

Notice of Meeting



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Western Area Planning Committee

Wednesday, 9th June, 2021 at 6.30 pm

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

The Council will be live streaming its meetings.

This meeting will be streamed live here: <https://www.westberks.gov.uk/westernareaplanninglive>

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If members of the public wish to attend the Planning Committee they can do so either remotely or in person. Members of the public need to notify the Planning Team (planningcommittee@westberks.gov.uk) by no later than 4.00pm on Tuesday DATE, if they wish to attend the Planning Committee.

Please note that due to the current Coronavirus restrictions there is a limit on the number of people who can enter the Council Chamber. Remote attendance at the meeting is therefore encouraged at this time.

Members Interests

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

Date of despatch of Agenda: Tuesday, 1 June 2021

Further information for members of the public

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148
Email: planningcommittee@westberks.gov.uk



Agenda - Western Area Planning Committee to be held on Wednesday, 9 June 2021
(continued)

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk

Any queries relating to the Committee should be directed to Jenny Legge on (01635) 503043 Email: jenny.legge@westberks.gov.uk



Agenda - Western Area Planning Committee to be held on Wednesday, 9 June 2021
(continued)

- To:** Councillors Adrian Abbs, Phil Barnett, Dennis Benneyworth (Chairman), Jeff Cant, Hilary Cole,Carolyn Culver, Clive Hooker, Tony Vickers (Vice-Chairman) and Howard Woollaston
- Substitutes:** Councillors Jeff Beck, Lynne Doherty, David Marsh, Steve Masters, Andy Moore, Erik Pattenden, Garth Simpson and Martha Vickers
-

Agenda

Part I

Page No.

1. **Apologies**
To receive apologies for inability to attend the meeting (if any).
 2. **Minutes** 7 - 8
To approve as a correct record the Minutes of the meeting of this Committee held on 4 May 2021.

Minutes for the meeting held on 28 April 2021 will be available for the next meeting of the Western Area Planning Committee.
 3. **Declarations of Interest**
To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' [Code of Conduct](#).
 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. and Parish: 20/02026/PACOU, St Gabriels Farm, Cold Ash** 9 - 46
- Proposal:** Prior approval of change of use of agricultural buildings to 5 dwellings.
- Location:** St Gabriels Farm, The Ridge, Cold Ash
- Applicant:** Rivar Limited
- Recommendation:** To delegate to the Head of Development and Planning to GRANT PRIOR APPROVAL subject to conditions.
- (2) **Application No. and Parish: 20/02062/COMIND, St Gabriels Farm, Cold Ash** 47 - 84



Agenda - Western Area Planning Committee to be held on Wednesday, 9 June 2021
(continued)

Proposal: A full planning application (submitted in parallel with the submission of a Class Q Prior Approval application) to facilitate limited works to: Establish an access way (including a turning head) which links the driveways of the new dwellings created under the parallel Class Q Prior approval application, to the existing approved driveway and access track at the St Gabriels Farm site. Regularise improved site parking arrangements. Achieve proportionate extensions to some of the limited residential curtilages established for the new dwellings being approved under the Class Q Prior Approval application. Add additional drainpipes to the dwellings being approved under the Class Q Prior Approval application. Site landscaping improvements. Demolition of a barn redundant following approval of the parallel Class Q Prior application. Creation of a paddock in place of the redundant barn being demolished. Filling in of three slurry pits ew0073.

Location: St Gabriels Farm, The Ridge, Cold Ash

Applicant: Rivar Ltd

Recommendation: To delegate to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to conditions

(3) **Application No. and Parish: 21/00412/FUL, Hazelhanger Farm, North Heath, Chieveley** 85 - 100

Proposal: Change of use of Hazelhanger Farm from a guesthouse (use class C1) to a dwellinghouse (use class C3)

Location: Hazelhanger Farm, North Heath, Chieveley

Applicant: Mr and Mrs Abbott

Recommendation: To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to conditions

(4) **Application No. and Parish: 21/00429/HOUSE, White Lodge, Donnington Grove, Shaw Cum Donnington** 101 - 114



Agenda - Western Area Planning Committee to be held on Wednesday, 9 June 2021
(continued)

Proposal:	Two storey rear extension and external alterations to existing dwelling, following demolition of existing outbuildings (resubmission of application 20/01193/HOUSE)
Location:	White Lodge, Donnington Grove, Donnington
Applicant:	Mr and Mrs Baynham
Recommendation:	To delegate to the Head of Development and Planning to REFUSE PLANNING PERMISSION

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Sarah Clarke

Service Director (Strategy and Governance)

If you require this information in a different format or translation, please contact Stephen Chard on (01635) 519462.



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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
TUESDAY, 4 MAY 2021**

Councillors Present: Adrian Abbs, Phil Barnett, Dennis Benneyworth, Jeff Cant, Hilary Cole, Carolyne Culver, Clive Hooker (Chairman), Tony Vickers (Vice-Chairman) and Howard Woollaston

PART I

56. Election of Chairman

RESOLVED that Councillor Dennis Benneyworth be elected Chairman of the Western Area Planning Committee for the 2021/22 Municipal Year.

57. Election of Vice-Chairman

RESOLVED that Councillor Tony Vickers be elected Vice-Chairman of the Western Area Planning Committee for the 2021/22 Municipal Year.

CHAIRMAN

Date of Signature

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Agenda Item 4.(1)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	20/02026/PACOU Cold Ash	3 rd November 2020 ¹	Prior approval of change of use of agricultural buildings to 5 dwellings. St Gabriels Farm The Ridge Cold Ash Rivar Limited

¹ Extension of time agreed with applicant until 2nd July 2021

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02026/PACOU>

Recommendation Summary: Approval

Ward Member(s): Councillor Garth Simpson
Councillor Hilary Cole

Reason for Committee Determination: 10 objections or more

Committee Site Visit: 3rd June 2021

Contact Officer Details

Name: Sian Cutts
Job Title: Senior Planning Officer
Tel No: 01635 519111
Email: sian.cutts@westberks.gov.uk

1. Introduction

- 1.1 This application seeks a determination of whether prior approval is required for the proposed change of use from agricultural buildings to 5 dwellings.
- 1.2 The site is located adjacent to but outside of the Cold Ash settlement boundary, to its south and therefore within the countryside. The site forms part of the open, rural setting to Cold Ash and the site and other surrounding land separates the village from Thatcham to the south. The site falls outside of but contributes to the setting of the North Wessex Downs AONB which lies to the East. The site is part of a farm yard, with a barn, open barn, old dairy, sludge/slurry lagoons and concrete hard surface with soil bund around and open farmland. An existing dwelling The Bungalow lies to the southeast. This dwelling along with Cedar Haven to the north are accessed via a farm track from The Ridge. The application site is accessed off The Ridge partly along an existing PROW (Bridleway COLD20/1), and from an agricultural access to the south west to Cold Ash Hill.
- 1.3 The former uses on site as a dairy farm and for heifer breeding have ceased. The buildings are currently used for limited agricultural storage.
- 1.4 The application is seeking a determination as to whether prior approval is required for the conversion of buildings A and C to provide 5 dwellings. It is proposed to demolish a section of building A, to provide two detached three bedroom units. It is also proposed to demolish a section of building C, to provide one detached 3-4 bedroom unit, and two, 2 bedroom units. The works include the insertion of doors and windows into the buildings. A separate application for planning permission is under consideration to demolish building C, enlarge the curtilages, and make alterations to the buildings including drainpipes, additional parking, a new access and landscaping to the site.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
74/00179/ADD	Temporary mobile home for agricultural worker	Approved 04.02.1974
79/10699/ADD	House and feed unit for 120 dairy cows and slurry store agricultural use	Approved 06.06.1979
02/00666/FUL	To provide a new access to serve the farm to replace the existing.	Approved 11/09/2002
16/00051/FULMAJ	Demolition of existing farm buildings and the erection of 4 new dwellings with garages, landscaping and associated works.	Refused 05/04/2016 Appeal Dismissed 22/12/2016

19/02334/AGRIC	Proposed new road	Application not required 24/10/2019
20/02062/COMIND	A full planning application (submitted in parallel with the submission of a Class Q Prior Approval application) to facilitate limited works to: Establish an access way (including a turning head) which links the driveways of the new dwellings created under the parallel Class Q Prior approval application, to the existing approved driveway and access track at the St Gabriels Farm site. Regularise improved site parking arrangements. Achieve proportionate extensions to some of the limited residential curtilages established for the new dwellings being approved under the Class Q Prior Approval application. Add additional drainpipes to the dwellings being approved under the Class Q Prior Approval application. Site landscaping improvements. Demolition of a barn redundant following approval of the parallel Class Q Prior application. Creation of a paddock in place of the redundant barn being demolished. Filling in of three slurry pits	Pending consideration

3. Procedural Matters

3.1 This is an application under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for a determination of whether prior approval is required due to the following matters, otherwise the development is considered as permitted development.

- a) transport and highways impact of the development;
- b) noise impacts of the development;
- c) contamination risks on the site;
- d) flooding risks on the site;
- e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3;
- f) the design or external appearance of the building
- g) the provision of adequate natural light in all habitable rooms of the dwellinghouses

3.2 Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.

- 3.3 Site notice displayed on 25th September 2020 at gate entrance on Cold Ash Hill; the deadline for representations expired on 19th October 2020.
- 3.4 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (formally within A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres).
- 3.5 Initial assessment is that the proposal will be liable for CIL. However, CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil.

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Cold Ash Parish Council:	<p>Object: Transport/Highways The current access on Cold Ash Hill currently has minimal use, are there access rights? It was constructed after 2013.</p> <p>Flooding – the farm track floods in the winter months</p> <p>Undesirable development. The site is in is a prominent location and can be viewed a significant distance away. It is outside the settlement boundary and will contravene a number of policies in the Cold Ash Village Design Statement. The farm track will change the rural nature of the fields on the lower slope. The Inspector in 2016 agreed this was undesirable.</p> <p>Design/ Appearance – The design is out of keeping within the surrounding area, location on the hill makes this critical. Design contravenes the Village Design Statement.</p>
WBC Highways:	<p>Access will be via the existing access with passing places that links the site to Cold Ash Hill.</p> <p>For what would appear to be two dwellings with two bedrooms, two dwellings with three bedrooms and a dwelling with four bedrooms, I would expect some 30 vehicle movements (15 in, 15 out) per day. I therefore do not anticipate any significant increases in traffic compared to the existing agricultural uses. I would also expect less large vehicles as a result of this proposal. I would therefore find this somewhat difficult to object to.</p> <p>Asks whether cycle storage and electric vehicle charging points can be provided.</p>
Environmental Health	<p>A Phase 1 Geo-environmental study has been submitted which I have reviewed. The conclusion recommends an intrusive</p>

	investigation into potential contaminative sources on site. I agree with this recommendation, and suggest conditions.
Ecology	Recommend conditions.
SuDS Drainage	<p>1st Response: Requested a drainage strategy.</p> <p>2nd Response: Foul and surface water can be dealt with as a pre-commencement condition.</p> <p>3rd Response: Having reviewed the Additional Drainage Information Technical Note (Glanville Consultants report reference: 006_8200125_SH_Additional_Drainage_Info_TN), we are content with the revised drainage layout and calculations, and recommend a condition ensuing these measures are provided.</p>

Public representations

4.2 Representations have been received from 29 contributors, 1 of which support, and 28 of which object to the proposal.

4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:

4.4 In support of the application

- The old barns are an eyesore and are unusable, and the buildings will be an improvement
- It will enable people to stay in the village
- The road is well thought of, taking traffic out of the village

4.5 Objections to the application

- Statements of truth are not available to other parties to scrutinise, particularly evidence about use in 2013, and agricultural tenancies
- The track was not built until after the Appeal was dismissed in 2016. To construct the track, excavation and engineering works took place across several fields and waste deposited along the track, which was permitted development under Class A(a) or Class B(b) of Part 6 of the General (Permitted Development) (England) Order 2015, contrary to Table 1 of the Planning Statement, that not work has been undertaken under those provisions
- Access is stated from an existing access, that is part of 20/02062/COMIND and doesn't exist yet
- Increase in traffic and a material change in the type of traffic, congestion on Cold Ash Hill, poor visibility.
- Speed limit on Cold Ash Hill should be enforced
- There will be an increase in noise to neighbouring residences from traffic on the track

- The previous appeal was dismissed in 2016 due to unacceptable impacts on the character and appearance of the area; access to services; protected species; waste collection; sustainability. Little has changed since then
- Appearance of the development, and impact on the AONB, the buildings can be seen from Cold Ash Hill, and the open setting should be protected.
- Impact on wildlife and protected species
- Impact on privacy from the track
- Impact on drainage from the access track, disruption to natural drainage, increased flood risk
- The existing track is not used, there is an existing access from The Ridge
- The track crossing several fields making it harder to contain livestock, affecting the agricultural use
- The track is not suitable for saloon cars
- The hedgerow bordering Cold Ash Hill should be maintained at 6-8 ft high, for nearby residents to have better views
- It does not meet the requirements for Class Q development due to increase in traffic, conversion of agricultural track to residential use, the track is of an impractical length, there is extensive work required to convert them, and so not suitable buildings.
- Design is not in keeping with other housing in the area, building A would be steel framed with metal roofs, and building C would be timber framed with metal roofs and timber cladding
- The buildings may be structurally sound enough to be converted, but they are not suitable, suspect that if granted the buildings will be demolished and rebuilt
- Outside the settlement boundary
- Impact the gap between Cold Ash and Thatcham, and impact rural appearance of the village, could open it up for development
- Increase in noise, air and light pollution
- Not a sustainable location
- Loss of views
- Impact on local services and infrastructure
- Lack of affordable housing

5. Planning Policy

- 5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate

otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, CS1, CS4, CS13, CS14, CS16, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C1, C3, C4, P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS5, OVS6, of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- WBC Quality Design SPD (2006)
- Sustainable Drainage Systems SPD (2018)
- Cold Ash and Ashmore Green Village Design Statement (2002)
- WBC Cycle and Motorcycle Advice and Standards for New Development (2014).

