

Notice of Meeting



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Eastern Area Planning Committee Wednesday, 10 January, 2024 at 6.30 pm In the Council Chamber, Council Offices, Market Street, Newbury

This meeting will be streamed live here: [Link to Eastern Area Planning Committee broadcasts](#)

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If members of the public wish to attend the meeting they can do so either remotely or in person. Members of the public who wish to attend must notify the Planning Team by no later than 4.00pm on 9 January 2024 by emailing planningcommittee@westberks.gov.uk.

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, 2 January 2024

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 or email planningcommittee@westberks.gov.uk.

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 the Democratic Services Team by emailing executivecycle@westberks.gov.uk.



Agenda - Eastern Area Planning Committee to be held on Wednesday, 10 January 2024
(continued)

To: Councillors Alan Macro (Chairman), Richard Somner (Vice-Chairman),
Jeremy Cottam, Paul Kander, Ross Mackinnon, Geoff Mayes,
Justin Pemberton, Vicky Poole and Clive Taylor

Substitutes: Councillors Jeff Brooks, Laura Coyle, Lee Dillon, Jane Langford, Biyi Oloko
and Joanne Stewart

Agenda

Part I	Page No.
1. Apologies for absence To receive apologies for inability to attend the meeting (if any).	
2. Minutes To approve as a correct record the Minutes of the meeting of this Committee held on 4 October 2023.	7 - 28
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 <i>(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).</i>	
(1) 23/01552/REG3, Stratfield Mortimer Proposal: It is proposed to replace the existing permanent 18 pitch Gypsy caravan site with a new 17 permanent pitch Gypsy caravan site. Each pitch is to consist of a hard standing area large enough for two twin axle caravans, car parking for two vehicles and a 30 sq m amenity building consisting of a kitchen/dayroom, bathroom, separate WC and utility area. In addition to the amenity buildings a recycle storage facility, children play area and sewerage treatment plant are to be located within the site. Location: Four Houses Corner Caravan Site, Reading Road, Ufton Nervet, Reading Applicant: West Berkshire Council	29 - 76

Agenda - Eastern Area Planning Committee to be held on Wednesday, 10 January 2024
(continued)

Recommendation: For the Development Manager to Grant planning permission

Background Papers

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

Sarah Clarke

Sarah Clarke
Service Director – Strategy & Governance
West Berkshire District Council

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



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DRAFT

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

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON WEDNESDAY, 4 OCTOBER 2023

Councillors Present: Alan Macro (Chairman), Richard Somner (Vice-Chairman), Jeremy Cottam, Ross Mackinnon, Geoff Mayes, Justin Pemberton, Vicky Poole and Clive Taylor

Also Present: Sharon Armour (Principal Lawyer - Planning & Governance), Michael Butler (Principal Planning Officer), Stephen Chard (Zoom Host), Gareth Dowding (Principal Engineer (Traffic and Road Safety)), Gemma Kirk (Senior Planning Officer), Bryan Lyttle (Planning Policy, Infrastructure & Place Manager), Lewis Richards (Planning Officer) Benjamin Ryan (Clerk), Simon Till (Development Control Team Leader) and Cheryl Willett (Senior Planning Officer)

Apologies for inability to attend the meeting: Councillor Paul Kander

PART I

36. Minutes

The Minutes of the meeting held on 5 July 2023 were approved as a true and correct record and signed by the Chairman subject to the inclusion of the following amendments:

- Councillor Jane Langford was in attendance.
- Councillor Vicky Poole's declaration of interest should state Nigel Toon not Nigel Hopes.
- Paragraph 12, bullet point 5 should note 11:00pm, not 11:45pm.

In regard to item 35(2), Councillor Poole highlighted, on Councillor Paul Kander's behalf, that fire regulations had not been included in the conditions. However, it was explained that this was a Building Regulations issue, and the conditions could not be changed as they had been issued.

37. Declarations of Interest

Councillor Richard Somner declared an interest in Agenda Item 4(3), as he was known to Mr Wale (supporter of the application), by virtue of the fact that he had a very minor interest in Mr Wale's business but had held no discussions on the application. He therefore reported that, as his interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.

Councillor Ross Mackinnon declared an interest in Agenda Item 4(1), as he had received an extensive briefing as the Council was the landowner but reported that, as his interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.

Councillor Mackinnon declared an interest in Agenda Item 4(3), as he had had met with the applicant to discuss the planning process in his capacity as Ward Member but he had formed no view on the application. He therefore reported that, as his interest was a

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personal or an other registrable interest, but not a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.

Councillor Vicky Poole declared an interest in Agenda Item 4(1), as she had hosted a Councillor surgery on the matter to help understand the views of local residents in her Ward. However, she would be considering the item with an open mind. Councillor Poole reported that, as her interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, she determined to remain to take part in the debate and vote on the matter.

38. Schedule of Planning Applications

(1) **23/01552/REG3, Four Houses Corner Caravan Site, Reading Road, Ufton Nervet**

[Item starts at 7 minutes into the recording.](#)

1. Mr Simon Till introduced the item by stating that West Berkshire Council (the Council) and its officers fully recognised the tragic events surrounding the death of PC Harper in 2019. Mr Till expressed, on behalf of the Council, the deepest sympathy with all those effected by this tragedy.
2. He explained that while objections had been raised on the application as a result of this tragedy, the purpose of the item was to only consider the planning merits of the application.
3. The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 23/01552/REG3 in respect of the proposal to replace the existing permanent 18 pitch Gypsy caravan site with a new 17 permanent pitch Gypsy caravan site. Each pitch was to consist of a hard standing area large enough for two twin axle caravans, car parking for two vehicles and a 30 sq. m amenity building consisting of a kitchen/dayroom, bathroom, separate WC, and utility area. In addition to the amenity buildings a recycle storage facility, children's play area and sewerage treatment plant were to be located within the site.
4. Mr Michael Butler introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was acceptable in planning terms and officers recommended that the Development Control Manager be authorised to grant planning permission, subject to the conditions outlined in the main and update reports.
5. Ms Cheryl Willett explained that the Council had to maintain a five-year supply of caravan pitches for travellers and that this site would contribute to the legally required number of pitches. If the Council did not meet the required plots, they could be forced to accept a planning application for a less favourable site.
6. In accordance with the Council's Constitution, Mr Graham Bridgman, Parish Council representative, Ms Margaret Baxter, adjacent Parish Council representative, Ms Deborah Adlam, objector, Mr Bill Bagnall, applicant, and Councillor Nick Carter, Ward Member, addressed the Committee on this application.

