Hungerford. Councillor Stansfeld raised the point that the proposed house would be in the garden of a listed building in a conservation area, and that the antiques business was not tied to the property.

Councillor Barbara Alexander said that the Committee should exercise consistency in its decision making process and therefore proposed to approve the application, Councillor Hilary Cole not create one rule for one application and another for a different application, there should be consistency. Councillor Alexander proposed to approve the application, Councillor Hilary Cole seconded. At the vote the proposal by Councillor Alexander was lost 5 votes to 6.

Derek Carnegie noted at this point of the discussion that should this application be approved, due to it being an amendment to the policy, it could be referred up to the District Planning Committee.

Councillor Julian Swift-Hook reminded the Committee that the Council decided policy, not the Committee and that the application appeared to have strong grounds for refusal and that Members needed to pay attention to it.

Councillor Cole accepted Councillors Stansfeld and Swift-Hook's concerns on the precedent and policy. Councillor Cole said that the Council were discouraged from infill development, but this proposed development was to be built in the footprint of the old Orangery.

Councillor Roger Hunneman agreed with Councillor Stansfeld.

Councillor Tony Vickers said that there were different definitions of important open space, however he felt this application demonstrated a clear definition. Councillor Vickers noted that there was the Hungerford Town Plan which characterised the Town, and although the proposed development would not be visible from the public street, Councillor Vickers could not support the application.

Councillor George Chandler said that this proposed development would set the wrong precedent, and would therefore be hard to refuse similar properties.

Councillor Julian Swift-Hook made a counter proposal to refuse the application, Councillor Tony Vickers seconded. The motion was carried 6 votes to 5.

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

At the vote the motion was carried with Councillor Paul Bryant making the casting vote.

The Head of Planning and Countryside be authorised to **REFUSE** permission:

1. The character of this wooded riverside garden makes an important contribution to the character of the wider area. The revised definition of previously developed land contained in PPS3 therefore has a primary bearing on the consideration of this application. The introduction of a large detached dwelling on this piece of Greenfield land would seriously harm the character of the area. The development of this garden would therefore be contrary to PPS1 and PPS3, Policies OVS2 and HSG1 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies September 2007 which seek to resist development which would harm the character of the an area.
2. The erection of a detached dwelling on this land would result in the loss of this important green riverside space. This would seriously harm the visual amenity value and special historic importance of this Important Open Space. The proposal is therefore contrary to Policies OVS2, HSG1, and ENV31 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies September 2007, which all seek to protect the Important Open Spaces important to the character of an area.
3. Riverside House is a Grade II listed early-mid eighteenth century house. The setting of this Grade II listed building owes much to the harmony produced by the building and the river, and the quality of space created between them. This historical relationship is reflected in the building's name - Riverside House. The introduction of built form of this scale in this area would seriously harm the riverside setting of this listed building, contrary to PPS5, which seeks to protect the setting of heritage assets.
4. The application site is located within the town centre Conservation Area and is considered to make a positive contribution to the character of the Conservation Area. The importance of open spaces, albeit wooded, such as this, within the town centre is recognised in the Hungerford Town 2010 + Plan which notes that the town's character "owes much to the mix of buildings and open spaces, and the soft boundary between the town and its rural surroundings". The introduction of an urban form in this attractive wooded riverside setting would seriously harm the character of the Conservation Area contrary to PPS5 and Policy ENV33 of the West Berkshire District Local Plan 1991 to 2006 Saved Policies September 2007.

### **42(5) Application No & Parish: 10/02051/HOUSE - 7 Water Lane, Greenham, Thatcham, Berkshire**

*(Councillor Roger Hunneman declared a personal and prejudicial interest in Agenda item 4(5) by virtue of the fact that he knew the applicant. As his interest was personal and prejudicial he determined to leave the meeting and would not vote on the matter)*

*Councillor Roger Hunneman left the meeting*

*(Councillor Julian Swift-Hook declared a personal interest in Agenda item 4(5) by virtue of the fact that he was a Member of Greenham Parish Council. As his interest was personal and not prejudicial he determined to take part in the debate and vote on the matter).*

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

The Committee considered report (Agenda Item 4(5)) concerning Planning Application 10/02051/HOUSE for the proposed two storey side extension at 7 Water Lane, Greenham, Thatcham, Berkshire.

Derek Carnegie (Team Leader – Development Control) outlined the report as detailed in pages 59 to 66 of the agenda and raised the following points:

- The first floor window would overlook the neighbour's garden.
- However the amended plans as detailed in 6.2.1 had been edited accordingly and Mr Carnegie believed this to be acceptable.

In accordance with the Council's Constitution, Mr K Watts (objector) and his agent Mr Chris Strang, and Mr Michael Tanner, Agent addressed the Committee on this application.

Mr K Watts in addressing the Committee raised the following points:

- The proposed development would be overbearing, overshadowing and would restrict the privacy on the neighbours small rear garden.
- The extension would move the wall to the boundary.
- When the neighbour was in their garden they would have a brick wall facing them.
- The overshadowing would mean Mr Watts was to lose light to his garden much earlier than he currently did.

Mr Chris Strang in addressing the Committee raised the following points:

- The extension would be out of keeping with the area where there were little or no extensions.
- The extension would result in engendering enclosure and confinement to the garden.

Mr Carnegie drew the Committee's attention to a Google maps image on the projector, it demonstrated current overshadowing of the neighbours garden. Mr Carnegie believed that the extension would not increase the overshadowing of the neighbours property.

Councillor Swift-Hook commented that the elevations of the proposal would be the same height as the ridge height.

Councillor Hilary Cole asked Mr Watts at what time when did he currently lose sunlight? Mr Watts responded that in the winter it was about 10am.

Councillor Swift-Hook asked Mr Strang what he meant by the comment that the garden would become engendered? Mr Strang commented that he used the language taken from the Inspectors report in relation to an appeal decision that was dismissed. It stated that the "sheer proximity [of an extension] would block out the greater majority of visible sky, engendering a much greater sense of enclosure and confinement to the space."

Mr Michael Tanner in addressing the committee raised the following points:

- The highways issue had been addressed.
- The bricks and materials would be the same as the current house.
- The extension was set down by 25 degrees and this was shown in the drawings, therefore the extension would not be overshadowing any more than the current property was.

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

- The extension was required because of a growing family; if privacy was a problem the applicant would be willing to opaque the window.

Following a question from Councillor Swift-Hook Mr Tanner replied that the ridge of the extension was set down by 800mm.

Councillor Julian Swift-Hook speaking to the Committee as Ward Member raised the following points:

- The applicant had overcome several issues such as highways and character of the extensions.
- The neighbour's garden which was used the most would be overshadowed, and there was still an issue of privacy concerning the window.

Councillor Swift-Hook proposed to refuse the application; Councillor Tony Vickers seconded the proposal. At the vote this motion was lost by 4 votes to 5.

Councillor Hilary Cole said that it was a modest extension; however she could understand the neighbours concern, but the extension would not affect the light in the house.

Councillor Swift-Hook remarked that any development would cause harm, and that there was too much harm on the application. The existing house was already close to the neighbouring property and this extension would make it 2.7 metres closer and affect Mr and Mrs Watts enjoyment of their property.

Councillor Vickers said that in his professional opinion, as a surveyor, there would be significant overbearing and overshadowing should the extension be allowed to go ahead.

Councillor Cole proposed to approve the application; Councillor Paul Hewer seconded.

At the vote, the motion was carried to **GRANT** Planning Permission subject to the following conditions:

1. The development shall be started within three years from the date of this permission and implemented strictly in accordance with the approved plans.

Reason: To enable the Local Planning Authority to review the desirability of the development against Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007 should it not be started within a reasonable time.

2. The development hereby approved shall be carried out in accordance with drawing title number DH/01 Revision A dated 11/10/10 and received on 17<sup>th</sup> November 2010.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

3. Irrespective of the provisions of the current Town and Country Planning (General Development) Order 1995, no additional openings shall be inserted in the northern elevation without the written permission of the Local Planning Authority.

Reason: In the interests of the amenity of neighbouring properties in accordance with Policies CC6 of the Regional Spatial Strategy May 2009 and OVS2 of the West Berkshire District Local Plan 1991 – 2006 Saved Policies 2007.

INFORMATIVES

1. The decision to grant planning permission has been taken because the development will be designed to a standard that will preserve the features of the local landscape without harming the amenities of the neighbouring residents or the character and appearance of the area. This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning Service or the Council website.\*
2. The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycle way or grass verge, arising during building operations.
3. The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

**42(6) Application No & Parish: 10/02164/FUL & 10/02084/LBC Holt Manor Farm, Kintbury Holt**

*Councillor Julian Swift-Hook left the meeting at 9:23.*

*Councillor Roger Hunneman rejoined the meeting at 9:25*

The Committee considered report (Agenda Item 4(6)) concerning Planning Application 10/02164/FUL & 10/02084/LBC for the proposed two storey extension and alteration to house, replace existing porch entrance, part removal of existing boundary wall to create drive way parking, demolition of existing large stable and hay barn, replacement with pond and paddock at Holt Manor Farm, Kintbury Holt.

Debra Hammond (Senior Planning Officer) outlined the report as detailed in pages 67 to 72 of the agenda and raised the following points:

- The application sought permission for Listed Building and Full Consent.
- The Building was characterised by traditional gables.
- English Heritage and the Georgian Group both voiced strong objections.
- There was no reason to refuse the proposal to the rear of the property as it was in keeping with the current design of the house.

In accordance with the Council's Constitution, Andrew Plumridge and Michael Pagilaroli, Agents addressed the Committee on the application:

Mr Andrew Plumridge in addressing the committee raised the following points:

- The two letters of objection received were not believed to be serious concerns. The Georgian Group's concern could be seen on page 69 in paragraph 6.2, however Mr Plumridge did not believe this should be classed as a serious objection.
- The projection was to the rear of the property, and there was already one projection on the other side. Mr Plumridge made the point that the applicant was not altering anything of historical interest.
- The alterations were sensible and logical alterations.

## WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES

- The alterations would allow you to get to the front door of the house from the front drive, instead of having to go round the back of the property.
- The proposal would allow the applicant to remove the blights and the large asbestos stable and replace it with a pond.
- The elevations would not be affected by the development.

Councillor Anthony Stansfeld questioned how it could be an 17<sup>th</sup> Century building, with a Georgian front, but not back. Mr Plumridge informed the Committee that the Georgian's were notorious for making the front of the building in keeping with their time period, whilst not paying much attention to the back of the building.

Following a question from Councillor Paul Hewer, Mr Plumridge responded that the splays were at an angle as the applicant did not wish to affect the existing character of the building.

Councillor Hilary Cole enquired how old the stable block was that the gables were reflecting. Mr Plumridge said that it was a 19<sup>th</sup> Century building.

Councillor Andrew Rowles speaking as Ward Member said that it would tidy up the house and evolve the property should it be approved.

Councillor Anthony Stansfeld speaking as Ward Member said that it would allow huge improvements to the current property; however he had some concerns about the windows that were proposed.

Derek Carnegie commented that in principle the proposed work was good, but Mr Carnegie said that he was uncomfortable with the plans and the extensions.

Councillor Cole said that she was not happy with the splay out of the gables. Councillor George Chandler echoed this point.

Councillor Andrew Rowles proposed to accept the proposed application; this was seconded by Councillor Tony Vickers. This was put to the vote, and was not carried. A counterproposal was proposed by Councillor Paul Hewer this was seconded by Councillor Roger Hunneman to refuse the application.

At the vote the motion was carried to **REFUSE** planning permission and listed building consent for the following reasons:

1. Holt Manor Farm is a Grade II listed seventeenth century farmhouse with an eighteenth century re-fronting, which appears to retain the majority of its historical plan-form. The design of the proposed extension is unsympathetic and fails to reflect the proportions, character and detailing of this Grade II listed building. The 'kicked out' splays on either side of the roof appear ungainly and do not reflect the traditional gables, and cat-slides of the main building. Furthermore, the extension would obscure part of the southern elevation. The proposal would therefore seriously harm the special interest of this Grade II listed building contrary to advice contained within PPS5.
2. Whilst it is accepted that the existing casement windows are replacements and therefore not of historic interest, the openings are of historic interest. Triple light casement windows set under segmental arches are a common feature of vernacular buildings in this area. The mix of vernacular and Georgian features found in this building makes an important contribution to the special interest of the building. The applicants have failed to convincingly demonstrate that the window openings are modern alterations and that they were indeed sashes. The removal

**WESTERN AREA PLANNING COMMITTEE - 8 DECEMBER 2010 - MINUTES**

of these openings and replacement with opening to fit vertically proportioned sash windows is considered to harm the significance of the building, contrary to advice contained within PPS5 which seeks to protect the special interest of listed buildings.

**43. Appeal Decisions relating to Western Area Planning Committee**

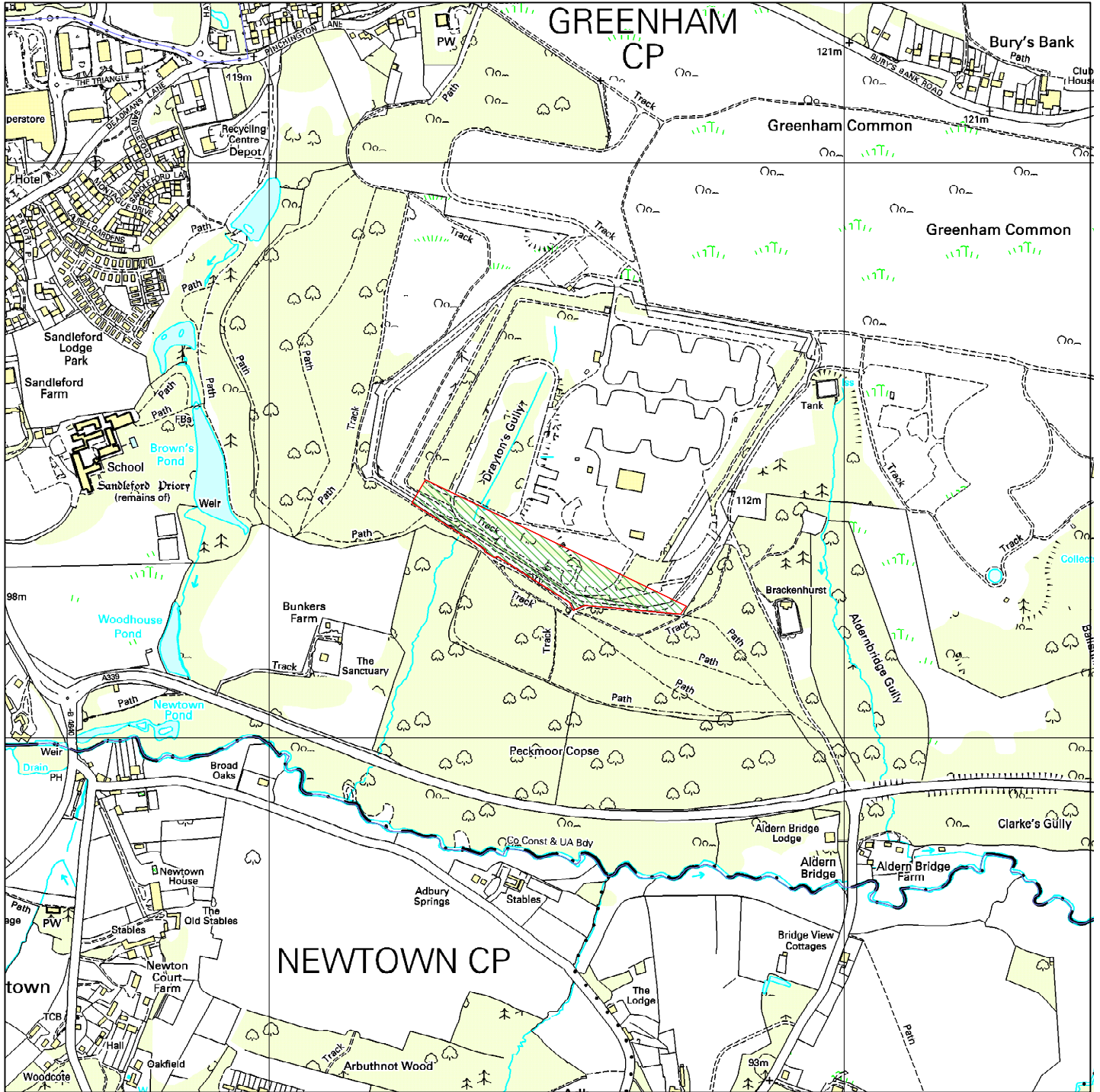
Members noted the outcome of appeal decisions relating to the Western Area.

*(The meeting commenced at 6.30pm and closed at 9.50pm)*

**CHAIRMAN** .....

**Date of Signature** .....

Former GLCM Alert and Maintenance Area (GAMA) site Greenham

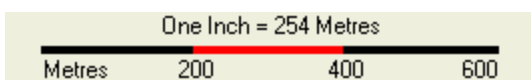


Map Centre Coordinates : 448487.04 , 164331.68

Scale : 1:10000

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<b>Organisation</b>	West Berkshire Council
<b>Department</b>	Environment
<b>Comments</b>	
<b>Date</b>	12 January 2011
<b>SLA Number</b>	100015913

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# Agenda Item 4.(4)

<b>Title of Report:</b>	Trunkwell Farm, Beech Hill Road, Beech Hill, Reading Application No. 10/02090/FULD  Replacement of existing barn with barn-style dwelling and conversion of existing traditional brick and timber cart house to provide ancillary accommodation. Demolition of remaining barns and outbuildings.
<b>Report to be considered by:</b>	District Planning Committee
<b>Date of Meeting:</b>	25 <sup>th</sup> January 2011
<b>Forward Plan Ref:</b>	N/A

**Purpose of Report:** For the District Planning Committee to determine the application in question.

**Recommended Action:** The Eastern Area Planning Committee of the 1st of December 2010 recommended that the application be approved.

**Reason for decision to be taken:** Referred to District Committee by Members due to concerns regarding the strategic impact on the implementation of development plan policies should the application be approved.

**Key background documentation:** Eastern Area Planning Committee agenda dated the 1<sup>st</sup> of December 2010, with update sheet, and agreed minutes. Application file 10/02090/FULD.