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of the development
- Transport and Highways
- Noise
- Contamination risks
- Flooding
- Location, siting and design

Principle of development

6.2 The application is seeking a determination of whether prior approval is required for the change of use under Schedule 2, Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO). Class Q, sets out a number of criteria for the change of use of agricultural buildings to be considered to be permitted development. This includes use of the building for agricultural purposes on 20th March 2013, or if vacant, that the last use was for agriculture. The criteria also controls the number and cumulative size of the dwellings proposed. This application proposes 5 units, three of which are classed as larger dwellinghouses, and have a cumulative area of 465 sq. metres, and 2 smaller dwellinghouses, so the cumulative total of units is 5, and accords with the criteria for the number and size of dwellings permitted under Class Q. The site has not been the subject of an agricultural tenancy.

6.3 The criteria also requires that no buildings have been erected under the agricultural permitted development rights since March 2013. The permitted development rights have been used for an agricultural access within the site, but not a new building and so the requirement of Part Q is met in this regard. Paragraph (h) requires that there are no external extensions to the buildings, and paragraph (i) sets out the limited building operations which are included to enable the building to function as a dwelling, and lists, windows, doors, roofs or exterior walls, utility services. Limited demolition is allowed to the extent reasonable required to carry out the building operations.

- 6.4 The site also complies with the locational requirements of Part Q as the site is not within a Site of Scientific Special Interest; a safety hazard area; a military explosives storage area; within or contains a Scheduled Monument; is not a listed building and is not within a Conservation Area or the North Wessex Downs Area of Outstanding Natural Beauty. The proposal complies with the criteria set out within Class Q of the GDPO.
- 6.5 There are no restrictive planning conditions or obligations which have been found within the planning history of the site. The proposed conversion to 5 dwellings is considered to be permitted development, and a determination is sought as to whether prior approval is required for the following matters.

Transport and Highways

- 6.6 Policy CS13 refers to development which has an impact on the highway network, and policy P1 sets out the parking standards for new development. There were a number of objections to the development on the grounds that the proposal would be detrimental to highway safety. The access to the site would be obtained via an agricultural track which was granted planning permission in 2002, that permission was commenced, and the track implemented in 2017 in accordance with 02/00666/FUL.
- 6.7 The Highways Officer has assessed the proposal, and concluded that there would be approximately 30 vehicle movements generated a day. This would not be a significant increase in traffic compared to existing agricultural uses, and would also remove the large vehicles. The proposal is not considered to result in significant impacts on the highway network. It was requested that consideration be given to the provision of electric vehicle charging points, and cycle storage. The application can be determined in accordance with the development plan policies in so far as they relate to the matters for which prior approval is sought, and so they can be considered. As such conditions requiring an electric vehicle charging point for each dwelling, and cycle storage can be applied.

Noise

- 6.8 Policy CS14 requires new development to make a positive contribution to the quality of life in West Berkshire, and policies OVS5 and OVS6 refer to the need to minimise the impacts of noise generated from a development. The Environmental Health team were consulted on the proposals and have not raised any objections to the application on the basis of noise generation. There were objections from third parties about the potential for noise from vehicles using the track.
- 6.9 The track is approximately 8 metres from the house at St Finian's Farm, and approximately 60-70 metres from the nearest houses in Corner Mead. The level of traffic proposed as referred to above, is not a significant increase above that which could be expected from an agricultural use within the buildings. The application buildings are also situated near to The Bungalow and Cedar Haven. The noise which would be generated from dwellings, is considered to be less than would be generated by agricultural vehicles, and livestock using the buildings. The proposal is not considered to generate an unacceptable level of noise which would be harmful to the neighbouring residents.

Contamination Risks

- 6.10 Policy OVS5 refers to the need to ensure development does not result in unacceptable pollution of the environment. The application was submitted with a Phase 1 Geo-environmental study. This recommended that intrusive investigations into potential contamination sources take place on site. The Environmental Health Officers have reviewed the report, and agree with the conclusion, and have recommended conditions

ensuring that further investigations take place, and requiring that a scheme of remediation is submitted, approved and implemented.

Flooding

- 6.11 Policy CS16 refers to the flood risk of proposed development, and requires Sustainable Drainage Methods (SuDS) for all new development. A drainage strategy was submitted during the course of the application. The drainage details include the provision of a package treatment plant, and sustainable drainage features. The Council's drainage engineers are satisfied with the drainage features which are proposed, and require a condition to secure their implementation.
- 6.12 The objections have referred to potential flooding on the access road, however this is outside of the application site, and can be addressed in the separate application 21/02062/COMIND. The proposal with the implementation of the SuDS measures proposed is acceptable with regards to the flood risk on site.

Location, Siting and Design

- 6.13 Policies ADPP1 and CS1 focus residential development within settlement boundaries. This application is seeking approval of matters for a development which is permitted by Part 3, Class Q of the GDPO as outlined above. Within that list of matters for a determination of whether approval is sought is "whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3." The buildings are accessed from an existing track from Cold Ash Hill, and are connected via a public right of way and track to The Ridge. Utility services can be practically provided for in this location. There have been objections raised to the unsustainable location of the development, and this was one of the reasons which the Inspector used to dismiss the previous application on the site. Concerns were also raised about waste and recycling collections from the site. However, the provisions of the GPDO allow for the conversion of such agricultural buildings, which are often located within unsustainable locations, and the siting of the buildings as discussed below is considered not to be harmful to the rural landscape and setting of the NWD AONB.
- 6.14 Policies CS14, CS19 and C3 require new residential development to be of a high quality design which respects and enhances the character of the area, and its sensitivity to change. The external appearance of the proposed converted buildings, is one of the matters of which prior approval is sought. It is proposed to retain the existing roofs, and to insert windows, doors and rooflights on the elevations, which will also ensure the provision of adequate light to all habitable rooms, as required by Part Q. The buildings will retain their utilitarian appearance, as a result of the retention of the existing materials and proposed alterations.
- 6.15 In dismissing the previous scheme on the site, which proposed a redevelopment and the construction of new dwellings, the Inspector referred to the scale, design and prominent location of the houses. In this case, the conversion of the building is proposed, and the design retains the agricultural appearance of the buildings, and will not have such an adverse impact on the open landscape character, as the relationship of the buildings within the landscape, viewed against the backdrop of trees will be retained. The Inspector was also concerned about the appearance of the access track from Cold Ash Hill, which had not been constructed at the time the appeal was considered. This has now been constructed in accordance with the 2002 permission, and so whilst that was a reason for refusing the previous application, this has now been implemented under a different planning permission, and so no further additional harm will be caused to the rural character of the area and the setting of the AONB though its use for the proposed development. A condition can be added requiring the development

to be completed with the materials as specified on the application forms and within the drawings.

Ecology

- 6.16 Policy CS17 requires that the biodiversity across West Berkshire is conserved and enhanced. The proposed conversion of the buildings to dwellings may also involve the requirement for additional external lighting on and around the buildings. This may have implications for light sensitive animals, as well as the appearance of the site within the next sky, being situated as it is in an elevated position on the hillside. It would therefore be appropriate to add a condition requiring the approval of any external lighting, which would also need to include an isolux lighting plan, so that the extent of the light spill can be assessed, in the interests of biodiversity, and the effect of any lighting on the appearance of the development.

Permitted Development

- 6.17 Dwellings which are granted permission under Part 3, Class Q do not benefit from permitted development rights for alterations, extensions, roof additions, porches, chimneys, flues, hardstandings and outbuildings, which are set out in Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015. It is not necessary to add a condition restricting those rights.

7. Planning Balance and Conclusion

- 7.1 The application is considered to be in accordance with the requirements for consideration as permitted development under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. The details of the development have been assessed and it is considered that prior approval is required for the matters of highway, flooding, contamination and design of the building, due to the potential impacts of these issues. The information which has been provided is considered to be satisfactory given the limitations of what is possible to control under the applicable legislation. Subject to the conditions identified the proposal would comply with that legislation and the applicable development plan policies.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to GRANT PRIOR APPROVAL subject to the conditions listed below.

Conditions

1. **Commencement of development**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. **Approved plans**

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

- I. Site location Plan Drawing No PO-01-CQ received on 2nd September 2020;

- II. Site Layout Plan Drawing No P1-01-PA Rev C received on 22nd February 2021;
- III. Building A Proposed Floor Plan with Dimensions Drawing No P2-010Dim Rev A received on 29th September 2020;
- IV. Building A Proposed Front Elevations Drawing No P3-01 received on 2nd September 2020;
- V. Building C Proposed Front Elevations Drawing No P3-02 received on 2nd September 2020;
- VI. Building A Proposed Rear Elevations Drawing No P3-03 received on 2nd September 2020;
- VII. Building C Proposed Rear Elevations Drawing No P3-04 received on 2nd September 2020;
- VIII. Building A Proposed Side Elevations Drawing No P3-05 received on 2nd September 2020;
- IX. Building C Proposed Side Elevations Drawing No P3-06 received on 2nd September 2020;
- X. Building C Proposed Floor Plan Drawing No P2-02 Rev A received on 2nd September 2020;
- XI. Building C Proposed Floor Plan with Dimensions Drawing No P2-02 Dim received on 2nd September 2020;
- XII. Building A Proposed Floor Plan Drawing No P2-01 Rev B received on 2nd September 2020;
- XIII. Structural Report Prepared by Marbas Project No 01702 Rev A Dated 11/06/2020 received on 2nd September 2020;
- XIV. Phase 1 Geo-Environmental Appraisal Prepared by Glanville Ref: CV8200125/SH/DW/004 Issue 2 dated 01/10/2020 received on 7th October 2020;
- XV. Drainage Technical Note Prepared by Glanville received on 22nd February 2021;
- XVI. Additional Drainage Information Prepared by Glanville received on 29th March 2021;
- XVII. Ecological Impact Assessment Prepared by SLR Ref No 404.04696.00007 dated August 2020 received on 2nd September 2020; and
- XVIII. Planning Statement Prepared by Pro Vision Project No 50512 dated August 2020 received on 2nd September 2020;

Reason: For the avoidance of doubt and in the interest of proper planning.

3. **Materials**

The materials to be used in the development hereby permitted shall be as specified on the plans and the application forms. Where stated that materials shall match the existing, those materials shall match those on the existing development in colour, size and texture.

Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocations DPD (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

4. **Contaminated Land**

No development, unless otherwise agreed in writing by the Local Planning Authority shall take place until a scheme to deal with contamination at the site has been submitted to and approved in writing by the LPA. The above scheme shall:

- (a) Include an investigation and risk assessment. A report of the findings shall: identify the nature and extent of any contamination on the site (irrespective of its origin); include an assessment of the potential risks to human health, property, and the environment; and include an appraisal of remedial options, and proposal of preferred option(s).
- (b) Include a remediation scheme unless otherwise agreed in writing by the Local Planning Authority which ensures that, after remediation, as a minimum, the land shall not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.
- (c) Include a monitoring and maintenance scheme unless otherwise agreed in writing by the Local Planning Authority to ensure the long-term effectiveness of the proposed remediation, and the provision of reports on the same that shall be submitted to and approved in writing by the LPA.
- (d) Be prepared by a competent person (a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation), and conducted in accordance with current best practice.

Thereafter, any approved remediation scheme and/or monitoring and maintenance measures shall be carried out in accordance with the approved details. Two weeks written notice shall be given to the LPA prior to the commencement of any remediation scheme.