Parish Council Representation

7. Mr Graham Bridgman in addressing the Committee raised the following points:
 - The Council had not followed policy in properly consulting the local community, and it was stressed that as the site was remote, so too was the site notice.

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- Mr Bridgman questioned how many individuals the site could house, as although there were 17 pitches, these would home multiple residents.
- That the application had not had a full sustainable drainage systems (SuDS) consultation and that the site was an area that struggled with flooding.
- That the site could benefit from CCTV.

Member Questions to the Parish Council

8. Members did not have any questions of clarification.

Adjacent Parish Council Representation

9. Ms Margaret Baxter in addressing the Committee raised the following points:

- That it was a controversial application.
- Due process had not been followed, as there had been no consultation.
- There was confusion over how many residents could be on the site, and this needed to be clarified, due to concerns that there could be more residents.
- It was incorrect to suggest that the site had no history of flooding.
- There were questions over how the site would be managed going forward, would access to the site be via vehicle only, what preparations were there for sewage and waste disposal, and what would be the extent of light pollution?

Member Questions to the Adjacent Parish Council

10. In response to Members' questions, Ms Baxter advised that:

- It was the District Council's responsibility to consult the residents.
- The increase in the number of people on site could impact the Detailed Emergency Planning Zone (DEPZ).
- Flooding of the area happened regularly and to a considerable level.

Objector Representation

11. Ms Deborah Adlam in addressing the Committee raised the following points:

- That the community was haunted by the events surrounding PC Harper's death and his memory should be protected.
- The residents should know who would be staying at the site.
- The site was supposed to be just women and children, and this was not the case.
- There was a history of damaged property around the site.
- There was a history of misbehaviour at the site and that there were concerns over the safety of Police Officers who would have to police the site.

Member Questions to the Objector

12. Members did not have any questions of clarification.

Applicant Representation

13. Mr Bill Bagnall in addressing the Committee raised the following points:

- That the site had been established for 14 years.
- In 2016 the site was seen as run-down and no longer fit for purpose.

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- The site satisfied the UK Health Security Agency requirements.
- The access to the site and turning circle met highways requirements.
- The road network would not have street lighting and was limited to the access bell mouth and for the waste/recycling area.
- Flooding was addressed by formal drainage proposals that were not previously addressed on the site.
- Occupation numbers would be limited by the physical space and the single utilities hookup provided with each plot.
- The Council would formally manage the site.

Member Questions to the Applicant

14. In response to Members' questions, Mr Bagnall advised that:

- A maximum number of residents could not be provided as it would require going into confidential information.
- There was a meeting in 2018 with the emergency services, where the access to the site was discussed and it was found to be agreeable, however, it was noted that the one entrance into the site was not ideal.
- The lease agreements were related to adults and dependants on the site.
- The plots would be based on top of raised hardstanding and a sub-base of crushed hardcore. The design of the site would result in extreme levels of water being directed off-site.
- The Housing Team were in regular dialogue with the traveller community.
- The Council would have to improve the path between Burghfield Common and the site.
- There would be lighting at the entrance and in the bin store area, but the site itself would be dark.

Ward Member Representation

15. Councillor Nick Carter in addressing the Committee raised the following points:

- Government guidance suggested that local authorities should encourage closer integration of travellers with the wider community.
- The Ward Member sympathised with the family of PC Harper.
- The individuals responsible for PC Harper's death did not live on the site.
- That the site was appropriate for the suggested use and any other suggested site would ultimately fail.
- Residents of the site were consulted on the application and did not suggest they needed a foot path.
- That the Parish Council could have conducted its own consultation and that Ward Members had done their own form of consultation.
- The design of the site was in line with others around the country.

Member Questions to the Ward Member

16. In response to Members' questions, Councillor Carter advised that:

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- The Parish Council were informed of the application but did not consult residents, however the Ward Member agreed the consultation still needed to take place.
- The Design and Access statement stated that it was intended to undertake a consultation, but this did not happen.
- Former residents of the site had been consulted.

Member Questions to Officers

17. In response to Members' questions, officers clarified the following points:

- That Policy C1 referenced housing development, and the application was not for a housing development.
- That there would be a betterment of SuDS in any event, as the site would be on a gravel plateau and was within flood zone one.
- That planning officers would not overrule other officers; however, decisions were made on balance. The Drainage Officer did give his opinion, but planning officers must use their judgement and deploy a proactive approach when resolving outstanding matters that the Council must fulfil. It was further noted that the Drainage Officer had control within the condition.
- That even though a consultation process may not have been followed it was important to focus on the planning merits of the case. Developers did not always follow the planning process thoroughly, although this was disappointing, it was not a reason to refuse the application.
- If permission was granted, the applicant would have to consult the SuDS officer and development of the site would not be able to commence until the officer was satisfied.
- Planning officers could have recommended a maximum occupancy; however, it would have been difficult to provide an appropriate number and to enforce. There was also nothing to suggest there should be a maximum limit put in place.