The proposals contained in this report will help to achieve the following Council Plan Theme:

- CPT4 - High Quality Planning**
- CPT5 - Cleaner and Greener**

The proposals contained in this report will help to achieve the above Council Plan Themes and Outcomes by:  
Preventing unsustainable and inappropriate use of a Greenfield site.

Portfolio Member Details	
<b>Name &amp; Telephone No.:</b>	Councillor Alan Law - Tel (01491) 873614
<b>E-mail Address:</b>	alaw@westberks.gov.uk
<b>Date Portfolio Member agreed report:</b>	

Contact Officer Details	
<b>Name:</b>	H Evans
<b>Job Title:</b>	Senior Planning Officer
<b>Tel. No.:</b>	01635 519111
<b>E-mail Address:</b>	hevans@westberks.gov.uk

### Implications

**Policy:** Implications for the Development Plan particularly in relation to Policy ENV.20 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 (WBDLP) in terms of promoting sustainable development and limiting development in the countryside to locations close to existing community facilities and public transport.

**Financial:** Nil

**Personnel:** Nil

**Legal/Procurement:** Nil

**Property:** Nil

**Risk Management:** Nil

**Equalities Impact Assessment:** Nil

# Executive Summary

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## 1. Introduction

1.1 The application before the Committee is outlined in Appendix 1 which includes the Officer's report, plus update, on the proposed development considered at the Eastern Area Planning Committee on 1<sup>st</sup> December 2010.

1.2 The application is for the erection of a new dwelling in the countryside outside any identified settlement boundaries. The application is being primarily considered under Policy ENV.20 of the WBDLP which relates to the redevelopment of existing buildings in the countryside although other relevant policies and government guidance are referred to in the attached committee report. The principal criteria which must be met in this policy is that the proposal should be in a sustainable location well related to existing settlements and which are accessible by means other than the private car. It should be noted that the proposal relates to an agricultural site and therefore is not classified a brownfield site. The proposal is in a relatively isolated location about half a mile from the hamlet of Beech Hill which does not have an identified settlement boundary on the WBDLP proposals map and has no shops or schools. The site is not well related to any public transport links.

1.3 The building to be redeveloped is a modern steel framed barn together with a number of other barns in the vicinity. One building, a former cartshed, is to be retained. In addition to the unsustainable nature of the proposal it is considered that the taller domestic building with its large areas of glazing would be prominent in the landscape and have a greater impact on the countryside than the existing barns. The building would be clearly visible from the nearby public right of way (footpath BeechHill 4/1), and from further afield particularly from the north and west as there are extensive views from the site in those directions.

1.4 A previous permission (which was considered by the District Planning Committee in September 2007) was for the conversion of a traditional barn at the site for a live work unit. This was considered under Policy ENV.19 relating to the re-use of existing buildings in the countryside. However, half of this barn has now collapsed and the other half is derelict (This permission has also lapsed). Policy ENV.20 states that redevelopment is not acceptable in cases where the existing buildings are in an advanced state of dereliction as this would be intrusive to a rural area.

1.5 Trunkwell farm is typical of many clusters of farm buildings in the countryside. The fact that the buildings are no longer in agricultural use and are deteriorating is not sufficient reason to allow the construction of a new dwelling in order to remove the 'untidy' agricultural buildings. Planning guidance does not encourage granting planning permission to allow the 'tidying up' of sites as this could act as an incentive to landowners to allow buildings to become derelict and unsightly. Whilst the existing agricultural buildings are not particularly attractive their visual impact on the wider area is low key and in keeping with the rural area. In contrast the proposed new dwelling and its residential curtilage would have a greater and uncharacteristic suburbanising visual impact on the surrounding area.

## 2. Conclusion

2.1 The application is contrary to the Council's Policies on redevelopment of existing buildings in the countryside and to its overall strategy of sustainable development and development on brownfield sites in preference to greenfield sites and the similar aims contained in current government guidance in PPS1 and PPS7.

2.2 It is also considered that the proposal would have an unacceptable impact on the character and amenity of the countryside.

2.3 As a result, the Officer recommendation at the Eastern Area Planning Committee on 1<sup>st</sup> December 2010 was for the refusal of the application.

2.4 At the above meeting the members resolved to approve the application subject to the completion of a section106 agreement within two months and subject to conditions. They also resolved that the application should be referenced up to the District Planning Committee on 25<sup>th</sup> January for determination due to its strategic implications with regard to the implementation of development plan policies.

2.5 The Officer recommendation from the Head of Planning and Countryside remains one of refusal.

## 3. Recommendation

**That the Head of Planning and Countryside be authorised to REFUSE planning permission for the following reasons:**

1. The application sites lies outside any identified settlement boundaries on the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and within a rural location in the countryside. The application site is in an isolated location, not well related to settlements and is not readily accessible by means other than the private car which would be needed to reach the nearest services and facilities. As such the proposal is considered to be in an unsustainable location and the proposed replacement of farm buildings would be contrary to national guidance within PPS7 – Sustainable Development in Rural Areas, Core Policy OVS.1 and Policy ENV.20 of the West Berkshire District Local Plan which seek to ensure that development is in sustainable locations which are well related to existing settlements and accessible by means other than the private car.
2. The proposal is for the replacement of a number of rural barns with a new dwelling house in a rural location. It is considered that this would have a greater impact than the existing buildings in terms of its prominent siting in this rural location where it would be visually harmful to the surrounding countryside. In addition the design of the proposed building with extensive use of glazing is likely to increase the impact of the proposal and result in a greater loss of visual amenity in this rural location. This is contrary to the guidance in PPS7 and Policy ENV.20, and OVS.2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 which seek to ensure that proposals show a high standard of design which is appropriate to the rural location and would not be visually harmful to the surrounding countryside.
3. The development fails to provide an appropriate scheme of works or on and off-site mitigation measures to accommodate the impact of the development on local infrastructure, services, or amenities or provide an appropriate mitigation measure

such as a planning obligation. The proposal is therefore contrary to government advice on mitigating the impact of development, Policy OVS3 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007 as well as the West Berkshire District Council's adopted SPG4/04 'Delivering Investment from Sustainable Development'.

## **Appendices**

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Appendix 1 - Agenda Report – Eastern Area Planning Committee of the 1<sup>st</sup> December 2010.

Appendix 2 - Update paper.

Appendix 3 - Minutes of the Eastern Area Committee of the 1<sup>st</sup> December 2010.

## **Consultees**

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**Local Stakeholders:** Parish Council.

**Officers Consulted:** Gary Rayner, Development Control Manager.  
Paul Hendry, Countryside Manager, plus Stewart Souden.

**Trade Union:** Nil

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Item No	Application No. and Parish	Proposal, Location and Applicant
(5)	10/02090/FULD Beech Hill Parish	Replacement of existing barn with barn-style dwelling and conversion of existing traditional brick and timber cart house to provide ancillary accommodation. Demolition of remaining barns and outbuildings. Trunkwell Farm, Beech Hill Road, Beech Hill, Reading  Mr Robert Walton

**Recommendation Summary:**

The Head of Planning & Countryside be authorised to  
**REFUSE PLANNING PERMISSION**

**Ward Member(s):**

Mrs M Lock  
Mr K Lock

**Reason for Committee determination:**

Called in by Councillor K Lock: Site has been the subject of more than one application and as this is another change it is considered that Committee should see it.

**Committee Site Visit:**

24.11.2010

<b>Contact Officer Details</b>	
<b>Name:</b>	Hazel Evans
<b>Job Title:</b>	Senior Planning Officer
<b>Tel No:</b>	(01635) 519111
<b>E-mail Address:</b>	hevans@westberks.gov.uk

## 1. Site History

05/02807/FULD	Withdrawn 3/2/2006	Conversion of traditional barns to create a single dwelling and annexe. Demolition of modern farm buildings and landscape re-instatement.
05/02808/FUL	Approved 8/2/2006	Demolition of part of ground and first floor of Trunkwell Farmhouse and replacement with a new extension and conversion of existing outbuilding New barn-style garage and demolition of modern farm buildings
06/00958/FULD	Refused 29/06/2006	Conversion of traditional barns to single dwelling and annexe. Demolition of modern farm buildings, landscaping.
06/02155/FULD	Approved 8/9/2007	Conversion of traditional brick and timber farm barns to create a single dwelling and B1 (live/work office space). Provision of sustainable development works. Demolition of modern farm buildings and landscape re-instatement.
09/00736/FUL	Approved 15/12/2009	Demolition of existing farmhouse buildings and erection of a replacement dwelling house and a detached triple garage. (Adjacent site)
09/01864/FUL	Withdrawn 6/11/2009	Change of use of land from agricultural to commercial.

## 2. Publicity of Application

Neighbour notification expired 12<sup>th</sup> October 2010  
Site notice expired 21<sup>st</sup> October 2010.

## 3. Consultations and Representations

### **Beech Hill Parish Council:**

The majority of BHPC consider that this site is too remote for low cost or starter homes. We support the replacement of the barn with a residential dwelling.

With the building of a new house under application 09/00736/FUL, it is important that the two properties complement each other. We would not want these two houses to become a gated community.

The house will be prominently visible from the footpath that runs from Great Park Farm to the Beech Hill Road. Currently a farm track runs through the farm and could provide access to this footpath to make a circular walk on the North side of the Beech Hill Road. We want this track to be retained and eventually made available as a Permitted Path.

We assume that this new dwelling will provide some Section 106 money to the village.

### **Highways:**

No objections

### **Archaeology**

No objections subject to building recording condition

<b>Environmental Health</b>	No objections subject to contaminated land and dust conditions, informative re noise during demolition
<b>Thames Water</b>	No objections
<b>Ecology</b>	No objections subject to conditions
<b>Developer Contributions requested</b>	
<b>Highways</b>	£4000
<b>Education</b>	£5785
<b>Open Space</b>	£2364
<b>Health Care</b>	£221
<b>Adult Social Care</b>	£759
<b>Correspondence:</b>	One letter of support from nearby residents

#### **4. Policy Considerations**

Planning Policy Statement 1 – Delivering Sustainable Development  
 Planning Policy Statement 3 – Housing  
 Planning Policy Statement 7 Sustainable Development in Rural Areas  
 Regional Spatial Strategy (temporarily re-instated)  
 CC1 – Sustainable Development  
 CC6 – Sustainable Communities and Character of the Environment  
 C4 - Landscape and countryside management  
 The following policies of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 are relevant:  
 OVS1 – Overall Strategy  
 OVS2 - Core Policy  
 OVS3 – Planning and Community Benefits  
 ENV1 – The Wider Countryside  
 ENV.20 The Redevelopment of Existing Buildings in the Countryside  
 Quality Design – Supplementary Planning Document

#### **5. Description of Development**

The application is for the erection of a new dwelling to replace a number of existing barns around Trunkwell Farm. One building referred to as the cartshed is to be retained as ancillary accommodation to the proposed dwelling. The site is accessed via an access track off Beech Hill Road which serves the Farm and Trunkwell Lodge which is under separate ownership. There is an extant planning permission for the replacement of the existing farmhouse (09/00736/FUL) and the demolition of farm buildings to the east of the access road. The current application is for the demolition of a number of farm buildings to the west of the access road and building a new detached house in addition to the already permitted replacement farmhouse.

## **6. Consideration of the Proposal**

The main issues raised by this proposal are

- 6.1. The principle of the development
- 6.2. The impact on the character of the area
- 6.3. Other matters - Developer contributions

### **6.1. The principle of the development**

6.1.1 The site lies outside the identified settlement boundaries in the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 (WBDLP) where development is severely restricted. National guidance in PPS7 states that the replacement of non-residential buildings with residential development in the countryside should be treated as new housing development. It also states that new house building should be strictly controlled in the countryside, away from established settlements or from areas allocated for housing on development plans.

6.1.2 The application falls to be considered under Policy ENV.20 of the WBDLP. This Policy relates to proposals for the redevelopment of existing buildings in the countryside. The Policy states that proposals for the redevelopment of existing buildings in the countryside will be permitted where the proposal is in a sustainable location and particularly where it will assist the diversification of the rural economy and secure environmental improvements. Additionally proposals must meet a number of criteria.

6.1.3 It is not considered that the proposal is in a sustainable location. The location is not well related to the existing settlement pattern, is in a relatively isolated location and is only accessible by private car. The proposal does not therefore meet the principal requirement of this policy.

6.1.4 The proposal should also be viewed against the criteria which need to be met in this policy. Criterion (a) states that the redevelopment should have no greater impact (in terms of the size and bulk of buildings or site coverage) than the existing development. Whilst there are a number of barns to be removed, the proposed new dwelling would be built roughly on the footprint of the large steel framed open sided barn furthest to the west on the site. The proposed building, although barn like in shape, is taller by over a metre and has large areas of glazing which would render the building very prominent in the landscape, particularly in view of its elevated site with extensive views to the north and west. Whilst there is an expectation of seeing modern and traditional barns within the landscape, the proposed building clearly has a domestic appearance and would have a greater impact on the character of the area than the existing barns.

6.1.5 Criterion (b) relates to visual impact on the character of the area which will be discussed more fully in the next section.

6.1.6. Criterion (c) states that the redevelopment respects local building styles and materials. Whilst the barn-like structure of the design is appropriate, it is not considered that the extensive glazing is appropriate in this rural location visible from public viewpoints. Criterion(d) is not relevant as it relates to listed buildings. There are no listed buildings affected by the proposal.

6.1.7 Criterion (e) relates to the extent of the curtilage. The red line boundary encloses the area covered by barns as existing. Criterion (f) relates to traffic generation. Highways have

no objection to the proposal and therefore there are no objections with regard to the impact on the highway.

6.1.8 Criteria (g) and (h) refer to environmental issues and protected species. A protected species survey has been submitted with the application and the Council's Ecologist has no objections subject to conditions.

6.1.9 The notes which relate to this policy state in paragraph 2.47.2 of the WBDLP that redevelopment would not be acceptable in cases where the existing buildings are in an advanced state of dereliction and vacant, as the introduction of a new use in new buildings would be intrusive in a rural area. It should be noted that a permission granted in 2006 was for the redevelopment of the existing brick built barn as a dwelling and live work unit. However, half of this barn has now collapsed and the other half is derelict. The buildings all appear to be derelict and little used and the area is overgrown. It is therefore considered that this proposal does not comply with either the principles or the some of the detailed criteria of Policy ENV.20 of the WBDLP.

6.1.10 Policy OVS.1 of the WBDLP states that development should be in sustainable locations which follow the existing settlement pattern and minimise the need for travel. The council will prefer to see the redevelopment of brownfield land than the use of 'greenfield' land. Agricultural land is classified as 'greenfield' land and therefore this proposal also does not comply with the requirements of this policy.

6.1.11 Therefore in summary the proposal is not acceptable in principal as it is contrary to Policy PPS7 and to Policies OVS.1 and ENV.20 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

## **6.2. The impact on the character of the area.**

6.2.1 The site is in an elevated location with extensive views across the countryside to the north and west. At present the cluster of farm buildings is not prominent in the landscape and consists of a small brick built traditional barn, a block built barn, the low roofed cartshed and a large steel-framed, corrugated iron roofed, open-sided storage barn. Although the site is now derelict and overgrown, the cluster of buildings is what would have been expected in the countryside for a working farm.

6.2.2 Trunkwell farm is typical of many clusters of farm buildings in the locality. The fact that the buildings are no longer in agricultural use and are deteriorating is not sufficient reason to allow the construction of a new dwelling in order to remove some of these 'untidy' agricultural buildings. Planning guidance does not encourage granting planning permission to allow the 'tidying up' of sites as this could act as an incentive to landowners to allow buildings and sites to become derelict and unsightly.

6.2.3 The proposal to remove most of the buildings and replace them with one taller building to the extreme west of the site will render that new building more prominent and inappropriate in the landscape. The proposed building has a smaller footprint but is nevertheless a large dwelling, taller than the modern barn and characterised by extensive areas of glazing covering the whole of the gabled parts of the dwelling. The dwelling would be clearly visible from the nearby public right of way (footpath BeechHill 4/1) and from further afield, particularly from the north.

6.2.4 It is therefore considered that the proposal is inappropriate in its design and character to this rural location and would be visually harmful to the amenities of the surrounding countryside. Furthermore the extensive use of glazing is inappropriate and would result in the building being more visible in the countryside. The proposal is therefore contrary to criteria (b) and (c) of Policy ENV.20 and is also contrary to Policy OVS.2 of the WBDLP.

## 6.2. Developer contributions

No s106 has been signed in respect of developer contributions.

## 7. Conclusion

The proposal is to replace a traditional cluster of vacant and derelict farm buildings with a new dwelling. The proposal is in an unsustainable location and does not comply with other criteria in Policy ENV.20 of the WBDLP. It is also contrary to Policies OVS.1 and 2 of the WBDLP and national guidance in PPS7 and would have an unacceptable impact on the character and amenity of the local countryside. It is therefore recommended that the application is refused

## 8. Full Recommendation

That the Head of Planning and Countryside be authorised to **REFUSE** planning permission for the following reasons:

1. The application sites lies outside any identified settlement boundaries on the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and within a rural location in the countryside. The application site is in an isolated location, not well related to settlements and is not readily accessible by means other than the private car which would be needed to reach the nearest services and facilities. As such the proposal is considered to be in an unsustainable location and the proposed replacement of farm buildings would be contrary to national guidance within PPS7 – Sustainable Development in Rural Areas, Core Policy OVS.1 and Policy ENV.20 of the West Berkshire District Local Plan which seek to ensure that development is in sustainable locations which are well related to existing settlements and accessible by means other than the private car.
2. The proposal is for the replacement of a number of rural barns with a new dwelling house in a rural location. It is considered that this would have a greater impact than the existing buildings in terms of its prominent siting in this rural location where it would be visually harmful to the surrounding countryside. In addition the design of the proposed building with extensive use of glazing is likely to increase the impact of the proposal and result in a greater loss of visual amenity in this rural location. This is contrary to the guidance in PPS7 and Policy ENV.20, and OVS.2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 which seek to ensure that proposals show a high standard of design which is appropriate to the rural location and would not be visually harmful to the surrounding countryside.
3. The development fails to provide an appropriate scheme of works or on and off-site mitigation measures to accommodate the impact of the development on local infrastructure, services, or amenities or provide an appropriate mitigation measure such as a planning obligation. The proposal is therefore contrary to government

advice on mitigating the impact of development, Policy OVS3 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007 as well as the West Berkshire District Council's adopted SPG4/04 'Delivering Investment from Sustainable Development'.