If any previously unidentified land contamination is found during the carrying out of the development, it shall be reported immediately in writing to the LPA. Appropriate investigation and risk assessment shall be undertaken, and any necessary remediation measures shall be submitted and approved in writing by the LPA. Thereafter, any remediation measures shall be carried out in accordance with the approved details.

The development shall not be occupied unless otherwise agreed in writing by the Local Planning Authority until all approved remediation measures have been completed and a verification report to demonstrate the effectiveness of the remediation has been submitted to and approved in writing by the LPA.

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. This condition is applied in accordance with paragraphs 170, 178, 179 and 180 the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

A pre-commencement condition is required to ensure that adequate investigation and a suitable remediation and/or monitoring is agreed before it may be implemented throughout the demolition and/or construction phase.

5. **Cycle Storage**

No dwelling shall be first occupied until cycle parking/storage facilities for that dwelling have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the facilities shall be maintained and kept available for that purpose at all times.

Reason: To ensure the provision of cycle parking/storage facilities in order to encourage the use of cycles and reduce reliance on private motor vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, Policy P1 of the Housing Site Allocations DPD 2006-2026, Quality Design SPD, and the Council's Cycle and Motorcycle Advice and Standards for New Development (November 2014).

6. **Electric Vehicle Charging Points**

No dwelling shall be first occupied until an electric vehicle charging point has been provided for that dwelling in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the charging points shall be maintained, and kept available and operational for electric vehicles at all times.

Reason: To secure the provision of charging points to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026.

7. **Sustainable Drainage**

The development hereby permitted shall not be brought into use until the sustainable drainage measures identified in the Drainage Technical Note (Glanville consultants report reference 005_8200125_SH_Drainage_TN) and the Additional Drainage Information - Technical Note (Glanville consultants report reference 006_8200125_SH_Additional_Drainage_Info_TN) have been implemented in accordance with the approved details. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS16 of the West Berkshire Core Strategy (2006-2026), and the Sustainable Drainage Systems SPD (2018)

8. **External Lighting**

No external lighting shall be installed until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- (a) Identify those areas on the site that are particularly sensitive for bats and that are likely to cause disturbance.
- (b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species.
- (c) Include isolux contour diagram(s) of the proposed lighting.
- (d) Ensure all lighting levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers.

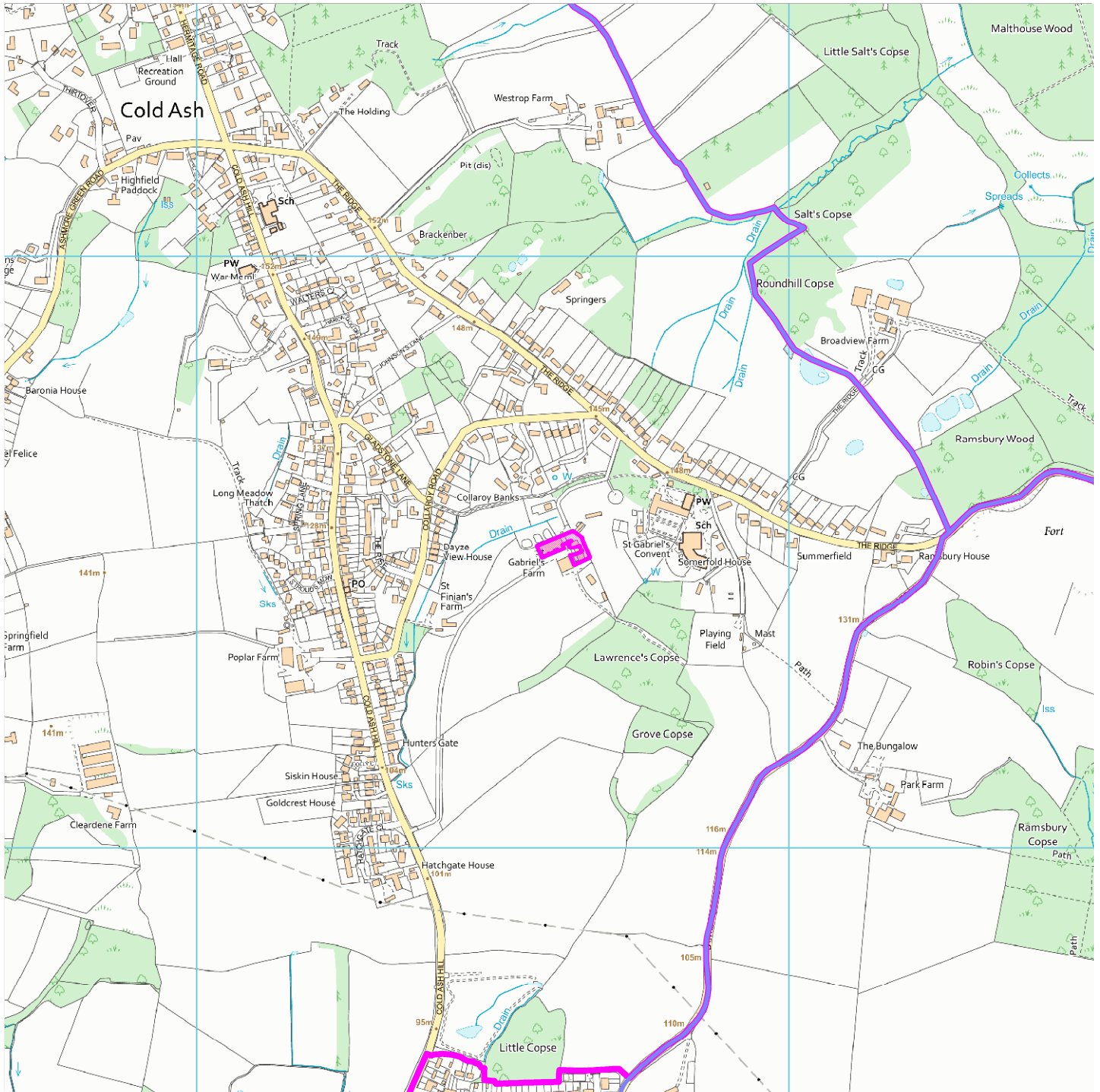
No external lighting shall be installed on the external elevations of the dwellings hereby permitted except in accordance with the above strategy.

Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, and the rural character and appearance of the site. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS17 and CS19 of the West Berkshire Core Strategy 2006-2026.

Informatives

1. CIL Liability

This development results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. You are advised to submit a Notice of Chargeable Development at your earliest opportunity. A Liability Notice setting out further details, and including the amount of CIL payable will then be sent to you. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil

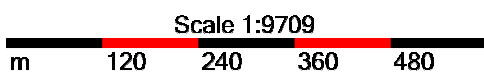


Map Centre Coordinates :

Scale : 1:9708

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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	27 May 2021
SLA Number	0100024151

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St Gabriels Farm Cold Ash

Photographs for Western Area Planning Committee
Applications 20/02026/PACOU & 20/02062/COMIND



View of site from access on Cold Ash Hill



View of site from access track



View from track to houses in Corner Mead



View of houses on Cold Ash Hill from the access track



View of access to The Ridge (looking northwards out of the site)



Northern elevation of Building A



West (front) Elevation of Building A



West (front) elevation of Building A



South elevation of Building A



Rear (east) elevation of Building A



Rear (east) elevation of Building A and eastern site boundary



South (front) elevation of Building C



North (rear) elevation of Building C



Side (east) elevation of Building C



Side (west) elevation Building C



Building C (west and south) elevations viewed from access track



Building C south elevation, Building A west elevation and Building B (to be demolished)



View of Building B (to be demolished) from the south



View across slurry pits to the north of Building C



Location of pond

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Agenda Item 4.(2)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	20/02062/COMIND Cold Ash	9 th December 2020 ¹	<p>A full planning application (submitted in parallel with the submission of a Class Q Prior Approval application) to facilitate limited works to: Establish an access way (including a turning head) which links the driveways of the new dwellings created under the parallel Class Q Prior approval application, to the existing approved driveway and access track at the St Gabriels Farm site. Regularise improved site parking arrangements. Achieve proportionate extensions to some of the limited residential curtilages established for the new dwellings being approved under the Class Q Prior Approval application. Add additional drainpipes to the dwellings being approved under the Class Q Prior Approval application. Site landscaping improvements. Demolition of a barn redundant following approval of the parallel Class Q Prior application. Creation of a paddock in place of the redundant barn being demolished. Filling in of three slurry pits ew0073</p> <p>St Gabriels Farm</p> <p>Rivar Ltd</p>

¹ Extension of time agreed with applicant until 2nd July 2021

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02062/COMIND>

Recommendation Summary: Approval

Ward Members: Councillor Garth Simpson
Councillor Hilary Cole

Reason for Committee Determination: More than 10 objections

Committee Site Visit: 3rd June 2021

Contact Officer Details

Name: Sian Cutts
Job Title: Senior Planning Officer
Tel No: 01635 519111
Email: Sian.cutts@westberks.gov.uk

1. Introduction

- 1.1 This application seeks planning permission for works associated with a parallel application for prior approval (20/02026/PACOU) for the conversion of agricultural buildings to 5 dwellings. This application is proposing an access way and turning head to link the driveways of the dwellings created in the prior approval application, to the access track; to create larger curtilages for the approved dwellings; to add drainpipes to the buildings; landscaping improvements; demolish a barn and reinstate a paddock, and to infill slurry pits.
- 1.2 The site is located adjacent to but outside of the Cold Ash settlement boundary, to its south and therefore within the countryside. The site forms part of the open, rural setting to Cold Ash and the site and other surrounding land separates the village from Thatcham to the south. The site falls outside of but contributes to the setting of the North Wessex Downs AONB which lies to the east. The site is part of a farm yard, with a barn, open barn, old dairy, sludge/slurry lagoons and concrete hard surface with soil bund around and open farmland. An existing dwelling The Bungalow lies to the southeast. This dwelling along with Cedar Haven to the north are accessed via a farm track from The Ridge. The application site is accessed off The Ridge partly along an existing PROW (Bridleway COLD20/1), and from an agricultural access to the south west to Cold Ash Hill.
- 1.3 The former uses on site as a dairy farm and for heifer breeding have ceased. The buildings are currently used for limited agricultural storage.
- 1.4 The application has been submitted in association with the application for prior approval for the change of use of the buildings. This application seeks approval for works associated with those dwellings, to infill slurry pits, and provide larger residential curtilages, and to provide drainpipes for the building. The application also includes the demolition of a barn, and reinstatement of the land to a paddock, and landscaping around the site. The vehicular access to the site is via the existing track from Cold Ash Hill, with a pedestrian link to the north-east towards The Ridge.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
74/00179/ADD	Temporary mobile home for agricultural worker	Approved 04.02.1974
79/10699/ADD	House and feed unit for 120 dairy cows and slurry store agricultural use	Approved 06.06.1979
02/00666/FUL	To provide a new access to serve the farm to replace the existing.	Approved 11/09/2002
16/00051/FULMAJ	Demolition of existing farm buildings and the erection of 4 new dwellings with garages, landscaping and associated works.	Refused 05/04/2016 Appeal Dismissed 22/12/2016

19/02334/AGRIC	Proposed new road	Application not required 24/10/2019
20/02026/PACOU	Prior approval of change of use of agricultural buildings to 5 dwellings.	Pending consideration

3. Procedural Matters

- 3.1 Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 Site notice displayed on 25th September 2020 at gate entrance on Cold Ash Hill; the deadline for representations expired on 19th October 2020.
- 3.3 The change of use of the buildings to dwellings is being dealt with under 20/02026/PACOU and so the liability for the payment of the Community Infrastructure Levy (CIL) is being confirmed through that application

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Cold Ash Parish Council:	<p>Object. Size of Development, and extension to residential curtilage</p> <p>Farm track being changed to a residential road. The farm track floods, further improvements would change the rural nature of the picturesque fields on the lower slopes</p> <p>Excessive parking spaces</p> <p>Paddock should not be developed in the future</p> <p>The proposed entrance on Cold Ash Hill has minimal use, it crosses a WBC verge and queries the right to use it, this was built after 2013 despite the submission statement.</p> <p>Outside the settlement boundary.</p> <p>Negative impact on wildlife</p> <p>Loss of agricultural land</p> <p>Negative impact on neighbouring residents</p>
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	Impact on flooding, alterations to paving will affect flooding Style and appearance of buildings out of keeping with the area
WBC Highways:	No objection, am content with the site layout and parking provision, request if cycle storage and electric vehicle charging points can be provided
West Berkshire Spokes:	No comments to make
WBC Housing:	No comments to make
WBC Archaeology:	There are no archaeological implications to this proposal.
WBC Trees:	Additional information is required about hedgerow remediation. Landscaping proposal would need to include trees and hedges planted either side of the access road, and details of tree protection should be provided. No objections subject to conditions
Lead Local Flood Authority:	1st Response: Requested a drainage strategy. 2nd Response: Foul and surface water can be dealt with as a pre-commencement condition. 3rd Response: Having reviewed the Additional Drainage Information Technical Note (Glanville Consultants report reference: 006_8200125_SH_Additional_Drainage_Info_TN), we are content with the revised drainage layout and calculations, and recommend a condition ensuing these measures are provided.
WBC Ecology:	Recommend conditions
Environment Agency:	No response received
Environmental Health:	A Phase 1 Geo-environmental study has been submitted which I have reviewed. The conclusion recommends an intrusive investigation into potential contaminative sources on site. I agree with this recommendation, and suggest conditions.
Access Officer:	No response received
Thames Water Utilities:	No response received

Public representations

- 4.2 Representations have been received from 37 contributors, 1 of which support, and 36 of which object to the proposal.