Debate

18. Councillor Somner opened the debate by highlighting that he understood the personal aspect of the application, but that this should have no bearing on the decision. The Councillor expressed that the policies raised came down to interpretation and the SuDS had been detailed clearly within the report pack. Finally, Councillor Somner recognised that the lack of consultation was less than optimal, however he was unsure whether it had not happened at all and whether a consultation would be of any value to the Committee.
19. Councillor Poole argued that the surface water from the site made the road particularly dangerous but was particularly concerned that she did not fully understand the impact of the SuDS.
20. Councillor Jeremy Cottam echoed concerns over the flooding. The Councillor also believed that an upper limit of residents could be applied as the DEPZ controls would have limits for the shelters.
21. Councillor Mackinnon commented on the emotional nature of the site and emphasised that this added to the need for proper consultation with the public.

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22. Councillor Clive Taylor agreed that the application needed a full consultation with residents.
23. Councillor Poole proposed to defer the application until there had been a full consultation and a full review by the SuDS Officer. This was seconded by Councillor Mackinnon
24. The Chairman invited Members of the Committee to vote on the proposal by Councillor Poole, seconded by Councillor Mackinnon to defer the application. At the vote the motion was carried.

RESOLVED that the item be deferred until there had been a full SuDS review and full public consultation by the applicant, not the LPA.

39. 23/00879/FUL, 6A Victoria Road, Mortimer Common

Item starts at 1 hour and 56 minutes into the recording.

25. The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 23/00879/FUL in respect of the relocation of the approved commercial kitchen extractor vent at 6A Victoria Road, Mortimer Common.
26. Lewis Richards introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was acceptable in planning terms and officers recommended that the Development Control Manager be authorised to grant planning permission subject to the conditions outlined in the main and update reports.
27. In accordance with the Council's Constitution, Mr Graham Bridgman, Parish Council representative, and Councillor Nick Carter, Ward Member, addressed the Committee on this application.

Parish Council Representation

28. Mr Graham Bridgman in addressing the Committee raised the following points:

- The Parish Council had no objection to the relocation of the extractor fan and that the proposal should improve the issues with the smell and noise.

Member Questions to the Parish

29. Members did not have any questions of clarification.

Ward Member Representation

30. Councillor Nick Carter in addressing the Committee raised the following points:

- That the issue of the smell was raised with the Parish Council and was dismissed, because it was not considered a planning matter and it was stated that the odour had allegedly dissipated after two days, which was untrue.
- Questions were raised over why the original filter did not remove the odour and whether the extractor fan was fit for purpose.

Member Questions to the Ward Member

31. Members did not have any questions of clarification.

Member Questions to Officers

32. The Committee was informed that if the issues with smell persisted, Environmental Health would get involved.

Debate

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33. Councillor Somner opened the debate by expressing that this application aimed to fix the pre-existing issues.
34. Councillor Somner proposed to accept Officer's recommendation and grant planning permission subject to the conditions listed in the main report and update report. This was seconded by Councillor Cottam.
35. The Chairman invited Members of the Committee to vote on the proposal by Councillor Somner, seconded by Councillor Cottam to grant planning permission. At the vote the motion was carried.

RESOLVED that the Development Control Manager be authorised to grant planning permission subject to the following conditions:

Conditions

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

Site Location Plan received on 26/04/2023

220930-AE100 – Approved Site Block Plan received on 26/04/2023

220930-AP101 – Proposed Floor Plan received on 26/04/2023

220930-AP201 – Amended Proposed Elevation received on 20/09/2023

220930-AP202 – Amended Proposed Elevation received on 20/09/2023

220930-AP903 – Kitchen Extractor Detail received on 26/04/2023

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

3. The materials to be used in the development hereby permitted shall be as specified on the proposed elevation plans. 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 are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework (2023), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy GD5 of the Stratfield Mortimer Neighbourhood Development Plan 2017, Supplementary Planning Document Quality Design (June 2006), and the Town/Village Design Statement for Stratfield Mortimer 2007.

4. The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing be limited to: 7:30 am. to 6:00 pm. on Mondays to Fridays, 8:30 am. to 1:00 pm. on Saturdays and NO work shall be carried out on Sundays or Bank Holidays.

Reason: To safeguard the amenities of surrounding occupiers. This condition is imposed in accordance with the National Planning Policy Framework (2023), Policy CS14 of the

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West Berkshire Core Strategy (2006-2026) and Policies OVS4 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5. The commercial use (Use Class E) shall not be open to customers outside the following hours, 07:30- 23:00 on any day.

Reason: To safeguard the amenities of surrounding occupiers. This condition is imposed in accordance with the National Planning Policy Framework (2023), Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

6. The development hereby approved shall not be brought into use until the fume extraction and filtration equipment have been installed at the premises in accordance with submitted Drawing No. AP903 'Kitchen Extractor Details' dated 30/09/2022 by Studio Noi and in accordance with the details submitted in emails from Fetdah Cura to Erica Myers dated 4 July 2023 (14:27) and 5 July 2023 (13:51). The equipment shall thereafter be retained, operated and maintained in its approved form and in accordance with the manufacturer's recommendations for so long as the use hereby permitted remains on site.

Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Informative

1. 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 worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.

40. 22/01953/FULD, Reservoir (covered), Bishops Road, Tutts Clump

[Item starts at 2 hours and 12 minutes into the recording.](#)

36. The Committee considered a report (Agenda Item 4(3)) concerning Planning Application 22/01953/FULD in respect of a revised application for demolition of former water pumping station reservoir, associated plant and buildings, replacement with detached 5-bed dwelling with integral garage.
37. Gemma Kirk introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was unsatisfactory in planning terms and officers recommended that the Development Control Manager be authorised to refuse planning permission for the reasons listed in the main and update reports.
38. In accordance with the Council's Constitution, Mr Andrew House, Parish Council representative, Mr Tim Wale, supporter, Mr Tony Thorpe, agent and Councillor Mackinnon, Ward Member, addressed the Committee on this application.