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**EASTERN AREA PLANNING COMMITTEE  
ON 1 DECEMBER 2010**

**UPDATE REPORT**

**Item No:** (5)                      **Application No:** 10/02090/FULD                      **Page No.** 71

**Site:** Trunkwell Farm, Beech Hill Road, Beech Hill, Reading

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**Planning Officer Presenting:** Dave Pearson

**Member Presenting:**

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**Parish Representative speaking:** N/A

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

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

**Applicant/Agent speaking:** Mr Robert Walton

**Ward Member(s):** Councillor M Lock  
Councillor K Lock

**Update Information:**

No update information.

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# **EASTERN AREA PLANNING COMMITTEE**

## **MINUTES OF THE MEETING HELD ON WEDNESDAY, 1 DECEMBER 2010**

**Councillors Present:** Peter Argyle, Pamela Bale, Brian Bedwell (Chairman), Manohar Gopal (Substitute) (In place of Richard Crumly), Alan Law, Mollie Lock (Substitute) (In place of Keith Lock), Royce Longton, Alan Macro, Tim Metcalfe, Robert Morgan, Irene Neill (Vice-Chairman), Graham Pask

**Also Present:** Jeremy Davy (Principal Ecologist), Gareth Dowding (Senior Engineer), Emma Fuller (Senior Planning Officer), Adesuwa Omoregie (Solicitor), Dave Pearson (Team Leader - Development Control), Stephen Chard (Policy Officer), Linda Pye (Policy Officer)

**Apologies for inability to attend the meeting:** Councillor Richard Crumly and Councillor Keith Lock

### **PART I**

#### **51. Minutes**

The Minutes of the meeting held on 10 November 2010 were approved as a true and correct record and signed by the Chairman.

#### **52. Declarations of Interest**

There were no declarations of interest received.

#### **53. Schedule of Planning Applications**

##### **53(1) Application No. & Parish: 10/02199/FUL 8, 9, 10, 11 and 12 Yarrow Close, Thatcham, Berkshire**

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 10/02199/FUL in respect of a change of use of land to the rear of 8, 9, 10, 11 and 12 Yarrow Close for use as part of gardens and construction of associated fencing.

In accordance with the Council's Constitution, Mr Abbey and Mr Adams, objectors, and Mr and Mrs Abbott, applicants, addressed the Committee on this application.

Mr Abbey and Mr Adams in addressing the Committee raised the following points in representing the residents of Parkside Road:

- Residents opposed the application which could set a precedent for the remainder of the landscaping buffer zone. This was created to protect the amenities of neighbouring properties, including Parkside Road.
- Originally agreed plans included the buffer zone of 5m which was required to be in place in perpetuity. Adequate landscaping was an aspect of this and also it was vital to nature conservation and the protection of great crested newts. The original plans had been approved by English Nature, West Berkshire Council and Thatcham Town Council. Conservation issues had not been fully addressed with this application and Thatcham Town Council were therefore opposed to it.
- The buffer zone was in the ownership of Yarrow Close residents who were fully aware of the restricting covenants in place to preserve it.

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- The primary concern for residents was a loss of privacy caused by overlooking. At present this was prevented by the vegetation in place. This was likely to be removed if permission was granted.

Mrs Abbott in addressing the Committee raised the following points:

- The application was submitted as a number of Yarrow Close residents had young families who wished to extend their small gardens by using this land which was in their ownership. It was accepted that a request would need to be made to amend the covenant to allow the land to be used as part of gardens. Gates had been installed by the developer to enable access by residents.
- The advice of Planning Officers had been followed throughout the process. This included the erection of the fence which offered a greater level of privacy than the wire mesh fence which was previously in place. It also gave greater security by preventing access into gardens.
- While brambles had been cleared from the area, all of the original plants had been retained, this enhanced the habitat for wildlife. Planting in the gardens of Parkside Road also provided some screening.
- West Berkshire Council's Ecologist had not made an objection. Newts would still be able to move freely beneath the gap of the new fence.
- Guidance in respect of distances between dwellings would still be met.
- Noise would not increase from existing levels.
- Permission would need to be sought in order to erect a structure on the site, such as a shed. This was a proposed condition of approval if granted.
- The report indicated that there was not sufficient harm to neighbours to warrant refusal of the application.
- The buffer zone was felt to add little amenity value.

*(Councillor Alan Macro joined the meeting at 6.20pm).*

- The Committee was asked to follow Officers Recommendation and grant planning permission.

*(An apology for absence was received from Councillor Lee Dillon, Ward Member for the area).*

Questions then followed from Members regarding enforcement of conditions for structures such as sheds and whether covenants could be held in perpetuity.

Emma Fuller advised that there was not the resource to continually monitor sites. There was some reliance on neighbours to report any concerns which would be investigated by enforcement officers.

David Pearson explained that covenants were a legal matter and were not material planning considerations. The covenant was most likely imposed by the developer with no involvement from West Berkshire Council. It would be for the applicant to seek to resolve any restrictions within the covenant outside of the planning process.

In considering the above application Members raised a concern that buffer zones had been used elsewhere for sheds, patios etc. If approval was granted with this application then the importance of enforcing the condition to control the erection of sheds was raised.

## EASTERN AREA PLANNING COMMITTEE - 1 DECEMBER 2010 - MINUTES

Emma Fuller confirmed that evidence was on file to show that the original conditions were adequately discharged and no breach was recorded. This was detailed in Appendix A to the report. Planning conditions were not often worded in perpetuity.

David Pearson added that landscaping conditions were not usually set in perpetuity. This was a result of Government guidance on the use of planning conditions, however this did recommend replacement of dead planting at least every five years. A requirement for a landscaping condition in perpetuity was open to challenge.

It was queried whether there continued to be evidence to show that newts were living in the area. Jeremy Davy informed the Committee that a survey was conducted in May 2010 which found newts, but no evidence of great crested newts. In addition, the pond was not ideal as a breeding pond as it was heavily shaded and had too much vegetation.

The only recent evidence of great crested newts was potentially from one photograph provided by a Parkside Road resident. Other identifiable photographs provided were of smooth or palmate newts.

The survey was only held over one night and a fuller survey covering four nights was required to be certain regarding the existence of great crested newts in the area, but in Mr Davy's opinion if there were great crested newts they would be small in number. In addition, Mr Davy confirmed that the plans proposed in the application to protect the newt population were adequate and were compliant with the good practice published by Natural England.

Councillor Mollie Lock then proposed to reject Officers Recommendation and refuse planning permission on the grounds that the buffer zones were part of the original design of the estate and maintained a natural barrier between houses. In addition, the land should be preserved as a wildlife area. The proposal was not seconded.

An alternative proposal was then made by Councillor Tim Metcalfe to accept Officers Recommendation to grant permission. Based on the evidence provided the primary objections in relation to conservation matters and overlooking were not felt to be significant concerns. A condition was already in place to ensure that sheds were not erected on the buffer zone area without approval and it was agreed that this would be enhanced to specifically cover play equipment and hard surfacing. The need for fences to have a gap beneath them was also already conditioned.

Councillor Graham Pask seconded the proposal.

**RESOLVED that** the Head of Planning and Countryside be authorised to grant planning permission subject to no new material planning considerations being raised before 8 December 2010, subject to the receipt of a satisfactory amended plan showing the retention of the ditch and amendments to the planting strip to rear of number 12 Yarrow Close, and subject to the following conditions:

### Conditions

- 1 The development hereby permitted shall be started within three years from the date of this permission and implemented strictly in accordance with the approved plans.

Reason: To enable the Local Planning Authority to review the desirability of the development to comply with Section 91 of the Town and Country Planning Act (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) should it not be started within a reasonable time.

## EASTERN AREA PLANNING COMMITTEE - 1 DECEMBER 2010 - MINUTES

- 2 Irrespective of the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent revision), no outbuildings, additional fences or other structures, shall be erected within the land hereby approved as garden land unless permission in writing has been granted by the Local Planning Authority in respect of a planning application made for the purpose.

Reason: To prevent the overdevelopment of the site and to safeguard the amenities of neighbouring properties in accordance with Policy CC6 of the South East Plan 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and to ensure the protection of a protected species in accordance with the guidance contained in PPS9 and Policy ENV9 of the West Berkshire District Local Plan 1999-2006 Saved Policies 2007.

- 3 The proposed fencing shall be erected in accordance with the details shown on the drawing titled Yarrow Close reference 10/21/2010. Any fencing will be erected so that a 10cm gap is retained between the bottom of the fence and the ground.

Reason: To ensure the protection of a protected species in accordance with the guidance contained in PPS 9 and Policy ENV9 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

- 4 Within 2 months of this permission a landscape management plan detailing the planting of a native species hedge along the western boundary of plots 8-12 Yarrow Close shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure:

a) The hedge will be planted in a double row 30cm apart with the plants staggered at 30cm centres. The first row will be 40cm from the western boundary and the second 70cm from this boundary.

b) The species make up shall comprise the following and will be retained at a maximum height of 2m

- a. Common Dogwood *Cornus sanguinea*
- b. Common Hawthorn *Crataegus monogyna*
- c. Hazel *Corylus avellana*
- d. Holly *Ilex aquifolium*
- e. Field Maple *Acer campestre*

c) Within each property a standard Rowan *Sorbus aucuparia* will be planted centrally within the hedgerow which shall be allowed to grow to its natural height.

d) Any plants that die, damaged or become diseased within the first 7 years of planting will be replaced with similar size species in the next planting season.

e) The planting shall be retained in perpetuity in accordance with the approved information.

f) The approved planting scheme shall be implemented in the first planting season after the date of this planning permission.

Reason: To ensure the protection of a protected species in accordance with the guidance contained in PPS 9 and Saved Policy ENV9 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and to protect the amenity of neighbouring dwellings and the character of the area in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

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- 5 Within 2 weeks of the planting of the new hedge, a 1.5m high post and two half rail fence will be erected 1m from the western boundary fence to protect the new hedge and newt corridor. This fence will be retained in position thereafter.

Reason: To ensure the protection of a protected species in accordance with the guidance contained in PPS 9 and Saved Policy ENV9 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and to protect the amenity of neighbouring dwellings and the character of the area in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

### **53(2) Application No. & Parish: 10/02437/FULD Marnhill, Wantage Road, Streatley, Reading**

The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 10/02437/FULD in respect of the erection of a house and garage.

In accordance with the Council's Constitution, Mr Harrison and Mr Brakes, objectors, and Mr Chris Strang, agent, addressed the Committee on this application.

Mr. Harrison and Mr. Brakes in addressing the Committee raised the following points:

- Mr. Brakes was the owner of the property known as Mad Hatters;
- The proposed development would be overly intrusive on the family and their home where the main living area had a southern aspect. This aspect contained of a large expanse of glass windows and doors with minimal use of curtains and blinds and therefore Mr. Brakes was of the opinion that their privacy would be severely compromised;
- The proposed development would consist of a large brick wall block which would consequently have an adverse impact on the sight line from his family's living space;
- Mr. Brakes accepted that changes had to happen but a large number of mature trees had been felled prior to the previous application;
- The proposal would have a negative impact on the Area of Outstanding Natural Beauty and represented an urbanisation of the village of Streatley;
- The proposed development was an example of garden land grabbing;
- Mr. Brakes questioned the accuracy of some of the plans and drawings and stated that the site plan did not show a boundary with the application site;
- Mr. Harrison had been the owner of Hillside since 1981;
- The applicant had been cynical and clever by felling of a number of mature trees a while ago and had made a mockery of tree protection within the area;
- Mr. Harrison raised concerns in respect of the loss of amenity space and felt that the proposed development would create a dangerous precedent in an Area of Outstanding Natural Beauty;
- The owner of Wallingford Lodge had also objected to the proposed development but if that person were to move then a similar application for development in the garden of Wallingford Lodge could easily be submitted;
- Mr. Harrison was of the opinion that if the Committee allowed back garden land grabbing then it would have an adverse effect on the village in the long term.

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Mr Strang in addressing the Committee raised the following points:

- Mr. Strang noted that the Officer's report was detailed and had raised no objection in principle to the proposed development;
- The proposed development was in keeping with the character of the area and the layout was compatible with the wider development and density of the area;
- The site was well screened and in keeping with other modern designs in the area;
- The issue around amenity and impact on neighbouring properties had been considered in detail within the Officer's report and also during the site visit;
- Mr. Strang referred to previous comments which had been made in respect of setting a precedent but felt that this would only be an issue if there were identical sites within the vicinity and if the proposed development would be harmful to the character of the area;
- In respect of the issue of garden grabbing since PPS3 had been issued there had been a number of appeal decisions which had been allowed provided the proposed development ticked all the relevant boxes.

Councillor Alan Law (as Ward Member) stated that the Parish Council apologised for not being able to attend the meeting that night but that in no way diluted their objection. Councillor Law felt that the site visit had been instructive. He agreed that the key issue was the impact on the amenity of neighbouring properties and the character of the area. The plot sloped downwards and the proposed dwelling would overlook Hillside and would have an impact on its privacy. However, Marnhill would be the property which would be most affected together with the amenity of the people who would live in the new property as they would be overlooked by Marnhill. Consideration should be given to the local context and whether it fitted within the Village Design Statement. Within the Village Design Statement Wantage Road had a page of its own. The houses in this area were detached with generous plot widths and were screened by trees (no screening was proposed for the new property). Councillor Law felt that it was essential to consider the density in proportion to the local area and whether the conditions within the Village Design Statement were met with the current proposal. Consideration would also need to be given to the possibility of similar developments being proposed in the area and what the impact of that would be as there were other similar plot sizes within the near vicinity. Councillor Law stated that the site visit was pushing him towards refusal but he would take other comments from the Committee into consideration before making a decision.

The Planning Officer confirmed that the rear boundary of Mad Hatters did abut onto Marnhill. Marnhill was located within part of the village which had been identified as Zone 3 within the Streatley Village Design Statement. The Design Statement sought to ensure that buildings on infill plots were of individual design and suited to the site both in terms of their external appearance and scale. It was felt that the proposed dwelling was simple in appearance but distinguished by the floor to roof glazing and the irregular footprint which created short runs of wall and thereby avoided great lengths of flat brickwork.

In considering the above application Members noted that the plot was in the settlement boundary of Streatley but referred to revisions to PPS3 in respect to the density of new development. Emphasis had been sought to protect the distinctive character of individual areas and this aim had been highlighted at a local level. The Planning Officer stated that Marnhill occupied a plot which was significantly larger than those within the vicinity of the site and Officers felt that the proposed dwelling would sit comfortably within the site whilst

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retaining a level of amenity space which would far exceed the recommended guidance within SPD 'Quality Design'.

Councillor Pamela Bale queried whether any of the trees on the site had Tree Preservation Orders. The Planning Officer confirmed that no comments had been received from the Tree Officer and as far as she was aware there were no trees on the site that would be worthy of a Tree Preservation Order.

Councillor Graham Pask referred to a previous appeal decision for a similar development which had been dismissed and he felt that this proposal would have a negative impact on neighbouring properties and due to the slope of the land Marnhill itself would be overbearing and would overlook the new property. He therefore proposed refusal of the application.

The Planning Officer advised that an assessment had been made in respect of the impact of Marnhill House. Although the proposed dwelling would be set at a slightly lower level than Marnhill the separation distances met with the recommended guidelines and therefore it was not considered that the proposal would result in a harmful impact which would be sufficient to warrant a refusal. There would be an impact but Officers had felt that it was within the limits of acceptability.

**RESOLVED** that the Head of Planning and Countryside be authorised to refuse planning permission for the following reasons:

- Detrimental impact on the existing property Marnhill and on neighbouring properties, in particular Hillside, due to overlooking and an overbearing visual impact.
- Unacceptable impact on the character and amenity of the immediate area and the surrounding AONB due to the proposal being out of keeping with the clearly established pattern of development in terms of siting, layout, plot coverage and density i.e. size of plot, coverage within plot and gaps between development.
- The development fails to provide an appropriate scheme of works or off-site mitigation measures to accommodate the impact of the development on local infrastructure, services or amenities or provide an appropriate mitigation measure such as a planning obligation. The proposal is therefore contrary to government advice contained in Circular 05/05, Policy DP4 of the Berkshire Structure Plan 2001-2016 and Policy OVS3 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 as well as the West Berkshire District Council's adopted SPG4/04 – Delivering Investment from Sustainable Development.

### **53(3) Application No. & Parish: 10/02103/HOUSE Plum Cottage, 19 Midgham Green, Midgham**

The Committee considered a report (Agenda Item 4(3)) concerning Planning Application 10/02103/HOUSE in respect of the demolition of existing garage/store and construction of new garage, store and log store with home office above.

There were no speakers present at the meeting to address the Committee on this application.

Councillor Irene Neill, speaking as Ward Member, made the following points:

- The plans did not make the size of the existing buildings clear. Neither the garage nor the L shaped extension were shown. The inclusion of these would show that the size of the proposed buildings were little different to what was existing.

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- The existing garage was not suitable.
- The recommendation for refusal was not felt to be consistent with the permission granted to neighbouring Toad Hall for an extension of a similar size. This had set a precedent.
- The Chairman of the Parish Council was unwell and unable to attend the Committee, but their main point was that the positioning of the new garage needed to allow sufficient room for the public footpath.

In considering the above application Members sought clarification on the proposed increase to the size of the buildings. David Pearson confirmed that the proposed garage would result in an increased floor area of approximately 171% and an increased volume of approximately 201% above the size of the original dwelling, this included the current garage. This was distinctly different to the increased extension at Toad Hall which was 77% above the size of the original dwelling. The fact that the proposed garage would be two storey's high would make this a more prominent build and disproportionate. The visible impact of Plum Cottage was far greater than Toad Hall as it was adjacent to a public footpath. There was some support that this would be a visible intrusion even though the garage would not overlook neighbouring properties.

An alternative view was expressed that a new garage would actually benefit the visual impact and not be harmful. The issue for the Committee to consider was whether the second storey was disproportionate.

David Pearson referred to Government guidance which was consistent in stating that dilapidation of a building was not a sufficient reason to accept an application. An application could still be considered harmful even if it was not visible. On the issue of disproportionality there was some flexibility when considering increases of between 50% and 100%, but strong reasons were needed to approve increases of above 100%.