4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:

4.4 In support of the application

- The old barns are an eyesore and are unusable, and the buildings will be an improvement
- It will enable people to stay in the village
- The road is well thought of, taking traffic out of the village

4.5 Objections to the application

- Increase in traffic, 20 additional vehicle movements a day and a material change in the type of traffic, congestion on Cold Ash Hill, poor visibility.
- Danger to pedestrians and cyclist as the road is not suitable for street lighting
- Presence of speed cameras on Cold Ash Hill indicates the view of the police that speeding is a safety issue on this road
- Lack of enforcement of speed controls
- There will be an increase in noise to neighbouring residences from traffic on the track
- Access should be from The Ridge
- The previous appeal was dismissed in 2016 due to unacceptable impacts on the character and appearance of the area; access to services; protected species; waste collection; sustainability. Little has changed since then
- Previous application was for four large houses, new application is for two large and three small barn conversion dwellings of horrendous appearance
- Appearance of the development, and impact on the AONB, the buildings can be seen from Cold Ash Hill, and the open setting should be protected.
- Impact on wildlife and protected species, pets using the field and horses, close to breeding grounds for newts
- Impact on privacy from the track
- Loss of sleep from vehicle lights shining into bedrooms
- Impact on drainage from the access track, disruption to natural drainage, increased flood risk
- The existing track is not used, there is an existing access from The Ridge
- The track crossing several fields making it harder to contain livestock, affecting the agricultural use
- The track was approved as an agricultural access
- The track is not suitable for saloon cars
- Excessive number of parking spaces
- The hedgerow bordering Cold Ash Hill should be cut, for nearby residents to have better views
- The buildings are not suitable for conversion
- Design is not in keeping with other housing in the area, building A would be steel framed with metal roofs, and building C would be timber framed with metal roofs and timber cladding
- The buildings may be structurally sound enough to be converted, but they are not suitable.
- Outside the settlement boundary
- Impact the gap between Cold Ash and Thatcham, and impact rural appearance of the village, could open it up for development
- Over development in Cold Ash in recent years
- Increase in noise, air and light pollution
- The site is in an elevated position and can be seen from many locations

- Not a sustainable location
- Loss of views
- Impact on local services and infrastructure
- Lack of affordable housing
- Previous objections from the fire service and refuse service
- Is contrary to policies ENV19 and ENV20, the NPPF, West Berkshire Core Strategy and policies and the Cold Ash and Ashmore Green Village Design Statement
- Similarities to dismissed appeal at Pound Cottage, Cold Ash Hill
- Impacts on archaeology

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP3, CS1, CS4, CS13, CS14, CS16, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C1, C3, C4, C8, P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS5, OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- WBC Quality Design SPD (2006)
- Sustainable Drainage Systems SPD (2018)
- Cold Ash and Ashmore Green Village Design Statement (2002)
- WBC Cycle and Motorcycle Advice and Standards for New Development (2014)

6. Appraisal

6.1 The main issues for consideration in this application are:

- The principle of the development
- Impact on the character and appearance of the area
- Highways
- Flood Risk
- Ecology

Principle of development

6.2 The applications site is situated within the opens countryside, where development is limited by policy ADPP1, and policy C1 states that there is a presumption against new residential development. However, the principle of the conversion of the buildings to residential use is being dealt with in the associated prior approval application for the permitted change of use of agricultural building to residential use

under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (20/02026/PACOU). The principle of the conversion is being dealt with in that application, and this application related to development associated with that conversion work. The proposals should be considered in accordance with the following material considerations.

Character and appearance

- 6.3 Policies CS14 and CS19 require new development to demonstrate a high standard of design that respects and enhances the character of the area, and that particular regard will be given to the sensitivity of the area to change and ensuring that development is appropriate in terms of the location, scale and design in the context of the existing settlement form, pattern and character.
- 6.4 The previous application on the site which proposed the redevelopment of the farm buildings, and construction of four new dwellings was refused planning permission, and the appeal was dismissed. In dismissing that appeal, the Inspector referred to the suburban design of the dwellings which were proposed at that time, and that they would be more prominent on the plateau than the existing buildings. In this instance the principle of the buildings being converted is being established through the concurrent prior approval application, and this application proposes minimal external alterations to the converted buildings, as well as the demolition of building B, which will reduce the number of buildings within the landscape.
- 6.5 The application is proposing to establish larger residential curtilages to the dwellings. There are to be sited between the buildings and the northern and western boundaries of the site. Policy C8 sets out the criteria for permitting extensions to residential curtilages, and says that they will be permitted where it is demonstrated that there is no adverse impact on the character and distinctiveness of the rural area, the setting in the wider landscape or encroachment, and impact on local amenity. Proposals for extensions to residential curtilages are permitted to provide parking, or to realign a garden boundary to provide similar levels of provision to other dwellings in the immediate area. The proposed extensions to the curtilages will provide additional parking, and will also ensure that outdoor amenity space is provided. Whilst this is not required to align with adjacent garden area the proposal will provide garden areas to meet the amenity needs of the future occupiers. The Parish Council have objected to the size of the residential curtilages, however, they are well related to the boundaries of the site, and are well contained visually. They will not result in a visual intrusion into the surrounding agricultural land. The eastern boundary is a brick wall shared with the adjacent grounds to St Gabriel's Convent, and to the north where there is a mature tree boundary. Whilst some of the extended curtilage to the south of the building A, may be visible, this is adjacent to the track which separates the existing garden of the dwelling known as The Bungalow, and so will not be overly prominent. The curtilages to serve the dwellings in building C are formed from the infilled slurry pits, and are between the buildings and the trees and hedge lined northern boundary. There will be amenity and safety benefits to this land as residential curtilage, and given the relationship to the existing boundary, will not result in an intrusion into the agricultural land. There is a section to the west of the building, which will be separated from the agricultural land by the wildflower planting. The proposed residential curtilages are not considered to harm the rural character of the site, or the setting of the North Wessex Downs Area of Outstanding Natural Beauty (NWD AONB) to the north, in accordance with policy C8. To ensure that the boundaries of the site are sensitive to this rural setting, a condition requiring the submission and approval of boundaries will be attached.
- 6.6 The application proposes additional landscaping around the edges of the farmyard complex, and the introduction of wildflower planting to the eastern boundary of the

site, which will soften the transition between the residential buildings and the adjacent fields. In addition it is proposed to demolish a barn, and reinstate a paddock area to agricultural use, which will reduce the number of buildings within the site, which will be an improvement to the appearance of the site. The Tree Officer has assessed the proposals and requested a landscaping scheme to be submitted, which includes additional tree and hedge planting along both sides of the access track, along with measures to protect the trees within the site, and these can be secured through conditions. The Tree Officer referred to any work which may be required to the hedge adjacent to the access of Cold Ash Hill, however, this is set back from the visibility splay, and so no further work is required to them.

- 6.7 The previous application on the site also proposed an access across the field from the access gate on Cold Ash Hill. The Inspector also dismissed the appeal due to the visual impact of that track. However since that appeal was dismissed the track has now been completed through fully implementing the 2002 permission (02/00666/FUL). This application does not include any proposals to widen or resurface the track, and so there will be no further visual impacts as a result of the proposal for alterations to the dwellings for which approval is sought in a separate application.
- 6.8 The proposal to provide additional planting, and residential curtilages, as well as the additional parking and turning head within the site, are not considered to result in a detrimental impact on the character and appearance of the site, or on the setting of the NWD AONB to the north-east.

Highways

- 6.9 Policy CS13 refers to development which has an impact on the highway network, and policy P1 sets out the parking requirements for new residential development. There have been objections raised to the traffic which would be generated from this development, and the use of the access on Cold Ash Hill. These are matters of the principle of the development and are dealt with in the concurrent prior approval application. This application includes details of a turning head within the site, and parking provision for the dwellings. The Highways Officer is satisfied with the layout which is proposed, and the number of parking spaces accords with policy P1. Reference was made to the provision of electric vehicle charging points, and cycle storage, and this can be dealt within the prior approval application.

Flood Risk

- 6.10 Policy CS16 refers to development which is at risk of flooding and requires a Flood Risk Assessment for development at risk of flooding. The lower part of the access track is at risk of Groundwater Flooding, and so a Flood Risk Assessment was requested to be submitted. These details have been submitted and considered by the Council's drainage engineers and the proposal was considered to be acceptable, and not to increase the flood risk elsewhere, as the site will be drained through sustainable drainage measures, and these are dealt within the prior approval application.

Ecology

- 6.11 Policy CS17 requires the biodiversity and geodiversity assets across the District to be conserved and enhanced. The site has the potential for some use by bats, and replacement bat boxes can be sought through conditions. The application also includes biodiversity enhancements through the wildflower meadow planting and the retention of a pond in the north-east of the site. The Ecologist has reviewed the application, and is satisfied with the proposals, however conditions with regards to the submission of a Landscape Environment Management Plan, and a Construction

Environmental Management Plan are sought. A condition requiring the water quality tests from the package sewage treatment plant is also sought to monitor levels of nitrate, phosphate and biological oxygen being discharged, and to protect the soil and water courses. Through the implementation of these measures the proposal is considered to be in accord with policy CS17.

Other Matters

- 6.12 The objections which have been raised to the application have also included concerns about the impact on the privacy of the dwellings from the use of the track, and additional noise which will be generated, and other impacts on the living conditions of those properties. These matters have been addressed within the prior approval application, and do not refer to the matters under consideration within this application.
- 6.13 The Environmental Health Officer has also suggested conditions with regards to potential land contamination. However these are matters which are dealt with in the concurrent prior approval application.

7. Planning Balance and Conclusion

- 7.1 The principle of the conversion of the agricultural buildings to dwellings is being established through the concurrent applicant 20/02026/PACOU. This application is seeking additional works to the site, such as the demolition of the redundant building, and enlarged curtilages, infilling of slurry pits as well as enhanced landscaping, and parking and turning facilities. The proposed curtilages are not considered to be harmful to the setting of the NWD AONB and the rural character and appearance of the site. The proposal will also enhance the living conditions for the future occupiers of the dwellings, though the provision of private amenity space, and the removal of the potential hazard from the slurry pits. The removal of the redundant building on the site, and reinstatement of the land to agricultural use would also be a visual enhancement to the site. The proposal is satisfactory in terms of highway safety and flood risk. The proposals are therefore considered to accord with the relevant development plan policies.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1. Commencement of development

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Approved plans

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

- i. Location Plan Drawing No PO-01-PA Rev A received on 9th September 2020;
- ii. Site Layout Plan Drawing No P1-01-PA Rev C received on 22nd February 2021;
- iii. Phase 1 Geo-Environmental Appraisal Prepared by Glanville Ref: CV8200125/SH/DW/004 Issue 2 dated 01/10/2020 received on 7th October 2020;
- iv. Drainage Technical Note Prepared by Glanville received on 22nd February 2021;
- v. Additional Drainage Information Prepared by Glanville received on 29th March 2021;
- vi. Ecological Impact Assessment Prepared by SLR Ref No 404.04696.00007 dated August 2020 received on 7th September 2020; and
- vii. Planning Statement Prepared by Pro Vision Project No 50512 dated August 2020 received on 7th September 2020;

Reason: For the avoidance of doubt and in the interest of proper planning.

3. **Spoil Removal**

No development shall take place until details of how all spoil arising from the development will be used and/or disposed have been submitted to and approved in writing by the Local Planning Authority. These details shall:

- (a) Show where any spoil to remain on the site will be deposited;
- (b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels);
- (c) Include measures to remove all spoil from the site (that is not to be deposited);
- (d) Include timescales for the depositing/removal of spoil.

All spoil arising from the development shall be used and/or disposed of in accordance with the approved details.

Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because spoil may arise throughout development.

4. **Hard Landscaping**

The residential curtilages hereby approved shall not be occupied until the hard landscaping of the site has been completed in accordance with a hard landscaping scheme that has first been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include details of any boundary treatments (e.g. walls, fences) and the materials for hard surfaced areas (e.g. driveways, paths, patios, decking) to be provided as part of the development.

Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.