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Parish Council Representation

39. Mr House in addressing the Committee raised the following points:

- The site would be in line with the rest of Bishop's Road.
- The site had passed the point of intended use.
- The development would not harm the Area of Outstanding Natural Beauty (AONB)
- There were policies that the development did not adhere to, however the Parish Council found the application acceptable.
- The application would include screening that would have a visual benefit and was an opportunity to clean up a segment of the Parish, which was out of keeping with the area.
- This would increase CIL and Council Tax revenue for the Council.

Member Questions to the Parish Council

40. In response to a Member question, Mr House explained that he was unsure on how long the pumping station had been there, however it was longer than 65 years.

41. The Committee heard that the Parish Council was unanimous in its decision to support the application.

Supporter Representation

42. Mr Wale in addressing the Committee raised the following points:

- 100 years ago, the pumping station was built with water board employees expected to live on site. This was changed when Thames Water acquired the site 20 years ago and removed the final worker from the site. Finally, the site was decommissioned ten years ago.
- The site was bought by a constructor who dug up the plot, however this was later sold due to other commitments and the soil remains displaced.
- The application should be accepted on its own merits as the site had little potential for other uses and it would only be rejected on a technicality.

Member Questions to the Supporter

43. Members did not have any questions of clarification.

Agent Representation

44. Mr Thorpe in addressing the Committee raised the following points:

- Policy C1 was not designed for unique circumstances, such as where the site was an existing developed brown field site with two row frontages and a corner site.
- Approval of the policy would not undermine policy C1 as the site was unique.
- There were no objections to the scheme.
- The pre-existing buildings were ugly and should be replaced.
- The pre-application phase was initially positive, however this changed for an undisclosed reason.

Member Questions to the Agent

45. Members did not have any questions of clarification.

Ward Member Representation

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46. Councillor Mackinnon in addressing the Committee raised the following points:

- He had called in the application due to the local support.
- That the application was an example where attending the site visit was valuable to the Committee.

Member Questions to the Ward Member

47. Members did not have any questions of clarification.

Member Questions to Officers

48. In response to Members' questions, officers advised of the following points:

- That in the proposal the brick-built tank was to be partially removed as shown on the Block Plan.

49. That the definition of frontage was in line with the appeal history definition.

50. It was explained that the Sui Generis categorisation of the site left limited option for permitted development.

51. Mr Till explained to the Committee that a future application for a different proposal would depend on what it was for and the policies that applied in terms of that application. There may be scope for development under a different policy e.g rural business and the land was brownfield. However, the application before Committee was for residential development which was contrary to policy.

52. The site could be converted to residential (exception in Policy C1- conversion of redundant buildings) and then hypothetically it would be more acceptable to demolish and then rebuild on the site.

Debate

53. Councillor Cottam opened the debate by suggesting that the Committee should be worried about setting precedents even though the application looked reasonable.

54. Councillor Mackinnon argued that the application came down to interpretation of the policy and that was why the Committee existed and that the case should be looked at with regards to what was at the site already.

55. Councillor Somner stressed the need to look at the application as an exception and that the Inspectorate most likely agreed that the previous application was turned down based on the Council's policy, but the policy did not cater to Tutts Clump's unique circumstances and that the application would improve the area.

56. Councillor Taylor highlighted the unanimous decision by the Parish Council and that the Inspector's decision was for a previous application.

57. Councillor Poole stated that this would be a situation where going against policy would be in the best interest of the site.

58. Councillor Mayes was surprised by the size and complexity of the site but agreed that this occasion required a decision that was against policy.

59. Councillor Cottam expressed concern over Members stating they were going against policy and encouraged the Committee to state they were interpreting policy differently from Officers.

60. Councillor Somner proposed to reject Officer's recommendation and grant planning permission.

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61. The Chairman clarified with Councillor Somner that the proposal was for conditional permission and advised that the Committee should propose reasons for recommending conditional approval.
62. Councillor Somner proposed the reason for granting planning permission was betterment of the streetscene. This was seconded by Councillor Mackinnon.
63. Conditions were proposed by Ms Kirk if the committee were minded to grant planning permission.
64. The Chairman requested a Construction Method Statement condition be included.
65. Sharon Armour clarified with Councillor Somner that the reason for the proposal for conditional approval was that this was an exception to policy because the material considerations outweighed the policy.
66. The Chairman invited Members of the Committee to vote on the proposal by Councillor Somner, seconded by Councillor Mackinnon to grant planning permission. At the vote the motion was carried.

RESOLVED that the Development Control Manager be authorised to grant planning permission subject to the following conditions:

Conditions

1. Commencement of development:

The development hereby permitted shall begin not later than three years from the date of this decision.

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 following approved plans/documents:

- (i) Drawing 22/39/07 A (Site Location Plan) received on 15.08.2022;
- (ii) Drawing 22/39/08 B (Proposed Site Plan) received on 15.08.2022;
- (iii) Drawing 22/39/01 A (Proposed Ground Floor Plan) received on 15.08.2022;
- (iv) Drawing 22/39/02 A (Proposed First Floor Plan) received on 15.08.2022;
- (v) Drawing 22/39/03 A (Proposed Second Floor Plan) received on 15.08.2022;
- (vi) Drawing 22/39/04 A (Proposed Roof Plan) received on 15.08.2022;
- (vii) Drawing 22/39/05 A (Proposed Front and Side Elevations) received on 15.08.2022;
- (viii) Drawing 22/39/06 A (Proposed Rear and Side Elevations) received on 15.08.2022;
- (ix) Drawing 22/39/09 A (Existing Buildings & Proposed Site Sections) received on 15.08.2022;
- (x) Drawing 22/39/10 A (Proposed Visibility Splays) received on 15.08.2022;
- (xi) Arboricultural Assessment & Method Statement (Mark Welby, MW.21.1128.AIA, 31 August 2022) received on 31.08.2022;
- (xii) Drawing MW.21.1128.TS (Mark Welby: Tree Survey) received on 15.08.2022;
- (xiii) Arboricultural Memo (Mark Welby, MW.21.1128.Memo, 2 March 2023) received on 03.03.2023;
- (xiv) Landscape Design and Management Statement (Draffin Associates, August 2022) received on 07.09.2022;
- (xv) Drawing 848/01 (Draffin Associates, Landscape Proposals) received on 07.09.2022;
- (xvi) Ecological Assessment (GS Ecology, ECO2981, 21 January 2022) received on 15.08.2022;

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(xvii) Reptile Survey Report (GS Ecology, ECO2981, 04 May 2023) received on 09.05.2023.