Councillor Irene Neill then proposed to reject Officers Recommendation and grant planning permission as she did not feel there would be significant harm from the development. This was seconded by Councillor Mollie Lock. Conditions for approval, if granted, needed to include:

- Dates of commencement;
- Sight of approved plans and a sample of materials;
- No human habitation;
- No separate disposal.

**RESOLVED that** the Head of Planning and Countryside be authorised to grant planning permission subject to the following conditions:

### Conditions

- 1 The development shall be started within three years from the date of this permission and implemented strictly in accordance with the approved plans.

Reason: To enable the Local Planning Authority to review the desirability of the development against Policies CC6 and C4 of the Regional Spatial Strategy for the South East of England 2009 Policies OVS2, ENV1, ENV18 and ENV24 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007 should it not be started within a reasonable time.

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- 2 The development hereby approved shall be carried out in accordance with drawings titled Location Plan, Site Plan, Block Plan and Proposed Coach House received on 24th September 2010 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against Policies CC6 and C4 of the Regional Spatial Strategy for the South East of England 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

- 3 No development shall commence on site until samples of the materials to be used in the proposed development have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application, and shall where necessary include the submission of samples of glass, plastic and mortar materials. Thereafter the materials used in the development shall be in accordance with the approved samples.

Reason: In the interests of visual amenity in accordance with Policies CC6 and C4 of the Regional Spatial Strategy for the South East of England 2009 and Policies OVS2 and ENV24 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

- 4 Irrespective of the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the garage approved shall not be used for additional bedrooms or for the purpose of human habitation.

Reason: In order to limit the level of habitable accommodation on the site, and in particular the size of the ancillary unit of accommodation hereby approved as the creation of an independent unit of accommodation is inappropriate for the site and would be detrimental to the amenities of the area and would therefore be contrary to Policies CC6 and C4 of the Regional Spatial Strategy for the South East of England 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

- 5 The new garage shall be used only as an integral part of the existing dwelling, and for residential purposes incidental to the enjoyment of the occupiers of that dwelling. It shall not be sold, leased or otherwise separately disposed of from the main dwelling and no separate, disposal curtilage shall be created.

Reason: The separation of the building from the existing dwelling and the creation of a separate curtilage could result in pressure for a separate unit of accommodation which would be inappropriate for the site, and would be detrimental to the amenities of the area and therefore be contrary to the provisions of Policies CC6 and C4 Regional Spatial Strategy for the South East of England 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

- 6 Irrespective of the provisions of The Town and Country Planning (General Permitted Development) Order 1995, or any subsequent revisions, the ground floor parking area on the approved plans shall not be used for any purpose other

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than as garage accommodation, unless permission has been granted by the Local Planning Authority as a result of an application being submitted for that purpose.

Reason: In order to provide satisfactory parking on site in accordance with Policies OVS2 and TRANS1 of the West Berkshire District Local Plan 1991 to 2006 - Saved Policies 2007.

- 7 Irrespective of the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent revision), no additions or extensions to the dwelling or the garage hereby approved shall be built or ancillary buildings or structures erected within the curtilage, unless permission in writing has been granted by the Local Planning Authority on an application made for the purpose.

Reason: To prevent the overdevelopment of the site and to safeguard the amenities of neighbouring properties in accordance with Policy CC6 of the South East Plan 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

This decision has been taken having regard to the policies and proposals in the West Berkshire District Local Plan 1991-2006 (WBDLP), the Berkshire Structure Plan 2001-2016 (BSP), the Waste Local Plan for Berkshire 1998-2006, the Replacement Minerals Local Plan for Berkshire 1991-2006 (incorporating the alterations adopted in December 1997 and May 2001) and to all other relevant material considerations, including Government guidance, supplementary planning guidance notes; and in particular guidance notes and policies: **PPS1 PPS7 OVS2 ENV1 ENV18 ENV24**

### INFORMATIVE:

- 1 The applicant's attention is drawn to the fact that any conditions must be complied with in full before any work commences on site, failure to do so may result in enforcement action being instigated.
- 2 The above Permission may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. For example, "*Prior to commencement of development written details of the means of enclosure will be submitted to and approved in writing by the Local Planning Authority*". This means that a lawful commencement of the approved development cannot be made until the particular requirements of the pre-condition(s) have been met.
- 3 For further information regarding the discharge of the conditions or any other matters relating to the decision, please contact the **Customer Call Centre** on: 01635 519111.
- 4 The decision to grant planning permission has been taken because the development is in accordance with the development plan and would have no significant impact on the character and appearance of the area or the residential amenities of the occupants of the adjacent dwellings. This informative is only intended as a summary of the reason for the grant of planning permission. For

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further details on the decision please see the application report which is available from the Planning Service or the Council website.

### **53(4) Application No. & Parish: 10/02182/FULD Oaktree Farm, Brimpton Common, Reading**

The Committee considered a report (Agenda Item 4(4)) concerning Planning Application 10/02182/FULD in respect of the erection of single storey live work unit in association with existing horse breeding activity.

In accordance with the Council's Constitution, Mrs Reeves, applicant, addressed the Committee on this application.

Mrs Reeves in addressing the Committee raised the following points (the points were actually made by a friend of Mrs Reeves speaking on her behalf):

- The report stated that isolated new houses in the countryside required special justification, however, the proposed new dwelling would not be isolated with neighbouring properties and the Hurst Community College in close proximity.
- The modest building proposed would enhance the countryside and suit the local area. No neighbours had submitted an objection.
- A certificate of lawfulness was already in place for the keeping and breeding of horses on a non-commercial basis, this was in line with current activity.
- Approval of the application would hopefully lead to the introduction of a new business enterprise for the keeping and breeding of Shetland Ponies. The size and value of these animals meant that security was a concern and temporary living accommodation would not help to address these concerns. The CCTV cameras only covered the fields and a lack of security could lead to the failure of the business. There were other similar businesses in the local area.
- It was particularly important to be on site during the pregnancy and foaling stages, and her home in Tadley was a ten minute drive away. The purchasing of another closer property could not be afforded. Accommodation on site would also help to reduce traffic levels.
- Attempts had been made in the past to have some form of permanent dwelling on site, but permission for these had been refused.

Councillor Irene Neill, speaking as Ward Member, made the following points:

- Brimpton Parish Council objected to there being a permanent dwelling on site. They previously did not object as they only understood this to be a temporary dwelling during foaling.
- Councillor Neill called the item to Committee to allow the applicant to justify the need for the dwelling.

Councillor Alan Law gave the view that the applicant should have first applied for a change to commercial use and at that stage justify the reasons for doing so. The current use was not commercial, the criteria described in the report were therefore not met and Councillor Law proposed to accept Officers Recommendation to refuse planning permission.

There was a differing view among some Members that regardless of whether this was a hobby or a commercial venture the individual needed to be on site to care for the animal and ensure security. The proposed dwelling was not overbearing and only one letter of

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objection had been received. The application was therefore given some support with a suggestion made that a ten year temporary permission could be applied for. Another suggestion was that the building could be tied to the business and the applicant.

David Pearson referred to clear Government guidance restricting the building of isolated homes in the countryside irrespective of their use. Approval could open this opportunity to people in numerous similar locations across the District. There was a strong view that approval would be contrary to planning policy. In addition, similar operations elsewhere managed without accommodation on site.

A query then followed on whether planning policy could assist the applicant if a business case could be proven for a commercial enterprise. David Pearson advised that PPS7 stated that an enterprise needed to be established for some time before this could be considered. There was no evidence available to suggest that the business would generate an income and be able to sustain a full time worker. Temporary accommodation would allow time for the business to grow to see if the financial test could be met.

Councillor Graham Pask seconded Councillor Law's proposal to accept Officers Recommendation and refuse the application based on planning policy grounds.

**RESOLVED** that the Head of Planning and Countryside be authorised to refuse planning permission for the following reasons:

*(Councillors Mollie Lock, Royce Longton, Tim Metcalfe and Irene Neill wished to have their vote against this proposal recorded).*

1. Oaktree Farm lies outside of any recognised settlement boundary as defined by the West Berkshire District Local Plan 1991-2006, Saved Policies 2007. Paragraph 10 of Planning Policy Statement 7 – Sustainable Development in Rural Areas makes clear that isolated new houses in the countryside require special justification, as such there is a general presumption against new housing development unless exceptional circumstances exist. The proposed scheme fails to meet the tests set out in Annex A of PPS7 and no material considerations have been presented that would justify setting aside the countryside policies of restraint. As such the proposal is contrary to the sustainability objectives set out within Planning Policy Statement 1, Planning Policy Statement 7 and Policies CC1 and CC6 of the South East Plan Regional Spatial Strategy, May 2009 and Policies OVS.1 and ENV.18 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.
2. The proposed development, given the current rural appearance of the land, would have a significantly detrimental impact on the character and appearance of the surrounding countryside due to the domestic nature and visual impact of the dwelling and of the ancillary uses associated with residential use together with structures which may be erected as permitted development within the residential curtilage. Accordingly the proposal directly conflicts with PPS7 and Policies CC6 and C4 of the South East Plan Regional Spatial Strategy 2009 and Policies ENV1 and OVS.2 of the West Berkshire District Local Plan Saved Policies.
3. The development fails to provide an appropriate scheme of works or off-site mitigation measures to accommodate the impact of the development on local infrastructure, services or amenities or provide an appropriate mitigation measure such as a planning obligation. The proposal is therefore contrary to government advice contained in Circular 05/05; Policy CC7 of the South East Plan Regional

## **EASTERN AREA PLANNING COMMITTEE - 1 DECEMBER 2010 - MINUTES**

Spatial Strategy, May 2009 and Policy OVS3 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 as well as the West Berkshire District Council's adopted SPG4/04 'Delivering Investment From Sustainable Development'.

### **53(5) Application No. & Parish: 10/02090/FULD Trunkwell Farm, Beech Hill Road, Beech Hill, Reading**

The Committee considered a report (Agenda Item 4(5)) concerning Planning Application 10/02090/FULD in respect of the replacement of existing barn with barn style dwelling and conversion of existing traditional brick and timber cart house to provide ancillary accommodation. Demolition of remaining barns and outbuilding.

In accordance with the Council's Constitution, Mr Robert Walton, applicant, addressed the Committee on this application.

Mr. Walton in addressing the Committee raised the following points:

- Mr. Walton had lived in Beech Hill for over 20 years and the village was therefore important to him;
- Mr. Walton had purchased Trunkwell Farm in 2007 and various planning applications had been submitted on the site a number of which had been approved;
- Mr. Walton had purchased the farm to live in at some stage and he had worked closely with THRIVE who were supportive of the proposal;
- The planning application proposed the demolition of all the redundant farm buildings apart from the cartshed which it was proposed to retain as ancillary accommodation for the proposed dwelling;
- Mr. Walton confirmed that he was conscious of the surrounding area of countryside and would not want to harm that aspect – indeed the proposed dwelling would add and not detract from the countryside;
- Guidance had been sought from the Council's Planning Officers on the proposal and it had been suggested to Mr. Walton that any application should include the retention of the cartshed;
- The proposed development was on the site of the original barn which had been pulled down in the 60s or 70s to make way for the ugly American barn which had been erected;
- Mr. Walton was passionate about the village of Beech Hill and confirmed that the proposed residential dwelling included renewable energy proposals;
- The proposed application would tidy up what was a current blot on the landscape.

Councillor Mollie Lock, speaking as Ward Member for both herself and Councillor Keith Lock, stated that it had been useful to have had a site visit as there had been several applications on the site. However, it was timely that this derelict site should be sorted out. The barns which would be demolished were old and derelict, however, although the cartshed was old it would be suitable for conversion into an office. There was an existing permission to convert two barns into a single dwelling and therefore this application would not add to what had already been approved. This was a brownfield site and Councillor Lock was of the opinion that the sustainability argument could apply to the village as a whole. Similar permissions had been granted previously and therefore the Ward Members supported the proposed development.

## **EASTERN AREA PLANNING COMMITTEE - 1 DECEMBER 2010 - MINUTES**

In considering the above application Members asked what the difference in policy terms was for this application and for the ones that had previously been issued with planning permission. The Planning Officer responded that this application was for the replacement of a number of existing barns around Trunkwell Farm whereas the previous applications had either been for conversion or replacement of an existing dwelling. The sustainability issued did not apply to conversions whereas it did for replacement dwellings. The site was outside the identified settlement boundaries in the West Berkshire District Local Plan. The location was not sustainable as it was not well related to the existing settlement pattern, was in a relatively isolated location and was only accessible by private car. The proposals also failed on three of the six criteria which needed to be met in respect of Policy ENV20. The 2006 permission which had now expired was for a live/work unit and therefore the applicant would have lived and worked in the same location so sustainability was not such an issue in that case. The proposed application, although barn like in shape, would be taller by over a metre than the existing farm buildings and would have large areas of glazing which would mean that the building would be very prominent in the landscape and would have a greater impact on the surrounding area. The siting of the dwelling at the extreme west of the site would also render the building more prominent. For the reasons stated above and due to the fact that the proposal was contrary to Policies OVS.1 and 2 and ENV.20 of the West Berkshire District Local Plan the Planning Officer was of the opinion that these were clear reasons for refusal.

Councillor Royce Longton noted that the application was proposing the use of renewable energy features and queried whether this would mitigate the sustainability issue. The Planning Officer advised that it would improve the performance of the building but would not overcome the isolated location of the site.

Councillor Tim Metcalfe noted that the site consisted of a cluster of various vacant and derelict farm buildings and stated that it was Government policy that redundant farm buildings should be utilised. Councillor Metcalfe felt that this was a brownfield site and that farms per se would not be in sustainable locations due to the nature of their business. This application would be a good opportunity to tidy up the site and the renovation and retention of the cartshed would be a bonus. The Planning Officer advised that Planning guidance did not encourage the granting of planning permission to allow the 'tidying up' of sites as this could set a precedent and encourage landowners to allow their properties to become derelict and unsightly.

Councillor Alan Macro confirmed that he could recall the application for this site in 2006 which had proposed the use of existing materials for the conversion of the buildings. He felt that this application was not sustainable and would not be close to any major settlements. A motion to support the Officer's recommendation of refusal was therefore proposed by Councillor Macro. After taking a vote on this proposal the motion was lost.

Councillor Mollie Lock therefore proposed a counter motion not to support the Officer's recommendation of refusal and to allow the application as it was felt that the proposal would enhance the area of Beech Hill and would protect the environment. The Planning Officer felt that the sustainability of the site was a strategic issue and was set out in the Council's Local Plan. It was important that all decisions were taken in a clear and consistent manner. Councillor Alan Law felt that if the Committee were minded to approve the application then it should be referenced up to the District Planning Committee as it went against Council policy. Councillor Graham Pask stated that he would have been happy to second the proposal if it had not gone against Council policy. However, he would support the proposal if it was to be referenced up to the District

## EASTERN AREA PLANNING COMMITTEE - 1 DECEMBER 2010 - MINUTES

Planning Committee. Councillor Mollie Lock asked for a site visit to take place at the site prior to consideration at the District Planning Committee.

The Planning Officer clarified any conditions which would be required if the application were to be approved. Councillor Tim Metcalfe seconded the proposal.

**RESOLVED** that the Head of Planning and Countryside be authorised to grant planning permission subject to the following conditions and the completion of a S106 agreement within two months to secure relevant contributions and that the application should be referenced up to the next District Planning Committee on 25<sup>th</sup> January 2011 for determination:

### Conditions:

- 1 The development shall be started within three years from the date of this permission and implemented strictly in accordance with the approved plans.

Reason: To enable the Local Planning Authority to review the desirability of the development against Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007 should it not be started within a reasonable time.

- 2 The development hereby approved shall be carried out in accordance with drawing title numbers AP.0201; AP.0202; AP.0203; AP.0204; AP.0205; P 0100Rev AAP.0300; P.0102; AP.200; and P.0103 received on 9th September 2010, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against National, Regional and Local Planning Policy.

- 3 No development shall commence on site until samples of the materials to be used in the proposed development have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application, and shall where necessary include the submission of samples of glass, plastic and mortar materials. Thereafter the materials used in the development shall be in accordance with the approved samples.

Reason: In the interests of visual amenity in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

- 4 No development or other operations shall commence on site until a scheme of fencing and other means of enclosure to be erected on the site is submitted to and approved in writing by the Local Planning Authority and no buildings shall be occupied before the fencing and other means of enclosure have been erected to the satisfaction of the Local Planning Authority.

Reason: The fencing and other means of enclosure are essential elements in the detailed design of this development and the application is not accompanied by sufficient details to enable the Local Planning Authority to give proper consideration to these matters in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991 -2006 Saved Policies 2007.

- 5 No development shall commence on site until a scheme for the means of treatment of the hard surfaced areas of the site is submitted to and approved in

## **EASTERN AREA PLANNING COMMITTEE - 1 DECEMBER 2010 - MINUTES**

writing by the Local Planning Authority. No building shall be occupied before the hard surfaced areas have been constructed in accordance with the approved scheme.

Reason: In the interests of visual amenity, in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

- 6 No development or other operations shall commence on site until a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of plants noting species, plant sizes and proposed numbers/densities, an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure;
- a) Completion of the approved landscape scheme within the first planting season following completion of development.
  - b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of Policies OVS2 (a & b) and OVS 3 (b) of the West Berkshire District Local Plan Saved Policies 2007.

- 7 No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing, all in accordance with B.S.5837:2005. Such fencing shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Note: The protective fencing should be as specified at Chapter 9 and detailed in figure 2 of B.S.5837:2005.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Policy OVS 2b of West Berkshire Local Plan 1991 - 2006 Saved Policies 2007.

- 8 The development hereby permitted shall not be occupied until the buildings which are scheduled for demolition are demolished and removed from the site.

Reason: In the interests of amenity in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

## EASTERN AREA PLANNING COMMITTEE - 1 DECEMBER 2010 - MINUTES

- 9 No development shall commence on site until details of floor levels in relation to existing and proposed ground levels are submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved levels.

Reason: To ensure a satisfactory relationship between the proposed building and the adjacent land in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007

- 10 The garage/home office created from the cartshed shall be used only as an integral part of the existing dwelling, and for residential purposes incidental to the enjoyment of the occupiers of the dwelling. It shall not be used as a separate dwelling unit, and no separate curtilage shall be created. The car port shall be retained for the parking of cars and no trade, business or commercial enterprise of any kind whatsoever shall be carried on, in or from the converted cartshed.