5. **Landscaping**

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 NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because there is insufficient information included with the application, and the requirement for a comprehensive landscaping scheme is essential to the consideration of the application.

6. Arboricultural Method Statement

No development or other operations shall commence on site until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority and shall include details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.

Reason; To ensure the protection of trees identified for retention at the site in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because the tree protection measures are required to be implemented during construction.

7. Arboricultural Programme of Works

No development or other operations shall commence on site until a detailed schedule of tree works including timing and phasing of operations has been submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because the tree protection measures are required to be implemented during construction.

8. Tree protection scheme

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 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 6 and detailed in figure 2 of B.S.5837:2012.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because the tree protection measures are required to be implemented during construction.

9. **Landscape and Ecological Management Plan**

No development shall take place until a Landscape and Ecological Management Plan (LEMP) (also referred to as a Habitat or Biodiversity Management Plan) has been submitted to and be approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:

- (a) Description and evaluation of features to be managed, including a planting list, hard and soft infrastructure shown and boundary treatments and species and habitat enhancements (including all bird and bat boxes which require to be integrated into the new structures) and their protection
- (b) Ecological trends and constraints on site that might influence management.
- (c) Aims and objectives of management.
- (d) Appropriate management options for achieving aims and objectives.
- (e) Prescriptions for management actions.
- (f) Preparation of a work schedule indicating the phasing of the development (including an annual work plan capable of being rolled forward over a five-year period).
- (g) Details of the body or organization responsible for implementation of the plan.
- (h) Two years after the first dwelling is occupied an ecological assessment of the LEMP and other environmental safeguarding and enhancement measures, including the changes in key species and habitats onsite shall be submitted to the Local Planning Authority
- (i) Ongoing monitoring and remedial measures to cover a 30 year period from the commencement of the development
- (j) Water discharged from the package sewage treatment plant will be subject to biannual water quality tests to be submitted to the Local Planning Authority for the life time of the development, with remediation measures if background levels of nitrate, phosphate and biological oxygen demand are breached

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To protect habitats and species of importance, and to provide net gains for biodiversity. This condition is applied in accordance with the National Planning

Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because the LEMP may need to be implemented during construction.

10. **Construction Environmental Management Plan**

No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- (a) Risk assessment of potentially damaging construction activities.
- (b) Identification of “biodiversity protection zones”.
- (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- (d) The location and timing of sensitive works to avoid harm to biodiversity features.
- (e) The times during construction when specialist ecologists need to be present on site to oversee works.
- (f) Responsible persons and lines of communication.
- (g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- (h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the protection of habitats of importance. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because the CEMP will need to be adhered to throughout construction.

Informatives

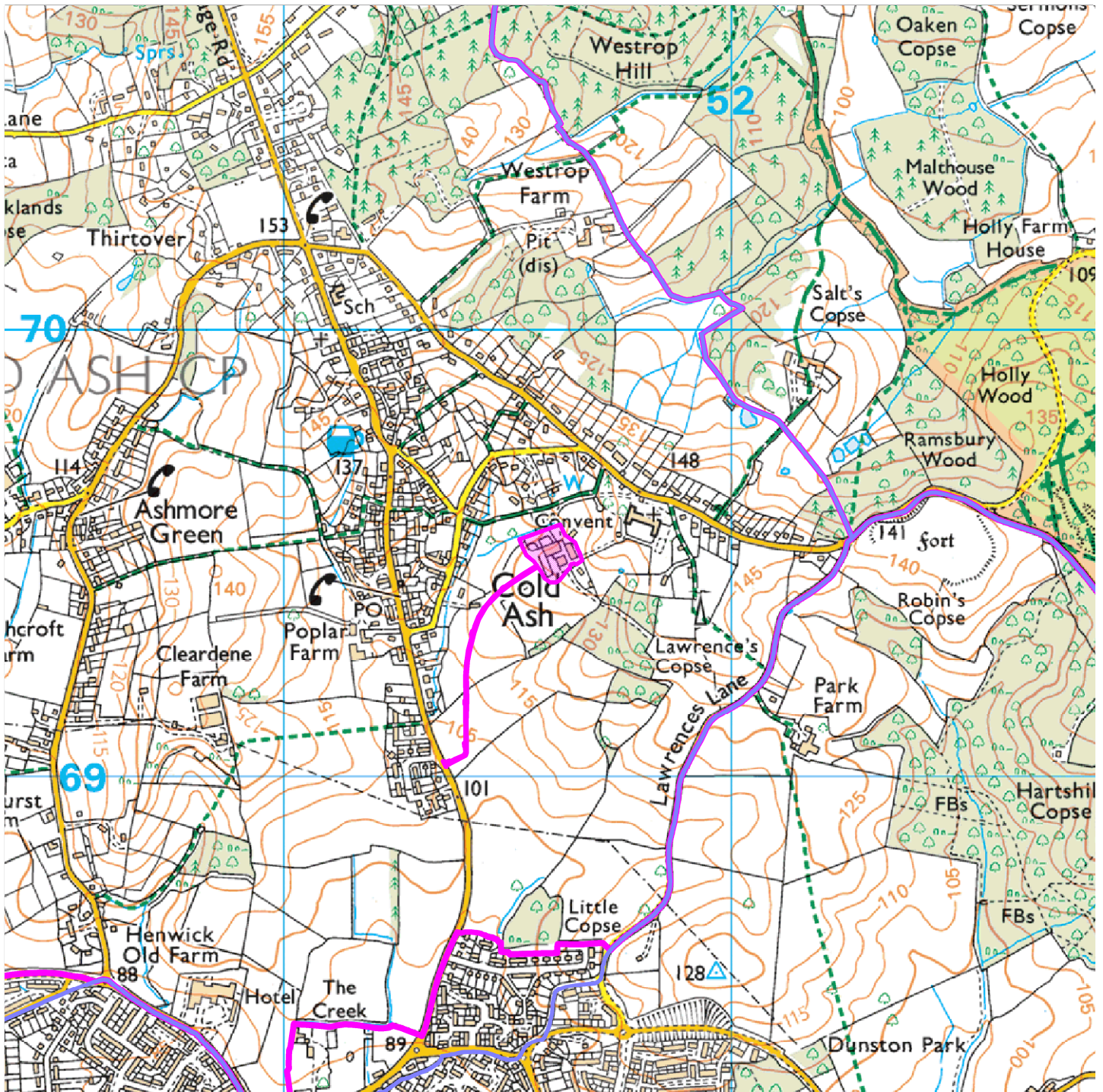
1. **Proactive statement**

This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.

2. **Validity of Ecological Reports**

Each ecological report (with regard to the aspect that it covers) is only valid for 3 years from when it is written, this includes relevancy as to how these documents inform other necessary submissions such as the CEMP and LEMP, the reports details/submission is subject to scrutiny by the Local Planning Authority.

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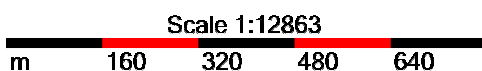
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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	27 May 2021
SLA Number	0100024151



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St Gabriels Farm Cold Ash

Photographs for Western Area Planning Committee
Applications 20/02026/PACOU & 20/02062/COMIND



View of site from access on Cold Ash Hill



View of site from access track



View from track to houses in Corner Mead



View of houses on Cold Ash Hill from the access track



View of access to The Ridge (looking northwards out of the site)



Northern elevation of Building A



West (front) Elevation of Building A



West (front) elevation of Building A



South elevation of Building A



Rear (east) elevation of Building A



Rear (east) elevation of Building A and eastern site boundary



South (front) elevation of Building C



North (rear) elevation of Building C



Side (east) elevation of Building C



Side (west) elevation Building C



Building C (west and south) elevations viewed from access track



Building C south elevation, Building A west elevation and Building B (to be demolished)



View of Building B (to be demolished) from the south



View across slurry pits to the north of Building C



Location of pond

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Agenda Item 4.(3)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(3)	21/00412/FUL Chieveley Parish	20 th April 2021 ¹	Change of use of Hazelhanger Farm from a guesthouse (use class C1) to a dwellinghouse (use class C3) Hazelhanger Farm, North Heath, Chieveley Mr and Mrs Abbott

¹ Extension of time agreed with applicant until 14th June 2021

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00412/FUL>

Recommendation Summary: To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to conditions

Ward Member(s): Councillor Hilary Cole
Councillor Garth Simpson

Reason for Committee Determination: Called in by Councillor Cole as it is considered that this is a damaging abuse of agricultural permitted development rights.

Committee Site Visit: 3rd June 2021

Contact Officer Details

Name: Ellie Neal
Job Title: Planning Officer
Tel No: 01635 519111
Email: ellie.neal@westberks.gov.uk

1. Introduction

- 1.1 This application seeks planning permission for the change of use of Hazelhanger Farm from a guesthouse (use class C1) to a dwellinghouse (use class C3).
- 1.2 The application site is located within a small cluster of buildings which are situated outside of any defined settlement boundary and within the North Wessex Downs Area of Outstanding Natural Beauty. It consists of a building which currently benefits from a C1 use with a bike store, paved area and gravel parking area. The site is accessed from a public right of way, Chieveley Byway 12/2
- 1.3 This application seeks consent for a change of use of the building to a single dwellinghouse. No internal or external alterations would be required in order to accommodate the new use and the bedrooms that were previously allocated as guest bedrooms would now become bedrooms within the private dwelling.
- 1.4 The newly created dwelling would consist of a large open-plan sitting room and dining area, with separate kitchen and living room, utility room, WC, office and two bedrooms, (both with en-suite bathrooms). At first floor level, there would be two further bedrooms both with en-suite bathrooms and dressing rooms and plant and store areas. Outdoor space for the new dwelling would be provided within the covered terrace which surrounds the building and on the balcony which is accessible from the two first floor bedrooms. Cycle storage would be within the existing cycle store and parking on the existing gravelled parking area.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
07/02084/FUL	Temporary change of use from agricultural storage to storage of aluminium frame buildings.	Withdrawn 19.2.08
16/02651/PACOU	Application to determine if prior approval is required for the change of use of an existing agricultural building to form a guest house accommodation.	Approved 30.11.16
17/00991/FULD	Associated development in line with Prior Approval (Ref: 16/02651/PACOU) consisting of windows, external doors, cladding materials, cycle storage and recycling storage.	Approved 25.8.17

3. Procedural Matters

- 3.1 Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.

- 3.2 A site notice was displayed at the site on 8th March 2021; the deadline for representations expired on 29th March 2021.
- 3.3 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). This application seeks consent for the creation of a new dwelling and it would therefore seem likely that the scheme would be CIL liable. However, CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Chieveley Parish Council:	<p>Following Chieveley Parish Council Meeting on the 9th March 2021. The Councillors Object to this planning application on the grounds that this dwelling is in an unsustainable location and is outside the settlement boundary.</p> <p>Further to note, there is a good need for a guest house to promote tourism in the area and provide a wider range of accommodation options. This has not been market tested as yet, it would be good to see evidence that this is promoted.</p>
Adjacent Parish - Winterbourne Parish Meeting:	No objections.
WBC Highways:	In the interests of encouraging travel by sustainable modes can we request an electric vehicle charging point please – minimum of 7kw.
Archaeology:	Thank you for the consultation. There are no archaeological implications to this proposal to change the use of a modern building, already converted from an agricultural function. However it does lie within a historic farmstead with a listed barn.
Conservation Officer:	<p>Existing building in the AONB. Change of use from B&B (17/00991/FUL refers) to dwelling sought. No changes to the building itself are proposed. The nearest heritage asset is the grade II listed Hazelhanger Barn on the opposite side of 1 and 2 Hazelhanger Cottages to the west of the site, all buildings part of the historic former Hazelhanger Farm complex. The setting of the listed building is not affected by the proposed change of use.</p> <p>Accordingly, notwithstanding any other Development Control Case Officer considerations, and as no changes are proposed for</p>

	<p>the building, no objections are raised to the change of use from a building conservation point of view.</p> <p>A resultant purely residential use might however attract additional residential paraphernalia, in terms of buildings and domestic equipment, such that if permitted, the change of use should be subject to condition(s) ensure that (further) development on the site is limited by the removal of p.d. rights to extend, alter, or build within the site, although this is already somewhat curtailed by its situation within the AONB.</p>
Waste Management:	No response received.
SuDS:	No response received.
Public Rights of Way:	No response received.
Ramblers Association:	No response received.
North Wessex Downs AONB Board:	No response received.

Public representations

4.2 Representations have been received from 3 contributors, 2 of which support, and 1 of which object to the proposal.

4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues have been raised in the letter of objection:

- The property should remain as a guesthouse.
- It is appreciated that the last 12 months has had an impact on the holiday booking businesses but the future is more assured now and the guest house and self-catering holiday industry is seeing an unprecedented increase in bookings in this country.
- The applicant has been living in the property since the end of last summer but Hazelhanger Guest House has not been marketed on the internet.
- Whilst a business plan may not have allowed for a pandemic, it should have allowed for a period of starting up and marketing profile raising to get the business established.
- This application seems premature.
- A guest house in this area would encourage local tourism and support the local economy.