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

3. Schedule of materials

The dwelling hereby approved shall not be constructed above foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Samples of materials shall be made available upon request. Thereafter the development shall be carried out in accordance with the approved details.

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 C1 and C3 of the Housing Site Allocations DPD (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

4. Surfacing arrangements at access

No development shall take place until details of the surfacing arrangements for the vehicular access to the highway have been submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access for a distance of 5.0 metres measured back from the carriageway edge. Thereafter the surfacing arrangements shall be constructed in accordance with the approved details.

Reason: To avoid migration of loose material onto the highway in the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026). A pre-commencement condition is required because these details are required during the construction of the dwelling. Agreed: 11.10.2023.

5. Arboricultural Supervision

No development shall take place (including site clearance and any other preparatory works) until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the National Planning Policy Framework and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation, other measures and works may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place. Agreed: 11.10.2023.

6. Construction Method Statement

No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall include measures for:

(a) A site set-up plan during the works;

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- (b) Parking of vehicles of site operatives and visitors;
- (c) Loading and unloading of plant and materials;
- (d) Storage of plant and materials used in constructing the development;
- (e) Wheel washing facilities;
- (f) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction;
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- (h) Hours of construction and demolition work;

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required because the CMS must be adhered to during all demolition and construction operations. Agreed: 11.10.2023.

7. Spoil

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: Insufficient details accompany the application and details of spoil are required 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. Agreed: 11.10.2023.

8. Ground and Finished Floor Levels

No development shall take place until details of the proposed ground levels (including the levels of the partial retention of the mound), and finished floor levels of the dwelling, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. These details are required before development commenced because insufficient information accompanies the application (there is a lack of clarity with the partial retention of the mound), and the agreed details will affect early construction activities. This condition is applied in accordance with the NPPF, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD (June 2006). Agreed: 11.10.2023.

9. Drainage Strategy

No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority. The planning, design and implementation of sustainable drainage methods (SuDS) should be carried out in accordance with the Non-Statutory Technical Standards for SuDS (2015), the SuDS Manual C753 (2015) and the WBC SuDS Supplementary Planning Document December (2018) with particular emphasis on green SuDS that provide environmental/biodiversity benefits and water re-use

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (2006) and SuDS Supplementary Planning Document (2018). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place. Agreed: 11.10.2023.

10. Land Contamination

No development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until conditions 1 to 4 have been complied with, unless otherwise agreed in writing with the Local Planning Authority.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include: a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

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The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with LPA, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is applied in accordance with the NPPF, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Saved 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. Agreed: 11.10.2023

11. Unforeseen Land Contamination

Should any unforeseen contamination be encountered during the development and/or construction activities, the developer shall inform the Local Planning Authority immediately. The development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until investigation/remedial/protective works deemed necessary by the LPA are carried out to agreed timescales and approved by the LPA in writing. Unless otherwise agreed in writing by the LPA, the development shall not be occupied until any 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. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA upon completion of the development.

Reason: To ensure that any unexpected contamination encountered during the development is suitably assessed and dealt with, such that it does not pose an unacceptable risk to human health or the environment. This condition is applied in accordance with paragraphs 174, 183, 184 of the National Planning Policy Framework, and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

12. Arboricultural Method Statement

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Construction shall not be carried out, except in accordance with the Arboricultural Assessment and Method Statement (MW.21.1128.AIA, 31st August 2022) received on 31.08.2022. Protective fencing shall be implemented and retained intact for the duration of the development in accordance with approved details. Within the fenced areas, there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the National Planning Policy Framework and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).

13. Reptile Precautionary Method Statement

Construction shall not be carried out, except in accordance with the precautionary method statement within 4.3 of the Ecological Assessment: Reptile Survey (04/05/2023) by GS Ecology, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure no harm to native and protected species. This condition is in accordance with the NPPF and Policy CS17 of the West Berkshire Core Strategy (2006-2026).

14. Biodiversity Enhancements

The development hereby permitted shall not be occupied until bird boxes and bat boxes/bricks has been installed/constructed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: The application site is immediately adjacent to a Biodiversity Opportunity Area and there are insufficient details to demonstrate that opportunities to maximise biodiversity has been taken. The condition would ensure biodiversity enhancements are incorporated into the development. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

15. Obscure Glass

The windows at first floor level in the north-west elevation shall be fitted with obscure glass and the windows are not openable below 1.7 metres above the finished floor level (in accordance with 22/39/05 A) before the dwelling hereby permitted is occupied. The windows shall be permanently retained in that condition thereafter.

Reason: To prevent overlooking of adjacent properties/land, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD (2006).

16. Visibility Splays

The dwelling shall not be first occupied until visibility splays have been provided in both directions at the access onto Bishops Road in accordance with 22/39/10 A received on 15/08/2022 (splays of 2.4 metres x 43 metres to the north and 2.4 metres x 21 metres to the south). Thereafter the visibility splays shall be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level at all times.

Reason: To ensure there is adequate visibility at the access, in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

17. Vehicle Parking

The dwelling shall not be first occupied until vehicle parking and turning space have been completed in accordance with the approved plans (including any surfacing arrangements and marking out). Thereafter the parking and turning space shall be kept available for parking and manoeuvring (of private cars and/or private light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. 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).

18. Cycle Parking

The dwelling shall not be first occupied until cycle parking facilities have been provided in accordance with the approved drawings. Thereafter the facilities shall be maintained and kept available for that purpose at all times.

Reason: To ensure the adequate provision of cycle and motorcycle parking facilities. 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).