Reason: The creation of a separate unit of accommodation is inappropriate for the site, and a commercial use of the site would be detrimental to the amenity of the area, in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

- 11 No development shall commence until the applicants have submitted to the Local Planning Authority a scheme of works, or other steps as may be necessary to minimise the effects of dust from the development. Development shall not commence until written approval has been given by the Local Planning Authority to any such scheme of works.

Reason: In the interests of amenities of neighbouring occupiers in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

- 12 No development shall commence until an investigation and risk assessment, in addition to any assessment provided with the planning application, have been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

- 13 Should contamination exist on the site no development shall commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

- 14 No development, other than that required to carry out remediation, shall commence until the approved remediation scheme has been carried out in accordance with its terms unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

- 15 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition

## EASTERN AREA PLANNING COMMITTEE - 1 DECEMBER 2010 - MINUTES

12, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 13, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 14.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

- 16 A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years (to be agreed with the LPA), and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

- 17 No development (including demolition) shall commence on site until the surveys outlined in the conclusions and recommendations section of the letter from AA Environmental LLP referenced 103133/ARB and dated 6th August 2010 have been undertaken and appropriate mitigation measures detailed and approved by the Local Planning Authority. The approved bat mitigation measures shall be implemented in accordance with the approved programme.

Reason: To ensure the protection of protected species and in accordance with Policy ENV9A of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and Planning Policy Guidance Note 9

- 18 No external lights shall be operated on site which illuminate the access/egress points to any bat roosts established by the approved bat mitigation plan.

Reason: To ensure the protection of protected species and in accordance with Policy ENV9A of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and Planning Policy Guidance Note 9.

- 19 The approved bat mitigation measures shall be monitored at 1 and 3 years after their implementation and the Local Planning Authority shall be supplied with

## **EASTERN AREA PLANNING COMMITTEE - 1 DECEMBER 2010 - MINUTES**

reports about this monitoring within 1 month of each monitoring visit. in accordance with Policy ENV9A of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and Planning Policy Statement 9.

Reason: To assess the effectiveness of the approved mitigation scheme and ensure the mitigation measures are maintained in the future to ensure the protection of a protected species in accordance with Policy ENV9A of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

- 20 No works (including demolition) shall commence on site until a detailed Great Crested Newt mitigation plan and implementation programme has been supplied to and approved by the Local Planning Authority. The approved plan shall be implemented in full, in accordance with the approved plan and implementation programme.

Reason: To ensure the protection of protected species and in accordance with Policy ENV9A of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

- 21 No demolition/ site works/ development shall take place within the application area until the applicant has secured the implementation of a programme of building recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: To ensure that an adequate record is made of these farm buildings of historic interest in accordance with Policy PPS5.

- 22 No development shall commence until details of the external lighting to be used in the areas around the proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Thereafter no building shall be occupied until the external lighting has been installed in accordance with the approved details.

Reason: The Local Planning Authority wish to be satisfied that these details are satisfactory, having regard to the setting of the development in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007

- 23 Irrespective of the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent revision), no additions or extensions to the dwelling shall be built or ancillary buildings or structures erected within the curtilage, unless permission in writing has been granted by the Local Planning Authority on an application made for the purpose.

Reason: To prevent the overdevelopment of the site and to prevent inappropriate alterations to the barn in this rural location in accordance with Policy CC6 of the South East Plan 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

### **54. Appeal Decisions relating to Eastern Area Planning**

Members noted the outcome of appeal decisions relating to the Eastern Area.

**55. Exclusion of Press and Public**

**RESOLVED that** members of the press and public be excluded from the meeting for the under-mentioned items of business on the grounds that it involves the likely disclosure of exempt information as contained in Paragraphs 6 of Part 1 of Schedule 12A of the Local Government Act 1972, as amended by the [Local Government \(Access to Information\)\(Variation\) Order 2006](#). [Rule 9.10.4 of the Constitution also refers](#).

**56. Application No. & Parish: 09/02679/FUL 14 and 16 Reading Road, Pangbourne**

The Committee considered an exempt report (Agenda Item 8) concerning Planning Application 09/02679/FUL in respect of varying the resolution made by Members at the Eastern Area Planning Committee on 7 July 2010. This was an item for decision.

**RESOLVED that** the Head of Planning and Countryside be authorised not to pursue refusal reason No. 3 at the appeal resulting from the decision to refuse the above application made by the Eastern Area Planning Committee on 7<sup>th</sup> July 2010.

**57. Application No. & Parish: 10/01400/FUL 17 Reading Road, Pangbourne, Reading, Berkshire**

The Committee considered an exempt report (Agenda Item 9) concerning Planning Application 10/01400/FUL in respect of varying the resolution made by Members at the Eastern Area Planning Committee on 29 September 2010. This was an item for decision.

Councillor Alan Law proposed to accept Officers Recommendation for approval. This was seconded by Councillor Pamela Bale.

**RESOLVED that** the Head of Planning and Countryside be authorised to grant planning permission subject to conditions on the basis set out in the report.

**58. Site Visits**

A date of 6 December 2010 at 9.30am was agreed for site visits.

*(The meeting commenced at 6.00pm and closed at 9.35pm)*

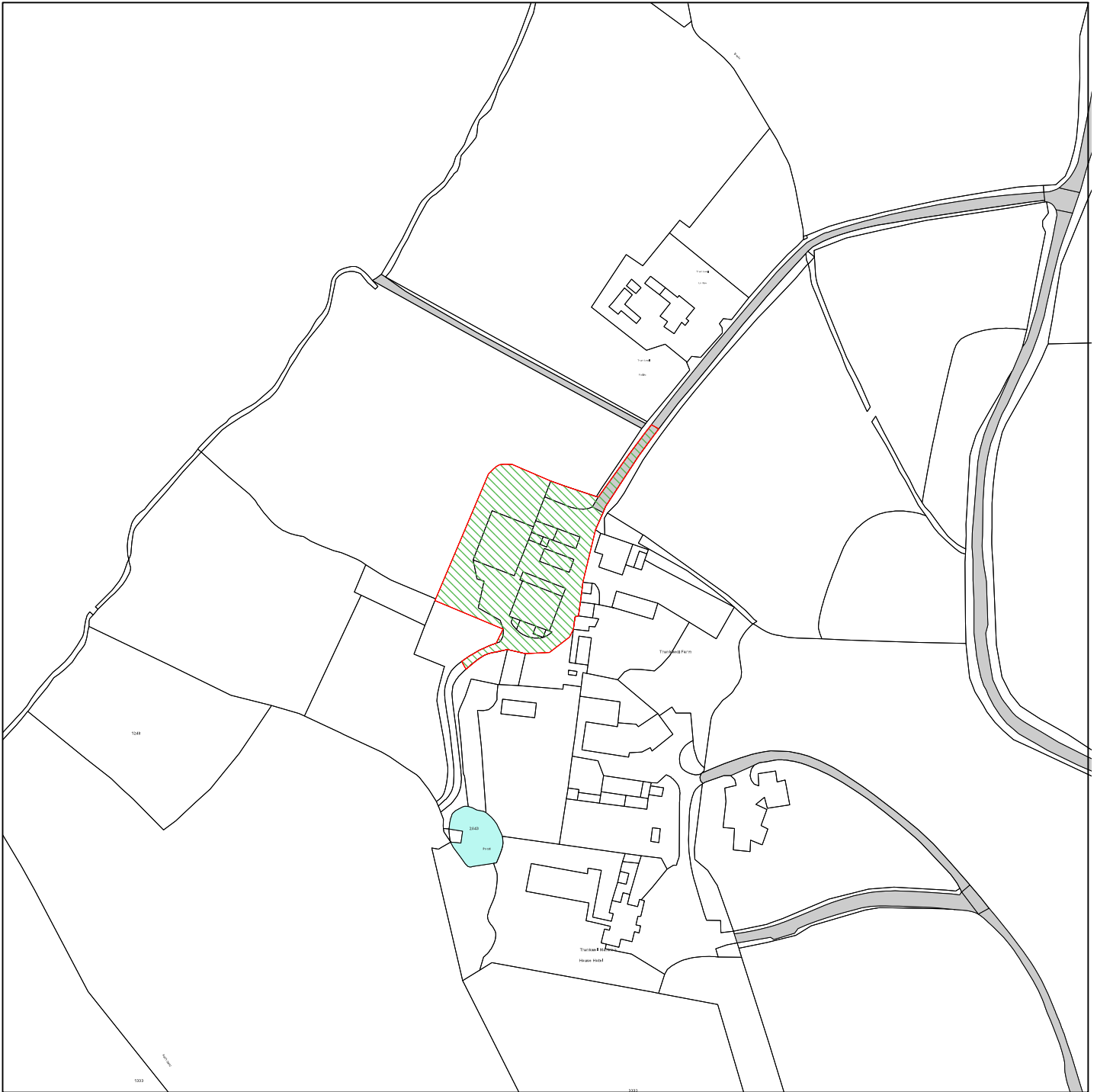
**CHAIRMAN** .....

**Date of Signature** .....

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10/02090/FULD

Trunkwell Farm, Beech Hill Road, Beech Hill

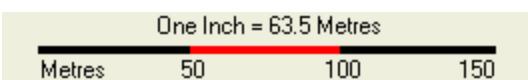


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<b>Organisation</b>	West Berkshire Council
<b>Department</b>	Environment
<b>Comments</b>	
<b>Date</b>	04 January 2011
<b>SLA Number</b>	100015913

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# Agenda Item 4.(5)

<b>Title of Report:</b>	<b>Wyncrest, Kintbury, Hungerford RG17 9SY Application No. 10/01948/HOUSE</b>
	<b>Convert and extend garage to provide living accommodation.</b>
<b>Report to be considered by:</b>	District Planning Committee
<b>Date of Meeting:</b>	25 <sup>th</sup> January 2011
<b>Forward Plan Ref:</b>	N/A

**Purpose of Report:** For the District Planning Committee to determine the application in question.

**Recommended Action:** The Western Area Planning Committee of the 6th of October 2010 recommended that the application be approved.

**Reason for decision to be taken:** Referred to District Committee by Members with a recommendation for approval

**Key background documentation:** Western Area Planning Committee agenda dated the 6th October 2010, with update sheet, and agreed minutes. Application file 10/01948/HOUSE.

The proposals contained in this report will help to achieve the following Council Plan Theme:

- CPT4 - High Quality Planning**
- CPT5 - A Cleaner and Greener West Berkshire**

The proposals contained in this report will help to achieve the above Council Plan Themes and Outcomes by:

Maintaining or enhancing the natural beauty of the landscape within the North Wessex Area of Outstanding Natural Beauty.

Portfolio Member Details	
<b>Name &amp; Telephone No.:</b>	Councillor Alan Law - Tel (01491) 873614
<b>E-mail Address:</b>	alaw@westberks.gov.uk
<b>Date Portfolio Member agreed report:</b>	

Contact Officer Details	
<b>Name:</b>	Isabel Johnson
<b>Job Title:</b>	Senior Planning Officer
<b>Tel. No.:</b>	01635 519111
<b>E-mail Address:</b>	ijohnson@westberks.gov.uk

### Implications

**Policy:** Implications for the Development Plan particularly in relation to Policies ENV.18 and ENV.24 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 (WBDLP) in terms of the appropriateness of the scale, form and impact of the development within the open countryside. Implications for SPG 04/03 relating to whether a development is a disproportionate increase of the original dwelling.

**Financial:** Nil

**Personnel:** Nil

**Legal/Procurement:** Nil

**Property:** Nil

**Risk Management:** Nil

**Equalities Impact Assessment:** Nil

# Executive Summary

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## 1. Introduction

1.1 The application before the Committee is outlined in Appendix 1 which includes the Officer's report, update and minutes on the proposed development considered at the Western Area Planning Committee on 6<sup>th</sup> October 2010.

1.2 The application seeks consent to extend and raise the roof height of an existing double garage on the site in order to create a first floor with a games room, home gym and shower and a ground floor space providing one single garage space, garden store, cloakroom and pool room serving a proposed outdoor swimming pool.

1.3 The application property is a previously extended detached dwelling, located outside any designated settlement boundary and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The dwelling and garage lie within a substantial square plot with open countryside to the north and south of the site and a neighbouring property to the east and west, both detached properties in secluded plots. The eastern boundary of the application site consists of mature trees/hedges with, it is considered, limited views onto the end of the neighbouring garden and outbuildings of Barden House which is located over 80 metres from Wyncrest.

1.4 In this instance, Policy ENV.24 of the WBDLP is the key development plan policy for establishing the principle of development. It states that the extension of existing dwellings in the countryside will be permitted subject to certain criteria. One of these criteria is that the proposed development would not result in an extended dwelling disproportionate in size to the original.

1.5 The current scheme seeks to develop just the detached garage which is currently 52 square metres with a proposed increase of 86 square metres, or 163%. Overall, this would result in an increase on the whole plot of 167% from the original dwelling.

## 2. Conclusion

2.1 The application is contrary to the Council's Policy ENV.24 on extensions to dwellings in the countryside, the Council's Supplementary Guidance 04/03 and the similar aims contained in current government guidance in PPS1 and PPS7.

2.2 It is also considered that the proposal would have an unacceptable impact on the character and amenity of the countryside within the North Wessex Area of Outstanding Natural Beauty.

2.3 As a result, the Officer recommendation at the Western Area Planning Committee on 6<sup>th</sup> October 2010 was for the refusal of the application.

2.4 At the above meeting the members voted to recommend the application to the District Planning Committee, with a recommendation of Approval.

2.5 Should the application be approved, the application would undermine District Planning Policy and Supplementary Planning Guidance and cause demonstrable harm to the visual quality of the NWAONB. Therefore the Officer recommendation from the Head of Planning and Countryside remains one of refusal.

### **3. Recommendation**

**That the Head of Planning and Countryside be authorised to REFUSE planning permission for the following reasons:**

1. The application site is located outside any designated settlement boundary and within the North Wessex Downs Area of Outstanding Natural Beauty. The existing dwelling has already been substantially extended. The proposed garage extension would increase the size of the dwelling by approximately 53% (in terms of floor space) over the existing dwelling and a total of 167% over the original dwelling. It would therefore further increase the amount of physical intrusion within this sensitive location and result in an extended dwelling disproportionate in size to the original, contrary to Policy ENV.24 of the West Berkshire District Local Plan (Saved Policies 2007).
2. The proposed garage extensions are not subservient to the original house and would significantly add to the domination of the original house by extensions. The proposal fails to demonstrate high quality design and is therefore contrary to the provision of policy OVS.2 of the West Berkshire District Local Plan (Saved Policies 2007), the general guidance of design contained in PPS 1 and the specific guidance on the design of extension contained in West Berkshire Council's 'Quality Design' SPD.

### **Appendices**

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Appendix 1 - Agenda Report for 10/01948/HOUSE–Western Area Committee of the 6<sup>th</sup> October 2010.

Appendix 2 - Update paper.

Appendix 3 - Minutes of the Western Area Committee of the 6<sup>th</sup> October 2010.

<b>Item No</b>	<b>Application No. and Parish</b>	<b>8/13 Week Date</b>	<b>Proposal, Location and Applicant</b>
(2)	10/01948/HOUSE	22 <sup>nd</sup> September 2010	Convert and extend garage to provide living accommodation. Mr Williams Wyncrest, Kintbury

**Recommendation Summary:**      **The Head of Planning and Countryside be authorised to REFUSE planning permission.**

**Ward Member(s):**                      Councillor A Rowles  
Councillor A Stansfeld

**Reason for Committee determination:**      To ascertain the scale of development

**Committee Site Visit:**                      30<sup>th</sup> September 2010

<b>Contact Officer Details</b>	
<b>Name:</b>	Isabel Johnson
<b>Job Title:</b>	Senior Planning Officer
<b>Tel No:</b>	(01635) 519111
<b>E-mail Address:</b>	<a href="mailto:ijohnson@westberks.gov.uk">ijohnson@westberks.gov.uk</a>

## 1. Site History

59/63 Original dwelling. Approved 29.04.1969

118037 Extension to provide utility/shower, lounge extension and new double garage. Approved 19.10.82

Conservatory erected under permitted development.

09/00143 Two storey extension to side including balcony and single storey extension to rear. Partial demolition of existing single storey side extension. Approved 06.04.09

10/00775/HOUSE Roof conversion in dwelling with three dormer windows. Withdrawn 29.04.10

## 2. Publicity of Application

Site Notice Expired: 9 September 2010  
Neighbour Notification Expired: 6 September 2010

## 3. Consultations and Representations

**Kintbury Parish :** Support

**Highways:** No objections

**Archaeology:** I have checked the proposed development against the information we currently hold regarding the archaeological features in this area. This evidence suggests that there will be no significant impact on the archaeological resource. I do not, therefore, believe that any archaeological assessment or programme of investigation and recording will be necessary in relation to the current proposal

**Correspondence:** No letters of support or objection received.

## 4. Policy Considerations

Planning Policy Statement 1: Delivering sustainable development  
Planning Policy Statement 3: Housing  
Planning Policy Statement 7: Sustainable Development in Rural Areas

West Berkshire District Local Plan 1991-2006 Saved Policies 2007:  
Policy OVS.2 Core Policy  
Policy ENV1 The Wider Countryside  
Policy ENV18 Control of Development in the Countryside  
Policy ENV24 Extensions to Dwellings in the Countryside

SPG 4/02: House Extensions (July 2004)  
SPG 4/03: Replacement Dwellings and Extensions to Dwellings in the Countryside (July 2004)  
Quality Design West Berkshire SPD

## **5. Description of Development**

- 5.1. The application seeks consent to extend and raise the roof height of an existing double garage on the site in order to create a first floor with a games room, home gym and shower and a ground floor space providing one single garage space, garden store, cloakroom and pool room serving a proposed outdoor swimming pool.
- 5.2. The application property is a previously extended detached dwelling, located outside any designated settlement boundary and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The dwelling and garage lie within a substantial square plot with open countryside to the north and south of the site and a neighbouring property to the east and west, both detached properties in secluded plots. The eastern boundary of the application site consists of mature trees/hedges with, it is considered, limited views onto the end of the neighbouring garden and outbuildings of Barden House which is located over 80 metres from Wyncrest.