4.4 In summary, the following matters have been raised in the letters of support:

- A reduction in traffic will be very beneficial to a nearby young family and numerous walkers and horse riders that use the lane.

- Adjacent property is fully supportive on the grounds that it will result in a lower level of traffic on Gidley Lane.

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP5, CS1, CS5, CS13, CS14 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C1, C3, P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2014-19
- WBC Quality Design SPD (2006)

6. Appraisal

6.1 The main issues for consideration in this application are:

- The principle of development
- Character and appearance
- Neighbouring amenity
- Highway matters

Principle of development

6.2 This application seeks consent for the change of use of Hazelhanger Farm to a single dwellinghouse. The property currently has a permitted use as a guesthouse under use class C1 but was originally an agricultural building which formed part of the historic farmstead of Hazelhanger Farm. In October 2016 an application was made to the Council to establish whether prior approval would be required for the change of use of the existing agricultural building to form a guesthouse. In November 2016 it was determined that prior approval was required and was granted. A further application, approved in August 2017, allowed for the associated development required in order to change the use of the building, including windows, doors, cladding materials and cycle and waste storage. The use of the building as a guesthouse was commenced in June 2020 and it was ready for guests to visit in September 2020.

6.3 The applicant contends that with the issues faced as a result of the Covid-19 pandemic, the guesthouse has become unviable and the applicant cannot see a future for the business going forward. However, no justification or supporting information has been submitted to substantiate the claim of the lack of viability of the business. It is therefore considered that this application for a change from C1 use to a C3 use cannot be considered directly in relation to policy C4 of the Housing Site Allocations DPD, which allows for the conversion of existing redundant buildings in the countryside to residential

use as it has not been proven that this building is genuinely redundant from its current use.

6.4 Notwithstanding the above, it is considered that the principle of the change of use of the building to residential could be acceptable.

6.5 Policy C4 of the Housing Site Allocations DPD allows for the conversion of existing redundant buildings providing that:

- i. the proposal involves a building that is structurally sound and capable of conversion without substantial rebuilding, extension or alteration; and
- ii. the applicant can prove that the building is genuinely redundant and a change to a residential use would not result in a subsequent request for a replacement building; and
- iii. the environment is suitable for residential use and gives a satisfactory level of amenity for occupants; and
- iv. it has no adverse impact on/does not affect rural character; and
- v. the creation of the residential curtilage would not be visually intrusive, have a harmful effect on the rural character of the site, or its setting in the wider landscape; and
- vi. the conversion retains the character, fabric and historic interest of the building and uses matching materials where those materials are an essential part of the character of the building and locality; and
- vii. the impact on any protected species is assessed and measures proposed to mitigate such impacts.

6.6 Whilst the change of use of the building was originally permitted as part of a prior approval application under the provisions of the GPDO, had the change of use been considered as part of a full planning application to allow its use as a dwellinghouse, it is likely that it would have been in accordance in policy C4 of the Housing Site Allocations DPD. The approval of the change of use under Class R of the GPDO indicates that the building was structurally sound and capable of conversion without substantial rebuilding, extension or alteration. Therefore, part (i) is satisfied.

6.7 In regards to part (ii), there is no requirement for the applicant to prove that the building is genuinely redundant for its current use in order to allow for a change of use under permitted development. However, the planning statement which accompanies the application states "The applicant can prove the building is genuinely redundant and a change to a residential use will not result in a subsequent request for a replacement building". Since the approval of the prior approval application in 2016, the case officer can find no evidence of any planning applications or agricultural notification applications submitted which seek permission for a new agricultural building to be constructed within the Hazelhanger Farm holding. This indicates that the use of the building for agricultural purposes was genuinely no longer required when the use was changed to a guesthouse.

6.8 The property lies in a small cluster of buildings, most of which are residential dwellings and it is therefore considered that the environment is suitable for residential use. The resulting dwelling would be a good sized property which benefits from a sufficient level of outdoor amenity space, provided within the covered terrace which surrounds the building and on the balcony which can be accessed from the first floor bedrooms. It is not considered that the conversion of the building would significantly affect the rural character of the surrounding area and the creation of the residential curtilage is not

considered to be visually intrusive or have a harmful impact on the rural character of the site or its setting. Whilst the site is located within the North Wessex Downs AONB, it is not considered that the conversion would have any significant adverse impact. The general form and size of the building remained unchanged and the provision of the outdoor space within the existing building envelope ensured that the residential curtilage does not extend much beyond the existing building and does not significantly encroach into the wider, open countryside. Moreover, the site lies close to other residential dwellings and the addition of a further residence is not considered to have any significant wider impact on the rural setting.

- 6.9 In relation to part (vi) the works required to convert the building to a guesthouse were considered under application ref.17/00991/FULD and were found to be acceptable. The general form and character of the building was retained. Moreover, the Council's Conservation Officer reviewed this current application and stated that the setting of the nearby listed building is not affected by the proposed change of use.
- 6.10 Given that the conversion of the building has already been undertaken, part (vii) can no longer be assessed. However, if there were issues relating to ecology, this should have been considered during the course of the previous application for the works to the building.
- 6.11 It should also be noted that there is provision within the General Permitted Development Order for the change of use of agricultural buildings to residential. Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) allows for the conversion of agricultural buildings to dwellinghouses. The provisions of Class Q are similar to those set out in Class R, which was the class which allowed for the original change of use from an agricultural building to a guesthouse. Where these two classes differ is that Class Q does not allow for the change of use under permitted development where the site lies within an Area of Outstanding Natural Beauty (AONB). The application site lies within the North Wessex Downs AONB and therefore does not benefit from Class Q permitted development rights. However, it is considered that the GPDO is generally supportive of the change of use of agricultural buildings to residential and therefore, it is the overall impact of the use of the building on the AONB that must be assessed. In this instance, it has been determined that the use of this building for residential purposes would not have a significant adverse impact on the AONB setting. Moreover, it is worthy to note that Class R permitted development rights would have allowed for the use of the building to a flexible use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class B1 (business), Class B8 (storage or distribution) or Class D2 (assembly and leisure). It is considered that many of the above uses would have a significantly greater impact on the wider setting of the AONB than the proposed use of the building as a dwellinghouse.
- 6.12 In addition to the above, the proposed change of use can be assessed as having minimal impact. As it stands, the property is set up as a guesthouse, which consists of living quarters for the applicant which include a bedroom with en-suite bathroom, kitchen and living room. This sits alongside 3 guest bedrooms and a guest living room and dining space. As part of the current use, the operator of the guesthouse would live permanently on-site. This change of use would see the loss of the guesthouse accommodation and the use of the building as a single dwelling with no external or major internal works being undertaken. Therefore, it cannot be argued that this change of use would have any significant impact on the wider rural setting or AONB location of this property.
- 6.13 Whilst the loss of the guesthouse and its potential rural tourism gains is regrettable, it is not considered that this would be a sufficient reason to recommend refusal of the application. Policy CS10 of the West Berkshire Core Strategy seeks to support the rural economy and states that "Existing small and medium sized enterprises within the rural

areas will be supported in order to provide local job opportunities and maintain the vitality of smaller rural settlements. Proposals seeking the loss of such existing sites and premises must demonstrate that the proposal does not negatively impact upon the local economy, and the vitality and viability of the surrounding rural area.” Given that the guesthouse never became operational, it did not contribute anything to the rural economy and therefore, it is not considered that its loss could have any negative impact on the local economy or the vitality and viability of its surroundings. The change of use was carried out but the applicant has found that this would no longer suit their needs and therefore, a further change of use to a dwellinghouse is now sought. As set out above, the case officer considers that had the change of use to a dwellinghouse from an agricultural building been considered as part of a full planning application originally, it is likely that it would have been in accordance with policy C4 of the Housing Site Allocations DPD. No consideration of the impact on the rural economy would have been undertaken place as part of such an application.

Character and appearance

- 6.14 This proposal seeks no external and only very minimal internal alterations in order to accommodate the new use as a single dwellinghouse. It is considered that the proposed change of use would have no significant impact on the character and appearance of the surrounding rural area or the setting of the North Wessex Downs AONB.
- 6.15 The Council’s Conservation Officer reviewed the impact of the proposed change of use on the setting of the nearby listed building. The nearest heritage asset is the Grade II listed Hazelhanger Barn which is on the opposite side of nos. 1 and 2 Hazelhanger Cottages which lie to the west of the site. These buildings all form part of the historic Hazelhanger Farm complex. The setting of the listed building would not be affected by the change of use.

Neighbouring amenity

- 6.16 The use of the building as a dwellinghouse is considered to have a lesser impact on the neighbouring dwellings than the permitted use as a guesthouse.

Highway matters

- 6.17 The Council’s Highways Officer has raised no objections to the change of use of the building to a dwellinghouse. Car parking would remain on the gravelled area and cycle storage is already in place. However, in accordance with the requirements of policy P1 of the HSADPD and in the interests of encouraging travel by sustainable modes, it has been requested that an electric vehicle charging point be added to the site.
- 6.18 The applicant has confirmed that an electric vehicle charging point can be added to the site. It has been requested that the details of the type and location of this charging point be secured by condition and this is considered to be acceptable. However, the use of the building cannot be started until the charging point has been installed. Therefore, these details must be secured and the charging point installed prior to the change of use of the building. The agent for the application confirmed by email on 4th May that a pre-commencement condition would be acceptable.

7. Planning Balance and Conclusion

- 7.1 It is considered that the change of use of the building to a single dwellinghouse would be acceptable and has minimal impact on the rural setting and AONB location of the site. Whilst the loss of the guesthouse is regrettable, it is not considered that this would be sufficient reason to recommend refusal of the application.
- 7.2 The Council's Conservation Officer has suggested that a resultant purely residential use of the site might attract additional residential paraphernalia in terms of buildings and domestic equipment. It is accepted that with the additional bedrooms now proposed, the building is more likely to be used a family dwelling. However, much of the outdoor space is contained within the existing envelope of the building with a curtilage which primarily lies close to the building. Moreover, permitted development rights for dwellings within the AONB are more limited than those locations outside of the AONB. It is therefore considered that the further domestic paraphernalia which could be added to the site under permitted development would be limited to that which has no significant wider impact on the AONB setting.
- 7.3 It is considered necessary to add conditions relating to a time limit for commencement of the change of use and approved plans for the avoidance of doubt. In addition, a condition to ensure that the dwelling is not brought into use until an electric vehicle charging point is installed is considered necessary in order to encourage the use of more sustainable modes of transport. The details of the type and location of this charging point have not yet been submitted. A pre-commencement condition will be necessary as it is considered that the change of use should not occur until the details have been agreed and the charging point installed.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.