19. Electric Vehicle Charging Point

The dwelling shall not be occupied until an electric vehicle charging point has been provided in accordance with the approved drawings. The charging point shall thereafter be retained and kept available for the potential use of an electric car.

Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

20. Set back of access gates

Any gates to be provided at access where vehicles will enter or leave the site, shall open away from the adjoining highway and be set back a distance of at least 5.0 metres from the edge of the highway.

Reason: In the interest of road safety and to ensure that vehicles can be driven off the highway before the gates are opened. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

21. Soft landscaping

All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme (Drawing 848/01 and Landscape Design and Management Statement (Draffin Associates, August 2022) received on 07.09.2022) within the first planting season following completion of building operations or first occupation of the new dwelling (whichever occurs first). Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or

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become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

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.

22. External Lighting Strategy

No external lighting shall be installed on the hereby approved dwelling or within its curtilage until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include a plan to show the location of any lighting, isolux contour diagram(s), an operation strategy (e.g. details of timed operation), and specifications all lighting to ensure that 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 hereby approved dwelling or within its curtilage except in accordance with the above strategy.

Reason: To conserve the dark night skies of the North Wessex Downs AONB and to ensure the conservation and enhancement of biodiversity assets. This condition is applied in accordance with the National Planning Policy Framework, the North Wessex Downs AONB Management Plan 2019-24, and Policies CS17 and CS19 of the West Berkshire Core Strategy 2006-2026.

23. Review of ecology measures (validity)

If the works in the precautionary method statement within 4.3 of the Ecological Assessment: Reptile Survey (04/05/2023) by GS Ecology have not taken place within 3 years from the date of the planning permission, the approved ecological measures secured through Condition 13 shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to (i) establish if there have been any changes in the presence and/or abundance of reptile species and (ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

IMPORTANT: If any protected species are identified in the new surveys that were not previously known to be on site, and are likely to be harmed by the development, then a protected species licence might be required before works can commence. Advice should be sought from Natural England and/or a suitably qualified ecologist.

Reason: To ensure the conservation and enhancement of biodiversity at the site. This applied in accordance with the NPPF, Policy CS17 of the West Berkshire Core Strategy (2006-2026).

24. Ancillary use of garage and annexe

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The garage and annexe hereby permitted shall not be occupied at any time other than for purposes ancillary and/or incidental to the residential use of the hereby approved dwelling.

Reason: The creation of a separate planning unit would conflict with the strategy for the location of new development, and be unacceptable in the interests of ensuring a sustainable pattern of development. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP5 and CS1 of the West Berkshire Core Strategy (2006-2026), and Policy C1 of the Housing Site Allocations DPD (2006 2026).

Informatives

1. The applicant's attention is drawn to the fact that above conditions must be complied with in full before any work commences on site, failure to do so may result in enforcement action being instigated.

2. The above Permission may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. For example, "Prior to commencement of development written details of the means of enclosure will be submitted to and approved in writing by the Local Planning Authority". This means that a lawful commencement of the approved development cannot be made until the particular requirements of the pre-condition(s) have been met. A fee is required for an application to discharge conditions.

3 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.

4 The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. 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

5 Conditions nos. 4-10 impose requirements which must be met prior to commencement of the development. Failure to observe these requirements could result in the Council taking enforcement action, or may invalidate the planning permission and render the whole of the development unlawful.

6 The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between

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the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

7 Separate approval for the works hereby granted permission/consent may be required by the Building Act 1984 and the Building Regulations 2000 (as amended), and the grant of planning permission does not imply that such approval will be given. You are advised to consult with Building Control Solutions (the Local Authority Building Control service for West Berkshire provided in partnership by Wokingham Borough Council) before works commence. Call: 0118 974 6239, email: building.control@wokingham.gov.uk, or visit: www.wokingham.gov.uk/building-control

8 You are reminded of your duties under the Party Wall Act 1996. You are legally required to tell your neighbour if you want to: (1) build on or at the boundary of your two properties, (2) work on an existing party wall or party structure, or (3) dig below and near to the foundation level of their property. Your neighbours can't stop you from making changes to your property that are within the law, but they can affect how and when your works are carried out. Procedures under this Act are separate from the need for planning permission and for building regulations approval and you may feel it expedient to seek your own advice on this matter. Further guidance is available at: <https://www.gov.uk/party-walls-building-works/work-tell-your-neighbour-about>

9 You should note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside of your control. If such works are required it will be necessary for you to obtain the landowners consent before such works commence. This permission granted by the Council in no way authorises you to take such action without first obtaining this consent.

10 The Asset Management team, West Berkshire District Council, Environment Department, Council Offices, Market Street, Newbury, RG14 5LD, or highwaysassetmanagment@westberks.gov.uk should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks' notice, to obtain details of underground services on the applicant's behalf.

11 The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge arising during building operations.

12 The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

13 In order to protect the stability of the highway it is advised that no excavation be carried out within 15 metres of a public highway without the written approval of the Highway Authority. Written approval would be obtained from the Asset Manager, West Berkshire District Council, Environment Department, Council Offices, Market Street, Newbury, RG14 5LD or highwaysmaintenance@westberks.gov.uk

14 Please complete and online street naming and numbering application form at <https://www.westberks.gov.uk/snn> to obtain an official postal address(s) once development has started on site. Applying for an official address promptly at the

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beginning of development will be beneficial for obtaining services. Street naming and numbering is a statutory function of the local authority.

15 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

16 Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. [https://www.thameswater.co.uk/developers/larger-scale developments/planning-yourdevelopment/working-near-our-pipes](https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes)

17 Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

18 There is a Thames Water main crossing (or close to) the development site which may/will need to be diverted at the Developer's cost or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

19 The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. [https://www.thameswater.co.uk/developers/larger-scale developments/planningyourdevelopment/working-near-our-pipes](https://www.thameswater.co.uk/developers/larger-scale-developments/planningyourdevelopment/working-near-our-pipes) Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.