## **6. Consideration of the Proposal**

The main issues raised by this development are:

- Principle of development
- The impact on the character of the area within the AONB
- The impact on the amenities of neighbours
- Parking provision and highway safety

### **6.1 Principle of development**

- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act requires that a planning application is determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.3 In this instance, Policy ENV.24 of the WBDLP is the key development plan policy for establishing the principle of development. It states that the extension of existing dwellings in the countryside will be permitted subject to certain criteria. One of these criteria is that the proposed development would not result in an extended dwelling disproportionate in size to the original.
- 6.4 The application in 2009 for extensions to the dwelling calculated the original property from plans dating from 1982, however, these plans were from an earlier planning application and therefore not the original dwelling dating back to 1969.
- 6.5 The 2009 application calculated that proposal to be an increase a little above the guidance threshold of a 50% increase in floorspace as indicated within the Supplementary Planning Guidance (SPG): Replacement Dwellings and Extensions to Dwellings in the Countryside. However, the percentage increase was also balanced with consideration of the size of the plot, the design, variety of house styles and sizes in the surrounding area and the impact on the AONB.

- 6.6 The 2009 permission has now largely been implemented and the current application represents further development on the site.
- 6.7 The original dwelling was a four bedroom house with integral single garage calculated at 160.5 square metres. The 1982 permission added the detached double garage, front extensions and side/rear single storey extension, representing a 62% increase over the original. There has also been a conservatory added at some stage.
- 6.8 The 2009 extension included the area of the side/rear extension and resulted in a dwelling and garage of approximately 344 square metres and an overall increase over the original of 114%.
- 6.9 The current scheme seeks to develop just the detached garage which is currently 52 square metres with a proposed increase of 86 square metres, or 163%. Overall, this would result in an increase on the whole plot of 167% from the original dwelling.

## **7. Impact on the Character of the Area within the AONB**

- 7.1 The most recent permission on the site in 2009 concluded that the extensions would not result in an unacceptable level of harm to the quality of the AONB and within the immediate locality of the scheme.
- 7.2 This was followed by an application early in 2010 for conversion of the roof space of the dwelling including three dormers. This was withdrawn following discussions with the case officer due to concerns over the design of the dormer windows in the rear elevation. The calculated increase of the extra floorspace was not conducted at this time as the scheme was already considered unacceptable.
- 7.3 The current scheme for conversion of the garage would raise the ridge height from 5.5 metres to 7.5 metres and add 2.4 metres forward of the existing garage frontage with a number of additional windows and rooflights.
- 7.4 The extended garage would be seen in proximity to the newly built 2 storey side extension which is 7.7 metres high, and at a distance of approximately 3.5 metres.
- 7.5 The scale and bulk of the new development is considered would have an unacceptable level of harm to the character of the AONB and would be no longer be seen as a subservient, ancillary building alongside the house. Despite the lack of close neighbours, the proposed garage conversion would further increase the amount of physical intrusion in a countryside location. As such the application is considered to conflict with the aim of Policy ENV.24.
- 7.6 As well as needing to conform to the specific requirements of Policy ENV 24 of the West Berkshire District Local Plan relating to the extensions to dwellings in the countryside the proposal also needs to conform to the general requirement that development should demonstrate a high standard of design as set out in Policy OVS.2 of the West Berkshire District Local Plan, which is supported by the guidance of design contained in PPS 1 and West Berkshire Council's 'Quality Design' SPD. It is a generally accepted design principle which is reflected in the 'Quality Design' SPD that extensions should be subservient to the original dwelling.

7.7 West Berkshire Council's SPG 04/03 relating to extensions to dwellings in the countryside also provides guidance that extensions should be subordinate to the existing dwelling and not capable of being severed from it. Any increase in floorspace of 50% or more over the original dwelling would normally be regarded as disproportionate and in this application, there are not considered to be any special justification for the proposed increase.

7.8 In this case, the garage extensions would result in a building of a height and bulk of a comparative scale to the house extension already built. The proposal introduces a number of windows, rooflights and full length windows/doors altering the nature of a garage to a more domestic style building. The resulting frontage would be read as a single bulk in a rural location, rather than buildings which visually recede and soften at the edge which would contravene West Berkshire Councils Quality Design SPD and SPG04/03 Extensions to dwelling in the countryside.

## **8. The impact on the amenities of neighbours**

8.1 Policy OVS.2 requires all new development to safeguard the amenities of adjoining occupiers. This includes any adverse overlooking, overshadowing or overbearing impact. The application site has two direct neighbours; Pucksey to the west, and Barden House to the east.

8.2 Due to its siting and the existing boundary treatment, the increase in height and bulk is not considered would have an adverse effect on the amenities of the adjoining properties. The existing garage is close to the boundary with Barden House but is not considered there would be a loss of vegetation cover along this boundary. Despite the scale of the proposed garage, it is not considered likely to have a significantly harmful impact on neighbouring amenity.

## **9. Parking provision and highway safety**

9.1 The proposed development does not include any alterations to the existing access, and there is sufficient off-road parking irrespective of the loss of one space within the garage.

## **10. Conclusion**

The principle of development is established by Policy ENV.24 of the WBDLP. The existing dwelling has already been extended to a disproportionate level, and the further extension is considered to result in an increased level of physical intrusion in designated countryside and an AONB. As such, the proposed development is in direct contravention of Policy ENV.24. It is also the case that in terms of general design considerations the proposed garage extensions will increase the domination of the existing dwelling by extensions in a manner which contravenes the provisions of Policy OVS2 of the West Berkshire District Local Plan, and the guidance contained in PPS 1 and West Berkshire Council's 'Quality Design' SPD.

## 11. Full Recommendation

**DELEGATE** to the Head of Planning and Countryside to **REFUSE PLANNING PERMISSION** for the following reasons:

1. The application site is located outside any designated settlement boundary and within the North Wessex Downs Area of Outstanding Natural Beauty. The existing dwelling has already been substantially extended. The proposed garage extension would increase the size of the dwelling by approximately 53% (in terms of floor space) over the existing dwelling and a total of 167% over the original dwelling. It would therefore further increase the amount of physical intrusion within this sensitive location and result in an extended dwelling disproportionate in size to the original, contrary to Policy ENV.24 of the West Berkshire District Local Plan (Saved Policies 2007).
2. The proposed garage extensions are not subservient to the original house and would significantly add to the domination of the original house by extensions. The proposal fails to demonstrate high quality design and is therefore contrary to the provision of policy OVS.2 of the West Berkshire District Local Plan (Saved Policies 2007), the general guidance of design contained in PPS 1 and the specific guidance on the design of extension contained in West Berkshire Council's 'Quality Design' SPD.

DC

**WESTERN AREA PLANNING COMMITTEE  
ON 06 OCTOBER 2010**

**UPDATE REPORT**

**Item No:** (2)      **Application No:** 10/01948/HOUSE      **Page No.** 21

**Site:** Wyncrest, Kintbury

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**Planning Officer Presenting:** Derek Carnegie

**Member Presenting:**

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**Parish Representative speaking:** N/A

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

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

**Applicant/Agent speaking:** Mr Caspar Williams

**Ward Member(s):** Councillor A. Stansfeld  
Councillor A. Rowles

**Update Information:** No further information received.

DC

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These Minutes have been amended. Please see Minutes of 27 October for amendments.

## **WESTERN AREA PLANNING COMMITTEE**

### **MINUTES OF THE MEETING HELD ON WEDNESDAY, 6 OCTOBER 2010**

**Councillors Present:** Barbara Alexander, Jeff Beck, Paul Bryant (arrived at 7:15pm and did not assume the Chair of the meeting), George Chandler, Hilary Cole, Paul Hewer (Vice-Chair, in the Chair), Roger Hunneman, Gwen Mason, Anthony Stansfeld, Julian Swift-Hook and Tony Vickers

**Also Present:** Sharon Armour (Solicitor), Derek Carnegie (Team Leader - Development Control) and Robert Alexander

**Apologies for inability to attend the meeting:** Councillor Gordon Lundie

*Councillor Paul Hewer in the Chair.*

#### **PART I**

##### **26. Minutes**

The Minutes of the meeting held on 15 September 2010 were approved as a true and correct record and signed by the Chairman.

##### **27. Declarations of Interest**

Councillor Roger Hunneman declared an interest in Agenda Item 4 (3), and reported that, as his interest was personal and prejudicial, he would be leaving the meeting during the course of consideration of the matter.

Councillor Julian Swift-Hook declared an interest in Agenda Item 4 (3), but reported that, as his interest was personal and not prejudicial, he determined to remain to take part in the debate and vote on the matter.

##### **28. Schedule of Planning Applications**

###### **28(1) Application No. & Parish: 10/01524/COMIND Chieveley**

Derek Carnegie explained that the application would not be discussed as it had been withdrawn after the agenda was published. The application would be re-submitted at a later date.

##### **29. Application No. & Parish: 10/01948/HOUSE Kintbury**

The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 10/01948/HOUSE for the conversion and extension of a garage to provide living accommodation.

Mr Carnegie outlined the report as detailed in pages 22 to 25 of the agenda and raised the following points.

- Kintbury Parish Council had supported the application
- Highways had raised no objections
- Archaeology raised no objections and stated that no evidence suggested that there would be a significant impact on the archaeological resources.
- There were no letters of correspondence from neighbours.

## WESTERN AREA PLANNING COMMITTEE - 6 OCTOBER 2010 - MINUTES

Derek Carnegie, explained that this application sought consent to raise the roof height of the existing double garage on the site in order to create a first floor with a games room, home gym and shower and a ground floor space which provided one single garage space, garden store, cloakroom and pool room serving a proposed outdoor swimming pool.

Derek Carnegie raised a few concerns with the development;

- The development was not in keeping with Policy ENV.24 as it was disproportionate to the original dwelling size, it would be extended the proposed application to 167% of the original size of the dwelling.
- The impact on the character of the area within the AONB would be affected negatively due to the increase in ridge height of the garage.
- Mr Carnegie further mentioned that West Berkshire Council's SPG 04/03 states that extensions should be subordinate to the existing dwelling and not capable of being severed from it.

In accordance with the Council's Constitution, Mr Caspar Williams, applicant, addressed the Committee on this application.

Mr Williams in addressing the Committee raised the following points:

- Mr Williams agreed that, although an increase of, 167% seemed large; there were a number of mitigating circumstances.
- The original house had four bedrooms with 1 bathroom, with an integrated garage, which the applicant felt, by today's standard was not acceptable.
- The plot was over half an acre, and development on the plot would represent a 2% increase in ground area since the 1980s, and would mean an overall growth of 13% on the plot.
- The proposed extensions would result in a homogenous design – it would not look outlandish and served the need of the applicant's wife and son.

Councillor Hilary Cole raised a concern to both the Committee and applicant, concerning the annexe being turned into accommodation. Mr Williams responded that his wife and himself were self employed, and they required somewhere where one of them could work while the other worked in the house. They currently used two bedrooms as two separate offices. Councillor Cole asked if the annexe would be used as office space, Mr Williams responded that this was correct.

Councillor Julian Swift-Hook enquired whether there was the possibility the garage could be developed into a separate dwelling rather than for ancillary. The Applicant responded that he had no intentions of developing it into a separate dwelling, and reminded committee Members that he would need to make another application should he hope to make it a separate dwelling.

Councillor George Chandler asked whether the loft space in the garage was used at the moment. Mr Williams informed the Committee that there was not enough room in the loft to use it presently.

Councillor Anthony Stansfeld speaking as Ward Member raised the following points:

- It was a large plot of land, well hidden and within the curtilage.
- Councillor Stansfeld did not believe the proposal would harm the Area of Outstanding Natural Beauty.

## WESTERN AREA PLANNING COMMITTEE - 6 OCTOBER 2010 - MINUTES

- The site looked better now than a few years ago, and the proposed design would enhance it.

Councillor Tony Vickers agreed with Councillor Stansfeld on the “where is the harm” principle, however he noted that the only problem or harm was with West Berkshire Councils current planning policy. Councillor Vickers questioned whether it would be possible to approve the development without disregarding the ENV.24 policy, or the Council’s own decisions made by the Planning Policy Task Group. Derek Carnegie informed Members that a development that was 50 to 100% bigger than the original size of the building should not be permitted without good reason. Therefore careful consideration must be given to a development that was 167% increase on the original dwelling. Mr Carnegie commented that the authority was required to think much more about policy and the affect on the AONB.

Councillor Cole agreed with Councillor Vickers, and informed Members that she would be happy to approve the application if it was for business rather than residential use. Councillor Cole said to Members that if it was going to be an office it needed to display this instead of a games room. Secondly, Councillor Cole noted that although she could understand the merits of the application, as explained by Councillor Stansfeld, she felt the Committee needed to uphold policy, suggested the policy could be tested, if the applicant took it to appeal.

Councillor Stansfeld informed the committee that within one mile of the development site, four houses of eight bedrooms, or more, had been given permission on a vastly smaller plot of land. Councillor Stansfeld went on to say that the proposed extension at this site under discussion was not visible from the road, and was reasonable in size.

Councillor Swift-Hook noted the fact that this particular policy had caused the committee difficulties on a number of occasions. The Councillor went on to say that Councillor Stansfeld was Ward Member, and that he lived in the area, so was aware of the character of the village and settlement. Councillor Swift-Hook suggested that if the committee was to interpret the policy as law then it would be refused, however it was not law. The proposed development was in a settled area, and would not cause any harm to the AONB.

Councillor Chandler felt that there was always discussions and issues when it came to applications on extensions within the AONB. Councillor Chandler felt that policy was policy, and also believed that an ancillary building on a site of this size was not appropriate.

Mr Carnegie informed the Committee that in practice the proposed development was very simple, however the policy complicated matters. Mr Carnegie further mentioned that he would be happy to see it go to the District Committee for a decision and for further clarification on policy.

Councillor Vickers noted he would be happy to see the application refered to the District Planning Committee.

Councillor Cole wished to withdraw her proposal of refusal, and wished to propose to refer the application to the District Planning Committee.

Councillor Roger Hunneman supported the application to be referred to District Planning Committee.

Councillor Julian Swift-Hook also supported the application to be referred to District Planning Committee, but suggested it needed to be referred up with a decision, and noted one of approval was best advised. Councillor Swift-Hook proposed the application

## WESTERN AREA PLANNING COMMITTEE - 6 OCTOBER 2010 - MINUTES

was referred to district planning committee with approval attached. Councillor Jeff Beck seconded the proposal.

Councillor Gwen Mason agreed with Councillor Swift-Hook, and added that the proposed extension would be an enhancement.

In considering the above application Members voted to recommend the application to the District Planning Committee, with a recommendation of Approval.

### 30. **Application No. & Parish: 10/02051/HOUSE Greenham**

*Councillor Paul Bryant joined the Committee at 7:15pm.*

*(Councillor Roger Hunneman declared an interest in Agenda Item 4 (3), by virtue of knowing the applicant. Because his interest was personal and prejudicial, he left the meeting during the course of the consideration of the matter and did not vote on the application.)*

*(Councillor Julian Swift-Hook declared an interest in Agenda Item 4 (3), by virtue of being a Member of Greenham Parish Council and having been lobbied on the application, however he declared that, as his interest was personal and not prejudicial, he determined to remain to take part in the debate and vote on the matter.)*

*Councillor Roger Hunneman left the meeting at 7:20pm.*

Before the application was discussed Councillor Julian Swift-Hook wished to propose to defer the application due to the errors in the measurements, and for the reasoning that the only neighbour to the property, Mr Watts, had not received notification of the site visits and had not received notice of the meeting taking place until the 5 October 2010.

Councillor Swift-Hook informed the committee that Mr Watts had wished Councillors to view the proposed development from his house as it would be possible to see how the proposed development would be overbearing on his property. Councillor Swift-Hook also notified Members that the update sheet showed a number of errors which were significantly different to the submitted plans, over 30% difference in size and scale. As well as the orange notice of a planning application being displayed outside the wrong house, Councillor Swift-Hook wished to defer the application to another meeting.

Derek Carnegie did not wish for anyone to feel at a disadvantage, and informed the Committee he would be happy for the application to be deferred to another meeting.

Councillor Jeff Beck said that if the application was to come back to committee, he would like revised agenda papers to be issued to bring attention to the loss of access to the rear of the property, and two extra conditions should the committee be minded to approve the application. The two conditions referred to hours of work, and regulation of road access. Councillor Swift-Hook felt these were valid points.

Councillor Hilary Cole seconded Councillor Swift-Hook's proposal of deferring the application, and enquired whether Mr Watts received any notification. Councillor Swift-Hook informed the committee that he did not receive any information regarding permission to speak at the committee. Councillor Swift-Hook noted that the applicant also deserved a fair hearing.

All Members voted to defer the application to another meeting.

### 31. **Appeal Decisions relating to Western Area Planning Committee**

Members noted the outcome of appeal decisions relating to the Western Area.