1. **Commencement of development**

The change of use hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. **Approved plans**

The change of use hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

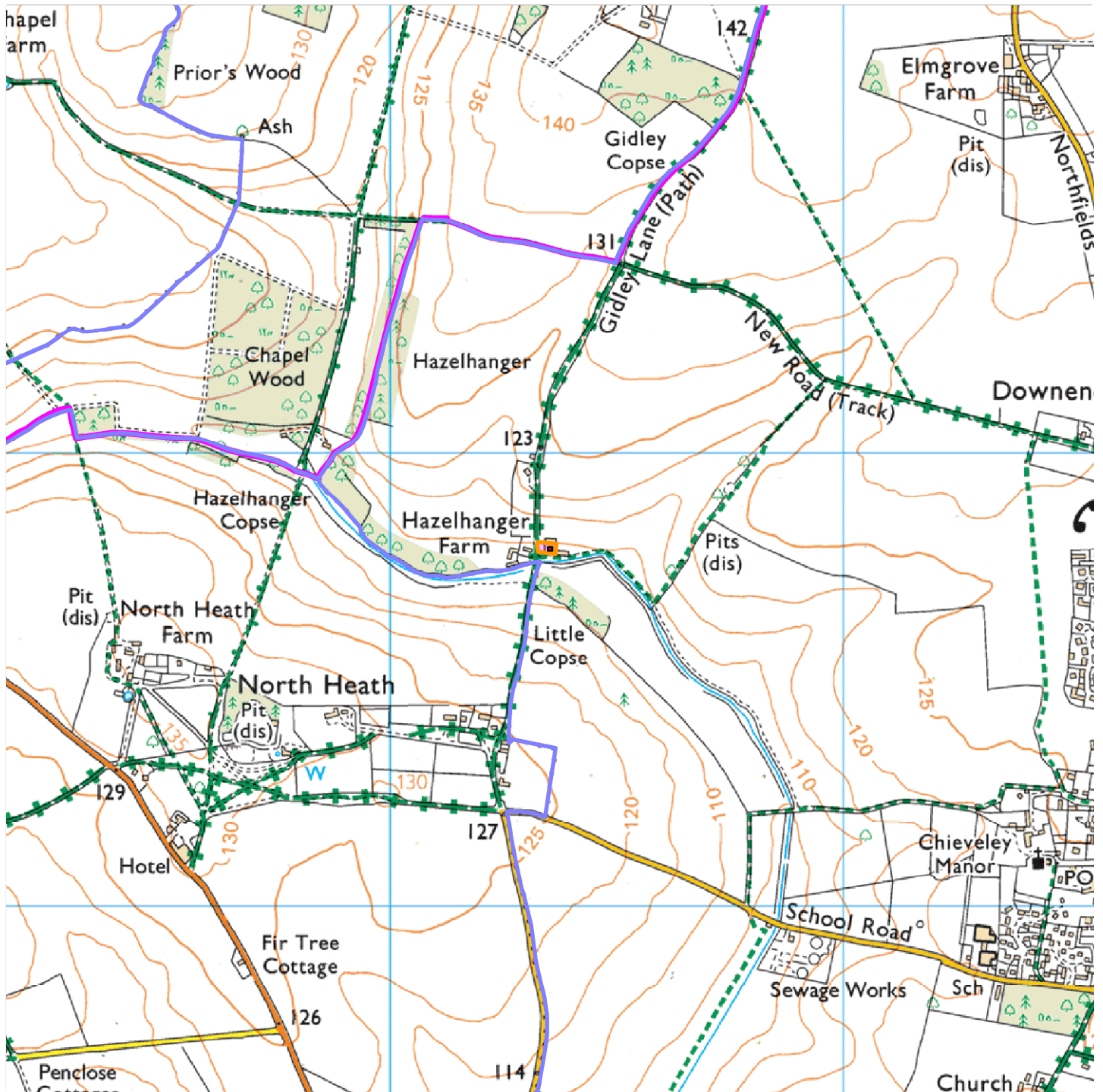
Drawing titles: Site Location and Block Plan; Plans, Elevations and Section; Car Parking and Bike Store 'as built' received 18th February 2021
Planning Statement received 18th February 2021

Reason: For the avoidance of doubt and in the interest of proper planning.

3. **Electric Vehicle Charging Point**

The change of use shall not occur until an electric vehicle charging point has been provided at the dwelling in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the charging point shall be maintained, and kept available and operational for electric vehicles at all times.

Reason: To secure the provision of a charging point to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026 and Policy P1 of the Housing Site Allocations DPD 2006-2026.



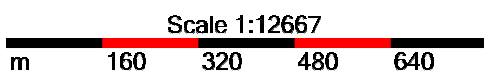
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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	27 May 2021
SLA Number	0100024151



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Hazelhanger Farm, North Heath, Chieveley

Photographs for Western Area Planning Committee
Application 21/00412/FUL



View of front of site



View of rear of site



View of site from byway to the north



View of site from byway to the south



View of site from footpath to the east

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Agenda Item 4.(4)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(4)	21/00429/HOUSE Shaw Cum Donnington Parish Council	22.04.2021 ¹	Two storey rear extension and external alterations to existing dwelling, following demolition of existing outbuildings (resubmission of application 20/01193/HOUSE) White Lodge, Donnington Grove, Donnington. Mr and Mrs Baynham

¹ Extension of time requested until 11 June 2021.

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00429/HOUSE>

Recommendation Summary: To delegate to the Head of Development and Planning to refuse planning permission.

Ward Member(s): Councillor Lynne Doherty
Councillor Steve Masters

Reason for Committee Determination: Called-in by Councillor

Committee Site Visit: 3rd June 2021

Contact Officer Details

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1. Introduction

- 1.1 This application seeks planning permission for a two-storey rear extension and external alterations to the existing dwelling following the demolition of existing outbuildings. The application is a resubmission following the refusal of application 20/01193/HOUSE at the Western Area Planning Committee on the 12th August 2020.
- 1.2 White Lodge is a late 19th Century building within the Donnington Grove Grade II Registered Historic Park and Garden as well as Donnington Village Conservation Area. The dwelling is modest in scale and characteristic of the period, with dentilled eaves and decorative ridge tiles to the main roof and porch. White Lodge has a clay-tile roof and painted facing brickwork. The scale and design of the dwelling at White Lodge, and its similarities with Pink Lodge, supports the theory that it was built to control the access to Donnington Grove Park from the village. A public footpath runs parallel to the east boundary of the application site and parkland extends to the north, south and west.
- 1.3 In common with the extensions proposed under application 20/01193/HOUSE the proposed rear extension comprises two elements; a two-storey extension which would be positioned to the north of, and run parallel with, the main dwelling, and a two-storey link that joins the larger extension to the main dwelling. The link would contain the principle entrance to the resultant dwelling, but would face inwards towards the application site.
- 1.4 These current proposals would not alter the projection of the resultant building along the east and west elevations from the scheme proposed under application 20/01193/HOUSE, but would reduce the projection of the extensions visible along the south elevation by 4m and along the north elevation by 3m. The design of the previously proposed flat roof link extensions has been altered under this current application to a pitched roof design, which has resulted in an approximate 600mm increase in height to this section. The roof design currently proposed to the main body of the two-storey rear extension would continue to have an element of flat-top crown, in common with application 20/01193/HOUSE, however, it would measure 200mm lower. The balconies have been removed from the current proposals, and the design for the current submissions differs from the modern appearance of the extensions proposed under application 20/01193/HOUSE.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
20/01193/HOUSE	Two storey rear extension and external alterations to existing dwelling, following demolition of existing outbuildings (resubmission of application 19/02505/HOUSE)	Refused 18.11.2020
19/02505/HOUSE	Two storey rear extension and external alterations to existing dwelling, incorporating integral garage; following demolition of existing outbuildings	Withdrawn

17/00660/HOUSE	Two storey extension to White Lodge	Approved 02.06.2017
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3. Procedural Matters

- 3.1 Given the nature and scale of this householder development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 Site notices were displayed by the applicant on the 4th March 2021 at the application site; the deadline for representations expired on 25th March 2021. A public notice was displayed in the Newbury Weekly News on 4th March 2021.
- 3.3 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1-A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres).

Initial assessment of the scheme indicates the proposals would increase the floorspace by more than 100 sq. m, as a consequence the application is likely to be CIL liable. However, CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil.

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Shaw Cum Donnington Parish Council:	No Objections We note that the extension is disjoint from the existing dwelling. They are connected by a two-storey corridor. The extension could be separated from the existing building and used as a separate dwelling thus creating a further dwelling outside of the settlement boundary. There would also be problems in providing suitable curtilages for the two dwellings. We therefore suggest a condition or legal agreement to prevent the separation of the existing building and extension into two dwellings.
WBC Highways:	Each parking space should be provided with a clear 6 metre forecourt depth – whilst this is not shown on the plans, the proposed parking area is gravelled and so these spaces will not be marked out. I am satisfied that three vehicles can be accommodated within the proposed driveway and parking area.

	<p>Whilst this is not a new dwelling, is it possible to request an electric vehicle charging point is provided in the interests of encouraging travel by sustainable modes? This should be a minimum of 7 kw.</p> <p>Conditions recommended should planning permission be forthcoming include:</p> <ul style="list-style-type: none"> - Electric Charging Point (details to be submitted); - CONS1 – Construction method statement – details to be submitted; - HIGH12 – Parking/ turning in accord with plans <p>Informatives recommended should planning permission be forthcoming include:</p> <ul style="list-style-type: none"> - HI 3 Damage to footways, cycleways and verges; - HI 4 Damage to the carriageway.
Conservation and Design Officer:	Objection. Details comments are also within section 6 of this report.
Natural England	<p>No Objection</p> <p>Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.</p>

Public representations

4.2 No third party representations have been received in respect of this application.

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP2, CS14, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C3, C6, P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)
- West Berkshire Landscape Character Assessment (2019)

6. Appraisal

6.1 The main issues for consideration in this application are:

- The principle of the proposal;
- The impact on the character and appearance of the area;
- Amenity;
- Highways;
- Ecology.

Principle of development

6.2 The application site is located within the Donnington Village Conservation Area and outside of any defined settlement boundary within the district and it therefore regarded as 'open countryside' under Core Strategy Policy ADPP1. The policy states that only appropriate limited development in the countryside will be allowed. In the context of this general policy of restraint in the countryside, Policy C6 of the Housing Site Allocations DPD gives a presumption in favour of proposals for the extension of existing permanent dwellings in the countryside. As extension or alteration will be permitted providing that:

- i. the scale of the enlargement is subservient to the original dwelling and is designed to be in character with the existing dwelling; and
- ii. it has no adverse impact on: the setting, the space occupied within the plot boundary, on local rural character, the historic interest of the building and its setting within the wider landscape; and
- iii. the use of materials is appropriate within the local architectural context; and
- iv. there is no significant harm on the living conditions currently enjoyed by residents of neighbouring properties.

Character and appearance

6.3 The application site comprises a modest 19th Century detached dwelling located just outside of the settlement boundary of Donnington, and within Donnington Grove Grade II Registered Historic Park and Garden. The dwelling at White Lodge falls within the Donnington Village Conservation Area, although the majority of the gardens fall outside of this boundary. The Conservation and Design Officer observes: *"The HER notes that it is probable that White Lodge was built to fulfil a later need for controlling access to the Donnington Grove Park from the village. Given its location and similarity in architectural style to Pink Lodge, I think that this is quite likely."* The Conservation and Design Officer considers this proposition to be further evidenced in the buildings *"modest form, which is typical of estate lodges which were generally small"*.

6.4 In this context Core Strategy Policy CS14, Design Principles, states that proposals should demonstrate a high quality design that respects and enhances the area and makes a positive contribution to the quality of life in West Berkshire. It should respond positively to the wider context it is placed in, not just the immediate area. Policy

CS19, Historic Environment and Landscape Character, further seeks to ensure that proposals respond appropriately in terms of location, scale and design reflecting a holistic approach to the local distinctiveness, sensitivity, and diversity of locations. The application site falls just within the Winterbourne Farmed Chalk Mosaic as identified in the Landscape Character Assessment, and described as *“An accessible landscape, with many public rights of way, it is relatively sparsely settled with the exception of Donnington in the south of the area.”* The Landscape Character Assessment identifies the Winterbourne Farmed Chalk Mosaic as being *“rich in historical and archaeological features, which combine with the parkland areas and woodland limiting urban influence to evoke a perception of strong time-depth in the landscape.”* The Landscape Strategy recommends the historic parklands are conserved and enhanced, and the sense of time-depth in the area is preserved, ensuring that changes in the landscape, and development, are sensitively sited and designed so as not to detract from the special qualities of the landscape and introduce suburbanising features.

- 6.5 The Conservation and Design Officer identifies the importance of White Lodge *“lies in the combination of the building’s age; its traditional form and detailing; its historic association with Donnington Grove Registered Park and Garden, and the Donnington Grove Grade II* house; its modest form, which is typical of estate lodges which are generally small; the positive contribution it makes to the heritage values of the Registered Park and Garden; and the positive contribution it makes to the character and appearance of Donnington Village CA. Therefore, whilst not currently included in West Berkshire’s Local List of Heritage Assets (which is currently in its early stages), the building is considered to be a non-designated heritage asset within the meaning and definition contained within the NPPF.”* It is therefore clear that the importance and significance of White Lodge is informed by its relationship with Donnington Grove Registered Park and Garden, both in terms of the historic function and as well as existing context, and the modest scale and simple form of the dwelling, which signals this historic and important connection.
- 6.6 The covering letter submitted in support of this application states that: *“The extension proposed in this updated scheme is significantly smaller, and with a lower ridge height, than that previously proposed under Application No. 20/01193/HOUSE. The proposed extension is also considerably more muted in its architectural features, more closely aligning with the style of the existing house and thereby further cementing its subservience to the original dwelling.”* However, whilst it is acknowledged that the current proposals have been slightly reduced from the scheme proposed under application 20/01193/HOUSE, they remain considerably greater in scale than the extensions approved under application 17/00660/HOUSE and the existing dwelling; the proposals are therefore not considered to appear subservient to the host dwelling. In this regard the Conservation and Design Officer observes: *“The approved extension (17/00660/HOUSE), whilst almost doubling the floorspace of the house, was designed sympathetically to reflect the form, scale and proportions of the existing building. In contrast the current proposal more than doubles the floorspace of the existing building resulting in an overly dominant addition to this modest building. This is exacerbated by the scale and proportions of the gables, and the size of many of the windows when compared to the existing building. The proposed extension would overwhelm this modest cottage, creating a dwelling of considerable size, resulting in harm to the significance of this non-designated heritage asset.”*
- 6.7 Unlike the extensions approved under application 17/00660/HOUSE, where the existing and proposed elements of the building were unified under a single, simplified roof-scape, the current proposals have a complicated roof design with various elements abutting, rather than seamlessly adjoining the host dwelling. The introduction of a number of additional gable features and flat roof elements are

considered, when combined, to emphasise the additional building volume. A further, less successful, departure from the scheme approved under application 17/00660/HOUSE is the replacement of the simple plan-form which was in sympathy with the layout of the existing building, with a more complicated staggered design, which emphasises the increased volume, mass and bulk of the proposed extensions. Whilst they have not raised any objections to the proposals the Parish Council have also observed “the extension is disjoint from the existing dwelling”. The previously approved extensions would have resulted in the ‘wings’ to the north and south resembling each other in terms of scale, proportions, design, form and detailing, thereby creating a degree of symmetry and balance. The additional ‘wing’ to the north under the current proposals would have a considerably larger scale, projecting further to the west than the existing building, thereby rendering the proposed extensions visually prominent when viewed in the context of the south elevation, and unbalanced with the host dwelling.