(The meeting commenced at 18:00 and closed at 21:05)

CHAIRMAN

Date of Signature

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Agenda Item 4.(1)

Item No.	Application No. and Parish	Statutory Date	Target	Proposal, Location, Applicant
(1)	23/01552/REG3 Stratfield Mortimer	10 th October 2023 EOT to 31 st January 2024.		<p>It is proposed to replace the existing permanent 18 pitch Gypsy caravan site with a new 17 permanent pitch Gypsy caravan site. Each pitch is to consist of a hard standing area large enough for two twin axle caravans, car parking for two vehicles and a 30 sq m amenity building consisting of a kitchen/dayroom, bathroom, separate WC and utility area. In addition to the amenity buildings a recycle storage facility, children play area and sewerage treatment plant are to be located within the site.</p> <p>Four Houses Corner Caravan Site, Reading Road, Upton Nervet, Reading</p> <p>West Berkshire Council</p>

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=23/01552/REG3>

Recommendation Summary: For the Development Manager to **Grant planning permission**

Ward Member(s): Councillors Nick Carter, Geoffrey Mayes and Vicky Poole

Reason for Committee Determination: The Council is the applicant and over 5 letters of objection have been received.

Committee Site Visit: 27th September 2023

Contact Officer Details

Name: Michael Butler
Job Title: Principal Planning Officer
Tel No: 01635 519111
Email: Michael.Butler@westberks.gov.uk

1. Introduction

- 1.1 The purpose of this report is for the Committee to consider the proposed development against the policies of the development plan and the relevant material considerations, and to make a decision as to whether to approve or refuse the application.
- 1.2 This application seeks planning permission for the creation of 17 permanent gypsy and traveller pitches with associated hardstanding, car parking spaces, day rooms, along with a sewerage treatment package plant, and an improved vehicular site access onto the Reading Road. There will also be a small children's play area. The site is presently vacant, but a number of years ago was in use. Whilst the historical permissions allowed for a greater number of pitches, at differing times the site has been occupied by 18 pitches and then 16 pitches, the latter of which is accounted for in the most recent gypsy and traveller need/supply assessments.
- 1.3 There will be 38 parking spaces in total as well, plus a small recycling/bin store area. The total internal floor area proposed is 510m² including the day rooms. The site area is 0.919ha so the application is not classified as a 'major' planning application.
- 1.4 The application site lies just to the south of the Reading Road within the heathland common areas around Burghfield Common and Stratfield Mortimer. It is surrounded by woodland and lies in the open countryside in policy terms. A defined footpath runs to the east of the application site and the whole area lies in a biodiversity opportunity area. In addition, two local wildlife sites of Cowpond and Gibbet pieces lie to the north, whilst the local landscape character area is annotated as WH5 in the 2019 Landscape Character Analysis which is woodland and heathland mosaic.
- 1.5 The application was first considered at Eastern Area Planning Committee on the 4th October 2023. The item was deferred on the basis that additional public consultation should be undertaken by the applicant [The Council] and site drainage matters should be given further consideration. These matters are addressed below.

Caravans legislation

- 1.6 Section 29(1) of the Caravan Sites and Control of Development Act 1960 (as amended) sets out that a caravan means any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted. Section 13(1) of the Caravan Sites Act 1968 (as amended) defines a twin-unit caravan as a structure designed or adapted for human habitation which is, (a) composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps or other devices; and (b) when assembled it is physically capable of being moved by road from one place to another. Touring caravans, static caravan and various mobile homes constitute 'caravans' under the above legislation.
- 1.7 Caravans are not normally regarded as buildings or operational development under the Planning Acts. The application proposes the redevelopment of the site comprising a use which would enable the siting of caravans on plots. For this reason, it is not necessary to provide plans of individual caravans, and in assessing this application it must be recognised that different caravans may come and go over time.

2. Planning History

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

Application	Proposal	Decision/Date
81/14988/ADD	Create 21 pitches at 4 Houses Corner	Approved 1981
80/12338/ADD	Create 20 pitches at 4 Houses Corner	Approved 1980
22/02414/preapp	Construction of 17 mobile home pitch scheme for the gypsy/traveller community .	Closed November 2022.

3. Legal and Procedural Matters

- 3.1 **Environmental Impact Assessments (EIA):** Consideration has been given to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The proposed development does not fall within any of the categories of development listed in Schedule 1, and is therefore not automatically EIA development in this respect. Development listed in Schedule 2 of the Regulations only requires screening if it meets/exceeds the relevant threshold or is located within a 'sensitive area' as defined by the Regulations. Paragraph 10(b) relates to 'urban development projects', and Paragraph 12(e) relates to "permanent camp sites and caravan sites". Under either paragraph, the relevant threshold for EIA screening is 1 hectare. The application site measures less than 1 hectare, and it is not located within a 'sensitive area'. As such, EIA screening is not required.
- 3.2 **Publicity:** Publicity has been undertaken in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's Statement of Community Involvement. A site notice was placed on the application site on 12th July 2023, with a deadline for representations of 2nd August 2023. A public notice was displayed in the Reading Chronicle on 20th July 2023.
- 3.3 In addition the Council as the applicant has run a formal 6 week consultation on the proposal via its own website and in addition a public meeting was held on the 11th December 2023 in Stratfield Mortimer which was well attended. The results of this consultation are set out in **Appendix 1** to this report.
- 3.4 **Local Financial Considerations:** Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Whether or not a 'local finance consideration' is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision based on the potential for the development to raise money for a local authority or other government body. The table below identified the relevant local financial considerations for this proposal.