**WESTERN AREA PLANNING COMMITTEE - 6 OCTOBER 2010 - MINUTES**

*(The meeting commenced at 6.30 pm and closed at 7.25 pm)*

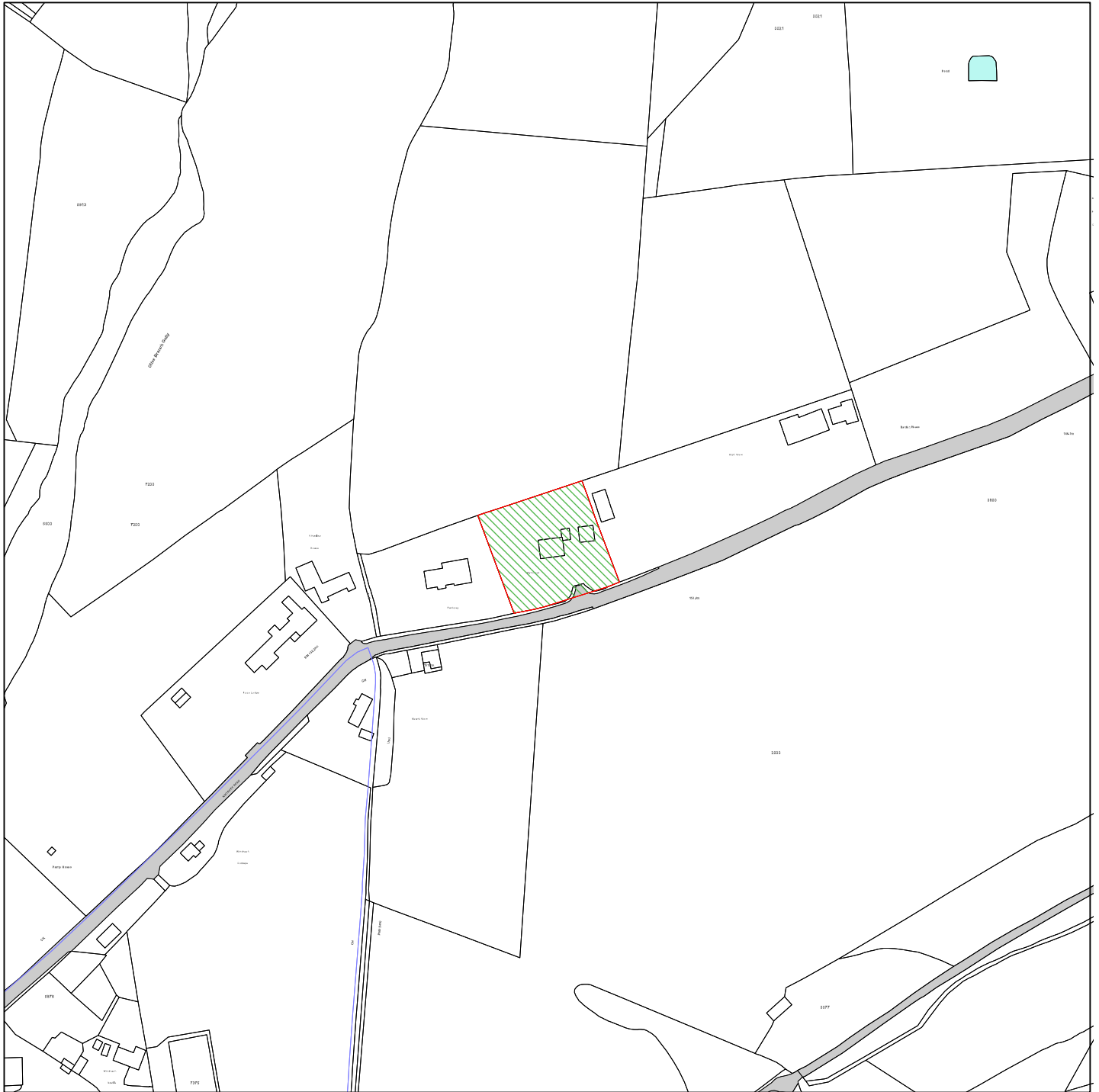
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**Date of Signature** .....

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# 10/01948/HOUSE

## Wyncrest, Kintbury, Hungerford

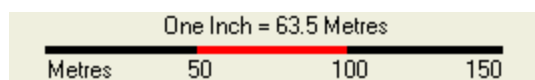


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<b>Organisation</b>	West Berkshire Council
<b>Department</b>	Environment
<b>Comments</b>	
<b>Date</b>	04 January 2011
<b>SLA Number</b>	100015913

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**Plans and drawings relevant to reports submitted to**

**District Planning Committee**

**25 January 2011 at 6.30pm**

**at the Council Chamber, Council Offices,  
Market Street, Newbury**

**[to be read in conjunction with the main agenda]**

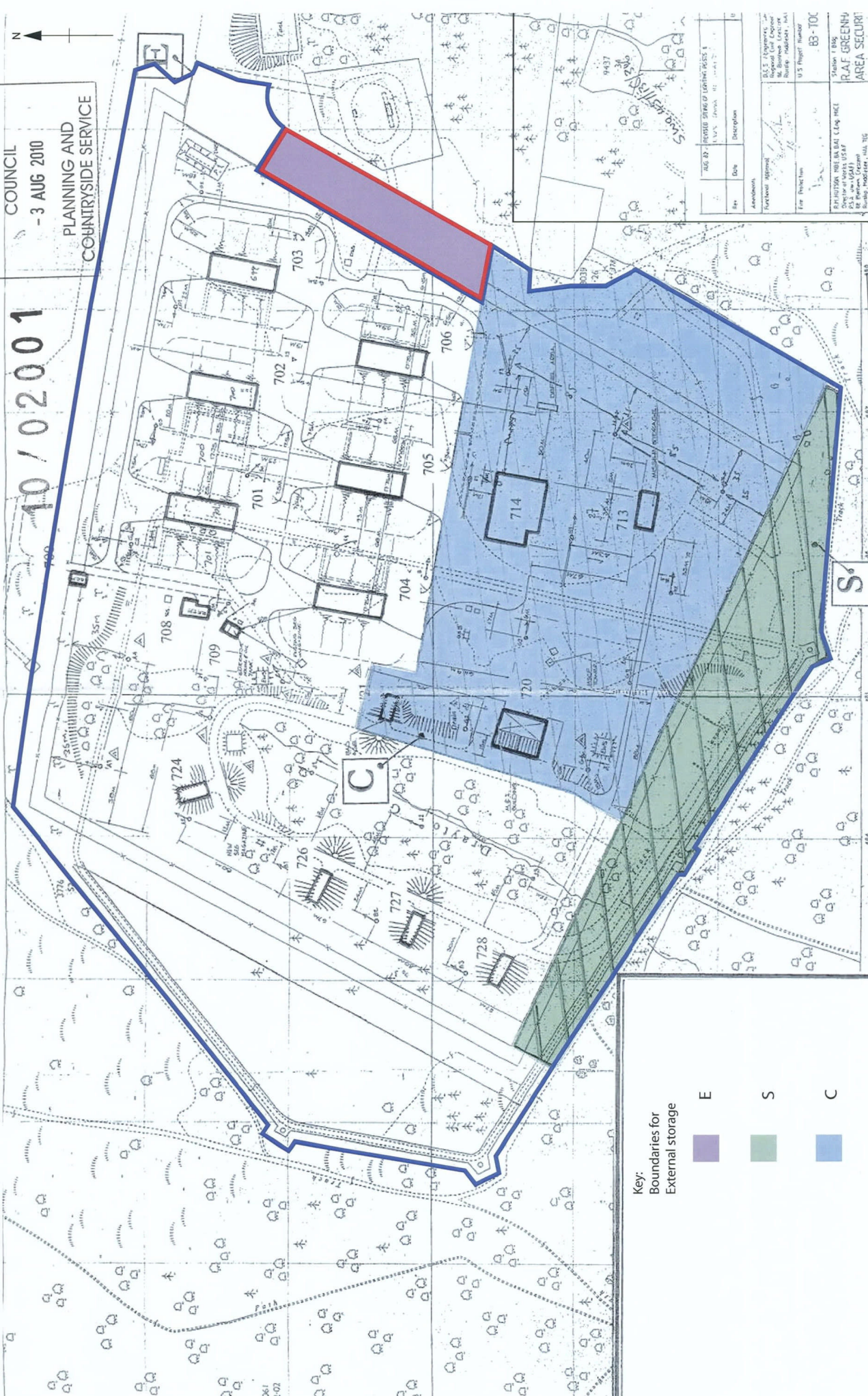
*Please note:*

- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at [www.westberks.gov.uk](http://www.westberks.gov.uk)*
- *The application files will be available for half an hour before the meeting*

10/02001/FUL  
10/02005/COMIND  
10/02006/COMIND  
Former GAMA Site  
Greenham Common  
Basingstoke Road  
Greenham

WEST BERKSHIRE  
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PLANNING AND  
COUNTRYSIDE SERVICE

10/02001



Key:  
Boundaries for  
External storage

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- S
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# GAMA, Greenham Common, Newbury

WEST BERKSHIRE  
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Location Plan  
22 July 2010  
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PLANNING AND  
COUNTRYSIDE SERVICE

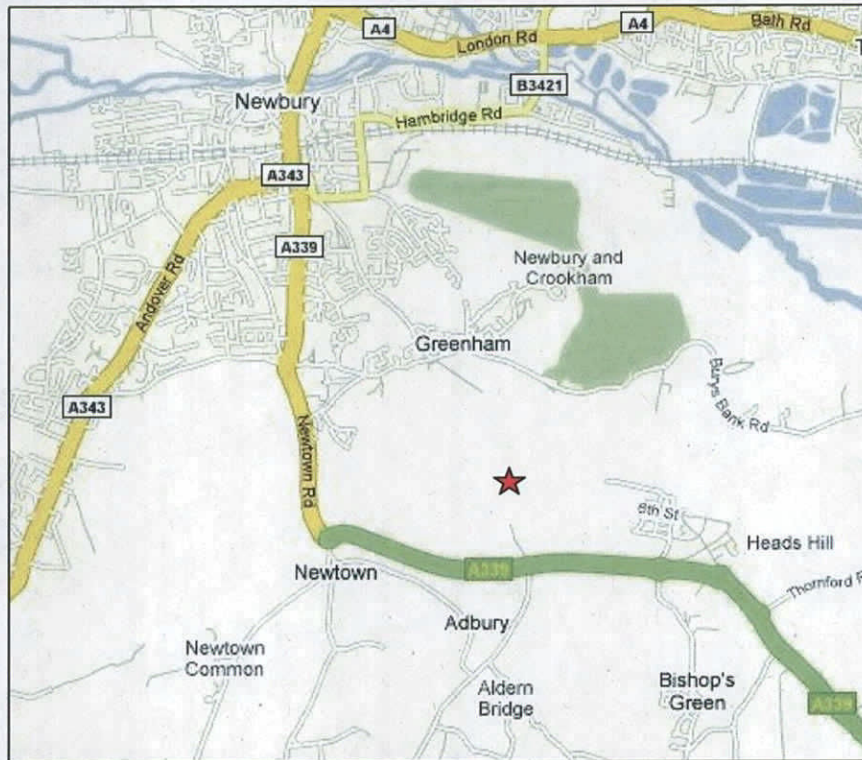
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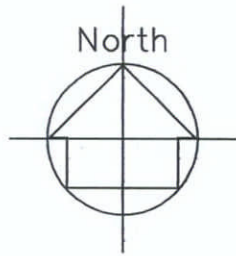
WEST BERKSHIRE  
COUNCIL  
25 AUG 2010  
PLANNING AND  
COUNTRYSIDE SERVICE

**Location Plan**  
**Former GAMA Site, Greenham Common, Thatcham**



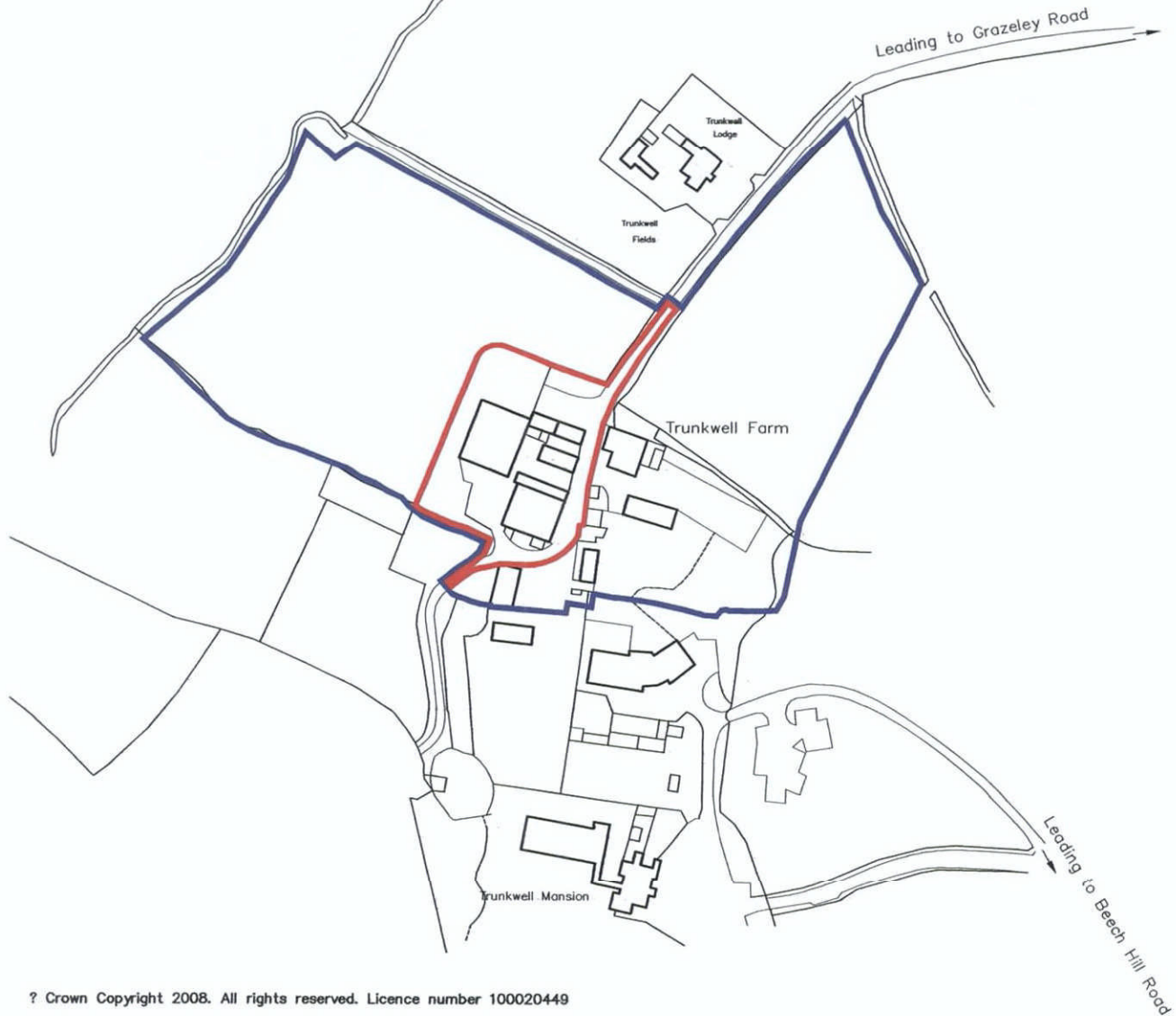
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Beech Hill

10/02090

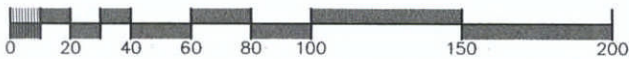


WEST BERKSHIRE  
COUNCIL  
- 9 SEP 2010  
PLANNING AND  
COUNTRYSIDE SERVICE

WEST BERKSHIRE  
COUNCIL  
12 AUG 2010  
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**PLANNING**



Trunkwell Farm, Beech Hill

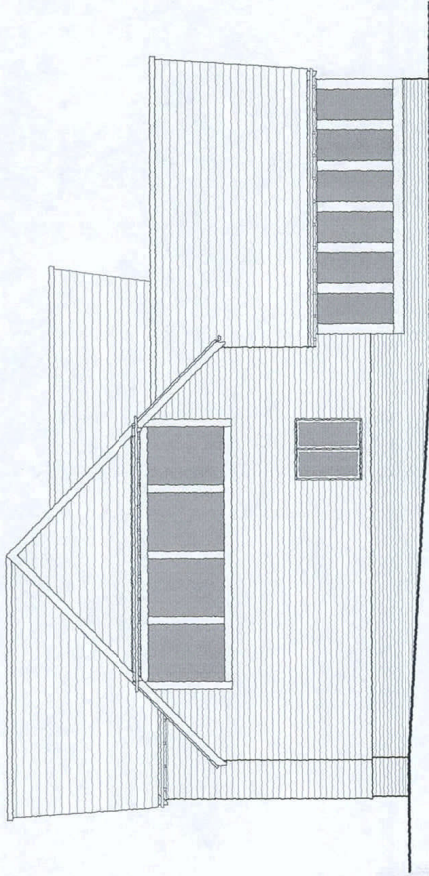
Location Plan

Mr R. Walton

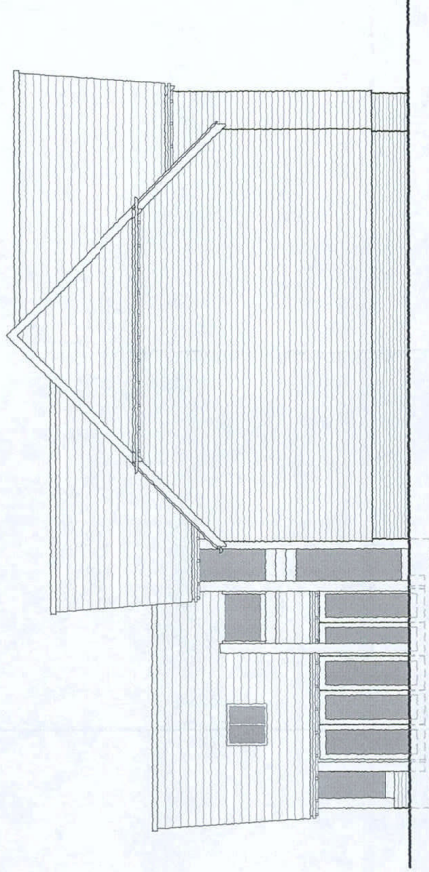
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Date	14.07.10	Nine Mile Ride
Scale	1 : 2500 @ A4	Wokingham
Drawing No.	S.002	01344 753 200
Revision	A	enquiries@HP-architects.com

10/02090

WEST BERKSHIRE  
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12 AUG 2010  
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COUNTRYSIDE SERVICE



Side Elevation



Side Elevation

WEST BERKSHIRE  
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- 9 SEP 2010  
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**PLANNING**

**HP** architects

Project No. AR10.129  
Date 26.07.10  
Scale 1:100 @ A3  
Drawing No. AP.0204  
Revision /

**Redevelopment at Trunkwell Farm, Beech Hill**

Proposed Elevations - The Barn

Mr R. Walton

Crowthorne House  
Nine Mile Ride  
Wokingham  
01344 753 200  
enquiries@hp-architects.com

WEST BERKSHIRE  
COUNCIL  
12 AUG 2009  
PLANNING AND  
COUNTRYSIDE SERVICE

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COUNCIL  
- 9 SEP 2009  
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Existing trees and hedging to be retained