- 6.8 Policy C6 of the Housing Site Allocations DPD requires, inter alia, the scale of the enlargement to be subservient to the original dwelling and designed so as to be in character with the existing dwelling. In this regard, the projection of the dwelling along the east boundary, parallel to the footpath at SHAW/9/1, would increase from approximately 8m to just over 17m; and along the south elevation the extensions would project approximately 4m to the west of the existing dwelling. Whilst the current proposals are considered by the applicant to be more “*muted in its architectural features*” the introduction of gable ends with large chimneys along the east and west elevations, as well as a series of gabled features above first floor windows, combined with the larger fenestration details than the sash windows that are characteristic of the host dwelling, the design of the proposed extension is considered to emphasise the increase volume, mass and bulk. The scale of the proposed enlargement is therefore not considered to be subservient to the original dwelling.
- 6.9 Whilst there have been some modest reductions to the proposals, the current scheme would continue to represent an increase in floorspace of approximately 138 sq. m, or 122% over and above the existing dwelling. Whilst this may be slightly smaller than the scheme proposed under application 20/01193/HOUSE, it remains considerably larger than the 103 sq. m, or 75% increase approved under application 17/00660/HOUSE, which is considered to be the upper limit of what would be considered appropriate in this sensitive location. Whilst the removal of the existing garage has been offered as justification for the considerable extensions proposed, the scale and appearance of the existing garage is not considered to be commensurate to the extensions proposed and is therefore considered to offer little weight in terms of off-setting the bulk and mass of the proposed development.
- 6.10 The covering letter submitted in support of the current application considers “*In spite of the site’s positioning within these heritage designations (the CA and P&G), White Lodge is sequestered and screened from both in a manner that offers the site a sense of seclusion and separation from both.*” However, in relation to the setting of White Lodge within the Donnington Grove Registered Park and Garden, the Conservation and Design Officer observes “*whilst I appreciate that the site is screened from the wider park to the north and east, the building itself remains an important element within the park, sitting as it does on the eastern entrance into the park from Donnington Village. Indeed, the historic role it plays within the park is recognised in the listing description which notes that “A second drive, the east, Donnington Village drive, enters the park 500m south-east of the house, giving direct access from the village, the entrance marked by White Lodge, a two-storey, whitewashed brick lodge. From here the drive extends west through the park, flanked by remaining specimens of avenue trees, joining the Newbury drive 350m south-east of the house, close to Pink Lodge.” The proposal would result in the creation of a substantial dwelling, which*

would detract from the primacy of the existing building's original purpose as a modest gate lodge set within spacious grounds. It would therefore form an incongruous addition to the surroundings. The historic role it plays within the Registered Park and Garden would be lost, resulting in harm to the character of the Registered Park and Garden."

- 6.11 Furthermore, with regards to the context of the application site within the Donnington Conservation Area, the Conservation and Design Officer observed *"it is noted that there is a soft, and verdant transition from the western edge of the conservation area into the Registered Park. This transition makes an important contribution to the character and appearance of the CA. The proposal would result in a substantial increase in built form on the western edge of the conservation area, which would be located partly within and partly outside of the conservation area. This increase in built form would have a harmful impact on the soft, verdant character of this part of the conservation area, thereby causing harm to its significance."*
- 6.12 It is therefore concluded that this current amended scheme has not sufficiently overcome the concerns raised under application 20/01193/HOUSE. These revised proposals are considered to harm the character and historic interest of the dwelling at White Lodge and its setting within the wider landscape. Furthermore the proposed extensions are not considered to appear subservient to the original dwelling. As a consequence the application is considered to be contrary to policies CS14 and CS19 of the Core Strategy and C6 of the Housing Site Allocations DPD.

Amenity

- 6.13 In common with the scheme proposed under application 20/01193/HOUSE the additional first floor windows in the east and west elevations of the resultant building would not comprise primary windows to habitable rooms. The layout and scale of the proposed development does not alter meaningfully from the scheme proposed under application 20/01193/HOUSE. It is therefore considered the proposals would not harm the residential amenities of adjacent properties, and in that respect conform with policy CS14 on quality of life and the Quality Design SPD.

Highways

- 6.14 Policy P1 sets out the parking requirements for residential development. Highways have confirmed they are satisfied sufficient parking can be accommodated on site. They recommend conditions on an electric vehicle charging point, a construction method statement to ensure construction is contained within the site and does not cause highways safety issues, and for the parking to be provided in accordance with the submitted plans. With these conditions the proposal complies with policy P1.

Ecology

- 6.15 The application is accompanied by an ecological appraisal. It notes the proximity of the River Lambourn Special Area of Conservation and Site of Special Scientific Interest could have long term impacts from run-off and ground water pollutants. It recommends no chemicals, including vehicle fuels or lubricants be left on site at night and a pollution prevention plan should be in place that all contractors should comply with.
- 6.16 The ecological appraisal notes that 3 trees are to be removed and makes recommendations should bats be discovered during their removal along with precautions during construction for trenches and excavations to include a ramp overnight so mammals can exit, along with precautions for amphibians and reptiles.

It recommends a lighting design strategy to ensure bats are not affected by the development, and for enhancements for additional bat roosts into the new extension. It also recommends the installation of at least 3 bird boxes on retained mature trees on site.

- 6.17 The precautions during construction and biodiversity enhancements can be secured by conditions so that the proposal complies with policy CS17 on biodiversity.

7. Planning Balance and Conclusion

- 7.1 Having taken into account the relevant policy considerations and material considerations referred to above, it is considered that the development is not acceptable and there are strong reasons to justify refusal of planning permission. The revised scheme is not considered to have overcome the reasons for refusal for application 20/01193/HOUSE, consequently it is recommended that this current application is refused planning permission on the same grounds and the recommended wording for the refusal reflects the decision issued for application 20/01193/HOUSE.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to REFUSE PLANNING PERMISSION for the reasons listed below.

Refusal Reasons

1. White Lodge is modest detached dwelling of simple form and construction that makes a positive contribution to the character of the Donnington Village Conservation Area and setting within the Donnington Grove Registered Park and Garden. It is located within open countryside on the edge of Donnington Village. These designations and the location of the site increases the sensitivity of the area to inappropriate development which does not conserve the prevailing character.

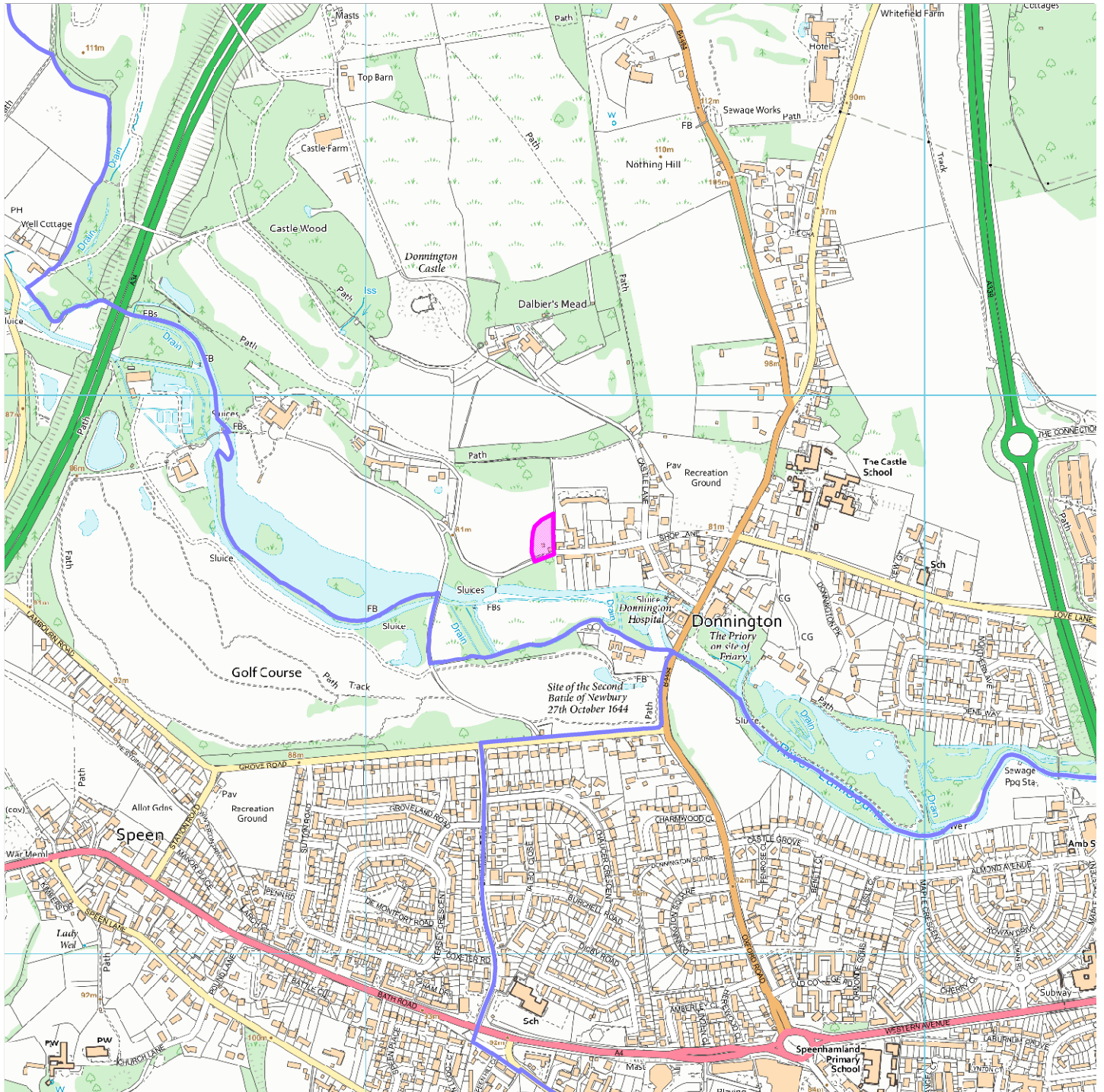
The proposed extensions, by reason of their siting, design and bulk, represent overly dominant and disproportionate additions which fail to respect or harmonise with the appearance of the existing property or appear subservient to it. The resultant dwelling would appear more prominent and incongruous in this location than the existing property, particularly to the east elevation where views would be available of it from public viewpoints within the Conservation Area.

Consequently the proposals fail to represent high quality design that responds to local character and as such fails to conserve or enhance the existing character of the Conservation Area, contrary to the National Planning Policy Framework, Policies ADPP2, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy C6 of the Housing Site Allocations DPD 2006-2026, House Extensions SPG (2004) and the, Quality Design SPD (Part 2, 2006).

Informatives

1. In attempting to determine the application in a way that can foster the delivery of sustainable development, the local planning authority has approached this decision in a positive way having regard to Development Plan policies and available guidance to try to secure high quality appropriate development. In this application the local

planning authority has been unable to find an acceptable solution to the problems with the development so that the development can be said to improve the economic, social and environmental conditions of the area.

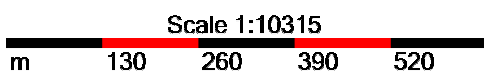


Map Centre Coordinates :

Scale : 1:10314

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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	27 May 2021
SLA Number	0100024151

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White Lodge, Donnington Grove, Donnington RG14 2LA

Photographs for Western Area Planning Committee
Application 21/00429/HOUSE



View of front (south) elevation and side (west) elevation from within the application site (gated entrance onto the carriageway visible in the bottom right corner), gardens visible to the left



Front (south) elevation and side (east) elevation, which runs parallel to SHAW/9/1 public footpath, taken from public highway



View of application site in the street scene (for context); head of the road where it terminates into the public footpath (Site Notice visible on front entrance gate)