New barn constructed on footprint of existing

Outline of existing buildings to be demolished shown dashed

New courtyard enclosed with 1.8m high wall

**HP architects**

**PLANNING**

Trunkwell Farm, Beech Hill

Proposed Replacement Dwelling  
Proposed Barn Plan

Mr P. Watson

Project No. AR10.129  
Date 02.04.09  
Scale 1:500 @ A1  
Drawing No. P.0100  
Revision A



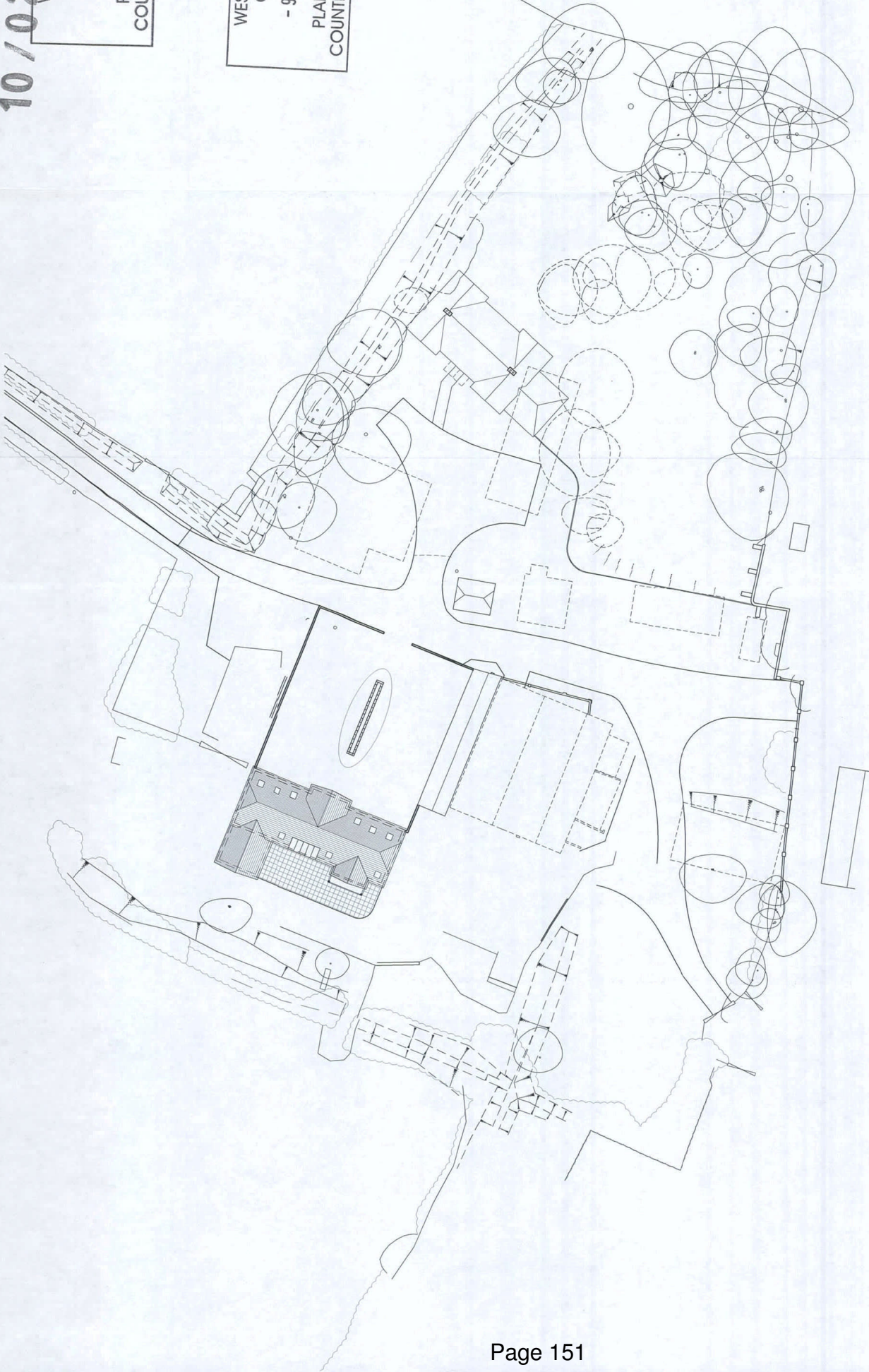
REV.	DATE	DESCRIPTION	BY	CHECKED
A	20/09/09	Garage finished. Other garages and high entry adjacent omitted.	SHF	SHF

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Project No. AR10.129  
Date 22.07.10  
Scale 1:500 @ A3  
Drawing No. AP.200  
Revision /

PRELIMINARY

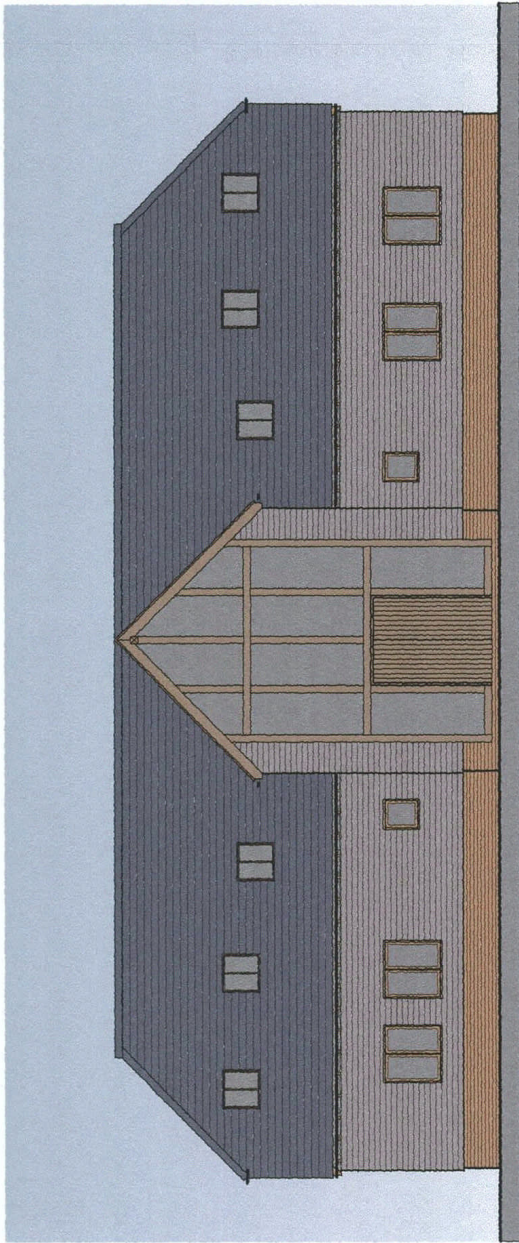
Truckwell Farm, Beech Hill  
Proposed Site Plan  
Mr. R. Walton

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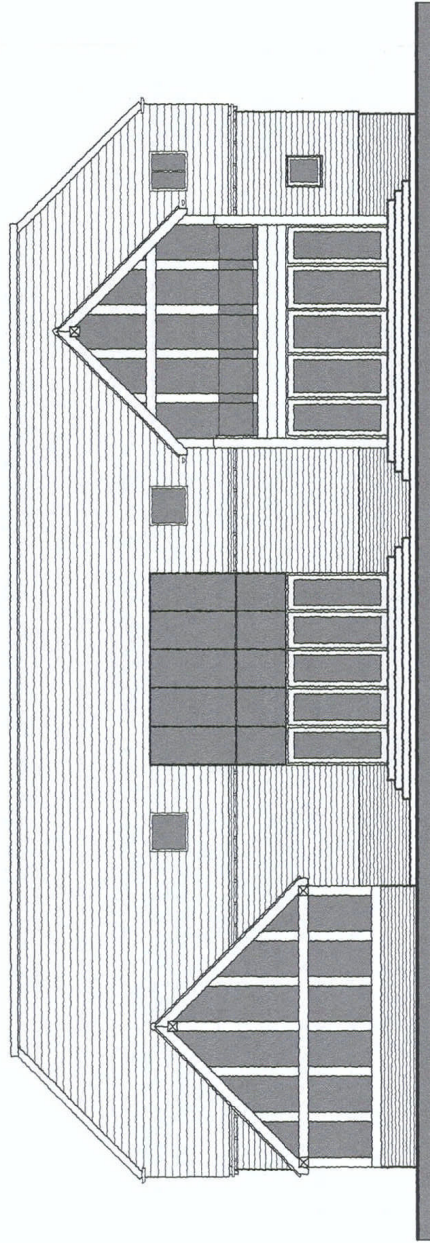
10/02090

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COUNCIL  
- 9 SEP 2010  
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Front Elevation



Rear Elevation

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PLANNING

Project No. AR10.129  
Date 26.07.10  
Scale 1:100 @ A3  
Drawing No. AP.0203  
Revision /

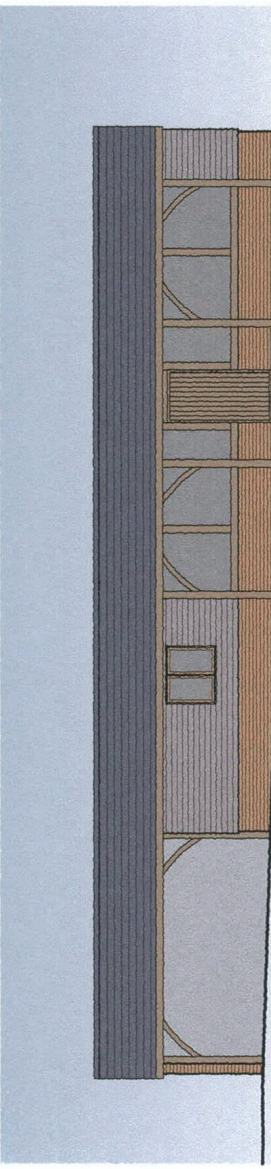
Redevelopment at Trunkwell Farm, Beech Hill  
Proposed Elevations - The Barn

Mr R. Walton

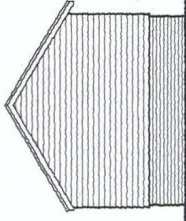
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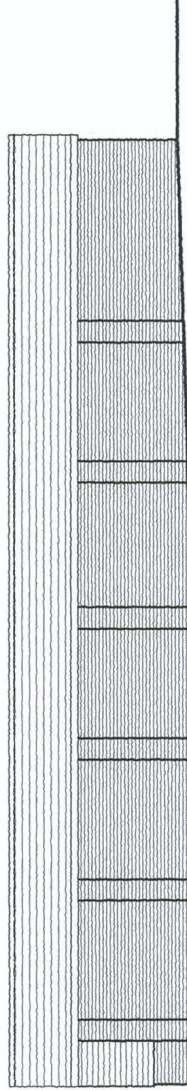
WEST BERKSHIRE  
 COUNCIL  
 - 9 SEP 2010  
 PLANNING AND  
 COUNTRYSIDE SERVICE



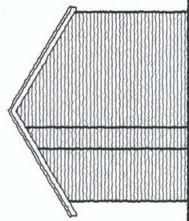
Front Elevation



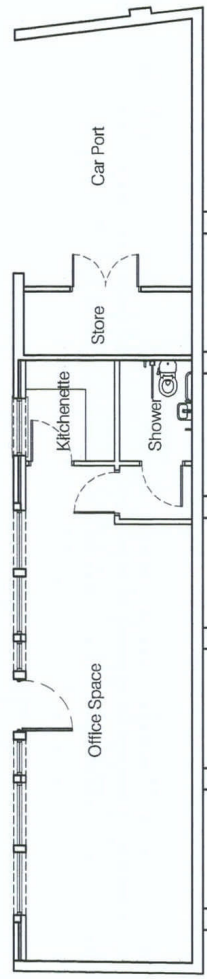
Side Elevation



Rear Elevation



Side Elevation



Floor Plan

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 enquiries@hp-architects.com

**PLANNING**  
 Redevelopment at Trunkwell Farm, Beech Hill  
 Proposed Floor Plans and Elevations - Cart House Conversion  
 Mr R. Walton

Project No. AR10.129  
 Date 21/10/08  
 Scale 1 : 100 @ A3  
 Drawing No. AP.0300  
 Revision /

10/01948/HOUSE  
Wyncrest  
Kintbury

28 JUL 2010

PLANNING AND  
COUNTRYSIDE SERVICE

north,

High View

from Kintbury

Kingsley

Wyncrest

Pucksey

### site plan

scale : 1/1250

Mount View

less Lodge

to Inkpen

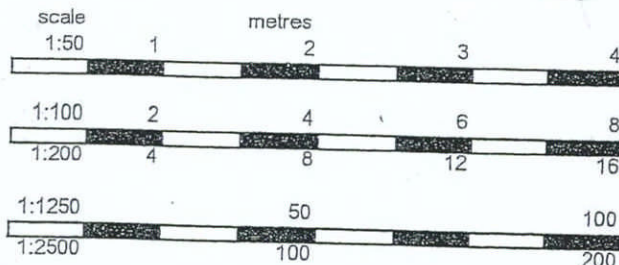
pool

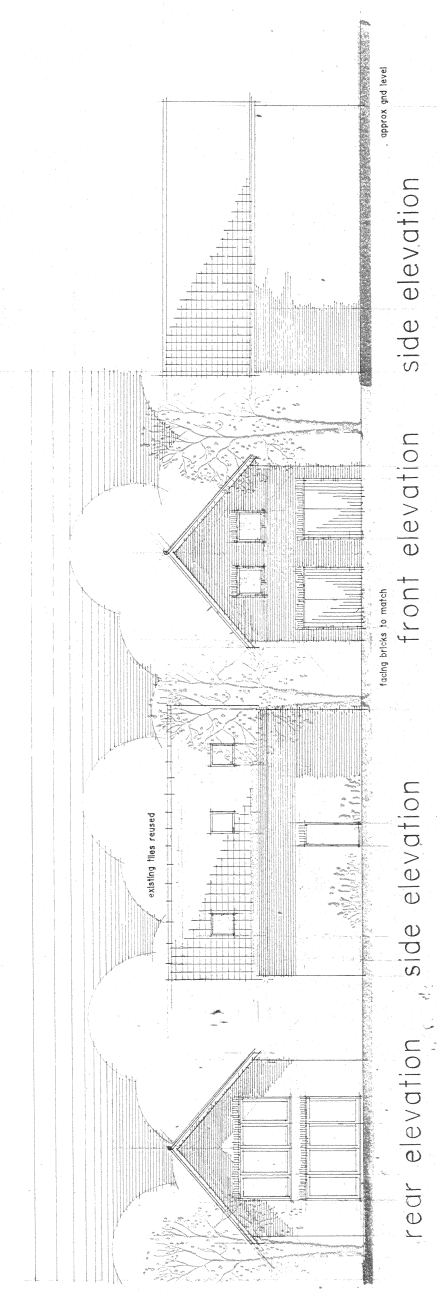
existing garage to be  
altered and extended

existing parking to front  
of property

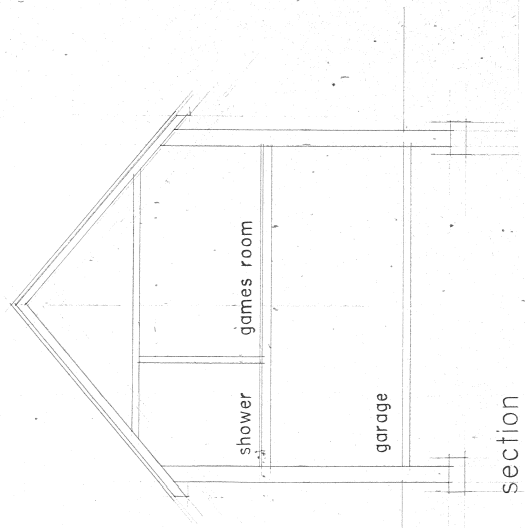
### block plan

scale : 1/500



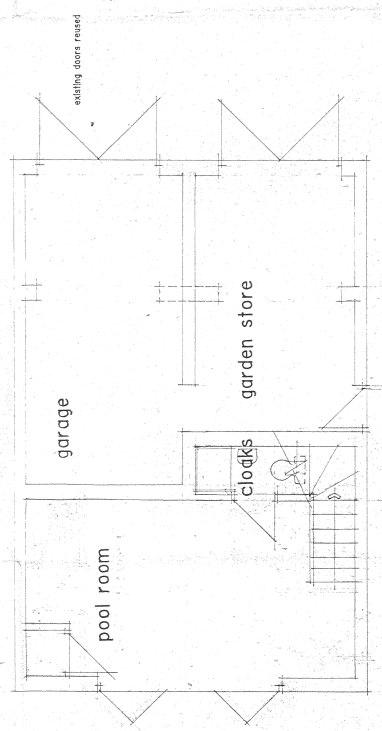


rear elevation side elevation front elevation side elevation

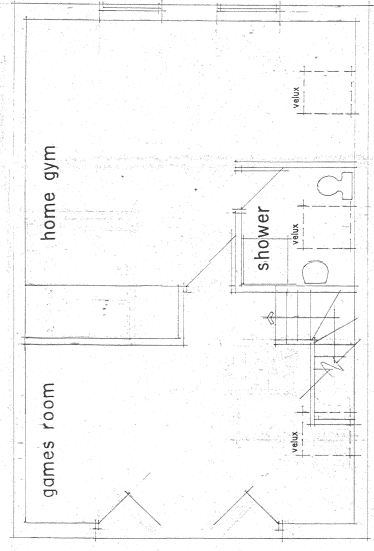


section

NO.	DATE	BY	CHKD.	DESCRIPTION
1	15/05			ISSUED FOR PERMIT
2	15/05			ISSUED FOR PERMIT
3	15/05			ISSUED FOR PERMIT
4	15/05			ISSUED FOR PERMIT



ground floor plan



first floor plan

swimming pool to be installed with the garage

roof plan

PROJECT: Proposed Alterations To Garage  
 Wyncroft  
 Inkpen Road  
 Kintbury

ARCHITECTURAL & BUILDING SERVICES  
 RICHARD NEW MEAT TEARINGS  
 DOWNING  
 NEWBURY STREET  
 NEWBURY  
 RG14 6QP  
 TEL: 01635 49290

DATE: May 2010  
 SCALE: 1/100  
 1/50

CLIENT: Mr and Mrs C Williams