Consideration	Applicable to proposal	Material to decision	Refer to paragraph(s)
Community Infrastructure Levy (CIL)	Yes	No	3.4
New Homes Bonus	No	No	
Affordable Housing	No	No	

Public Open Space or Play Areas (in terms of S106)	No	No	
Developer Contributions (S106)	No	No	
Job Creation	No	No	
Local Authority Project	Yes	No	3.5

- 3.5 **Community Infrastructure Levy (CIL):** CIL is a levy charged on most new development within an authority area. The money is used to pay for new infrastructure supporting the development of an area by funding the provision, replacement, operation or maintenance of infrastructure. This can include roads and transport facilities, schools and education facilities, flood defences, medical facilities, open spaces, and sports and recreational areas. 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). The day rooms are CIL chargeable but not the caravans.
- 3.6 **Local Authority Project:** It should be noted that the proposal is for a Local Authority project and consequently there are local financial considerations in this respect. However, such considerations are not material in this instance as they do not have any bearing on the acceptability of the proposed development in planning terms. It is recognised that such financial considerations will be relevant to other functions of the Council, but as Local Planning Authority the Planning Committee should not take these matters into account.
- 3.7 **Public Sector Equality Duty (PSED):** In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The Council must have due regard to the need to achieve the following objectives:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 3.8 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

- 3.9 The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have regard to and remove or minimise disadvantage. In considering the merits of this planning application, due regard has been given to these objectives.
- 3.10 As the proposal directly affects gypsies and travellers, particular regard is required to these objectives. The proposals will result in improved and increased accommodation on the site, and as such it is considered that the proposal has a positive effect under the Equalities Act and is consistent with the aforementioned objectives.
- 3.11 **Human Rights Act:** The development has been assessed against the provisions of the Human Rights Act, including Article 1 of the First Protocol (Protection of property), Article 6 (Right to a fair trial) and Article 8 (Right to respect for private and family life and home) of the Act itself. The consideration of the application in accordance with the Council procedures will ensure that views of all those interested are taken into account. All comments from interested parties have been considered and reported in summary in this report, with full text available via the Council's website.
- 3.12 The proposals will result in improved and increased accommodation on the site, and as such it is considered that the proposed development would not prejudice the Human Rights of the applicant or any third party. The closest third party to the site will be a house some 120m distant from the application site.
- 3.13 **Listed building setting:** Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Section 16(2) has the same requirement for proposals for listed building consent. No listed buildings are considered to be materially affected by the proposals.
- 3.14 **Conservation areas:** Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. No conservation areas are considered to be materially affected by the proposals.

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.

Stratfield Mortimer Parish Council:	A whole range of views summarised as follows. Site in an isolated location. Some discrepancies in the design and access statement and the application form. How will the site not become de-contaminated? No objection per se from the Council.
Sulhamstead Parish Council (adjacent):	The objections raised are similar to those previously stated but still concerned about the apparent doubling of pitches on the site, ie. 34 number in their view, which if occupancy rates were 4 persons per caravan would mean up to 136 people on the site leading to ongoing DEPZ worries in regards to the Emergency Services if an incident occurred at the AWE site.

	<p>In addition Sulhampstead and Ufton Nervet Parish Council remain concerned about drainage from the site onto the highway adjacent.</p> <p>The objection continues to raise concerns that there was a lack of full public consultation prior to the application being submitted. The Parish Council considers that the application should not be progressed before this consultation is undertaken.</p> <p>Also concerned about the increased traffic generation from the site IF 136 residents were living on the site. Officer note. Clearly this consultation has now occurred .</p>
Burghfield Parish Council (adjacent):	The site is not allocated in the HSADPD and it lies in an isolated location. Does not meet the criteria for exceptions in the countryside for new homes in the HSA DPD so should be rejected. Lies in the DEPZ for AWE Burghfield so no new residents should be encouraged in this area.
Padworth Parish Council .	The Council has set out a long objection letter to the scheme on the basis of the ongoing concerns about future management of the site , possible enforcement issues and the overall cost to the Council taxpayer. It is imperative in their view that if permission is granted to the scheme then the future management of the site must be properly done.
Highway Authority:	Initially concerned that the visibility splays at the improved vehicle access were not adequate but revised plans have been submitted which note that they are acceptable. In addition the car parking provision on site is accepted. The internal access road does not require to be made up to adoptable standards. Conditional permission is now recommended.
Archaeology:	The ground has been considerably worked in the past so it is unlikely to be of any potential. No objections raised.
Environment Delivery:	Normally the Council would be looking to achieve BREEAM excellent under the remit of policy CS15 in the WBCS. However, the development is for caravans which are very difficult to measure against such energy standards. Accordingly no condition is recommended to apply this BREEAM level.
Basingstoke and Deane Borough Council (adjacent):	No objections raised.
Emergency Planning:	Whilst the site lies in the inner DEPZ for AWE Burghfield, the pitches have already been allowed for in the Council emergency evacuation plan. Accordingly no objections are raised to the proposal.
Office of Nuclear Regulation:	ONR have consulted with the WBDC emergency planners and have confirmed they have no objections with the condition as proposed by EP .
Lead Local Flood Authority:	Initial objection on the grounds that the LLFA will not permit surface water drain off from the site onto the highway adjacent and a revision to the design requested. Amended plans submitted to show a new drainage run to the south east of the site. SuDS

	consulted, and SuDS situation is now acceptable. Conditional permission is accordingly recommended.
Council tree officer	Conditional permission is recommended.
Environmental Health officer.	Whilst much of the site has been effectively now decontaminated there remains the possibility of high methane gas levels in the day rooms. Accordingly a condition is required to ensure correct implementation of the flooring is identified. Also a standard condition re unforeseen contamination should be applied. No objections.
Thames Valley Police.	Consulted but nil response received.
Thames Water Utilities	Noted that drainage will be private . On this basis no objections. The LLFA should be consulted –officer note—this has been done via SUDS . In addition a sewerage pumping station lies within 20m of the application site. The proposed occupants of the site should be made aware of possible amenity implications arising from this eg odours at certain times. Otherwise no objections on water supply or sewerage grounds.

Public representations

- 4.2 Representations have been received from 32 contributors, 2 of which support the application, 28 object and 2 are ambivalent .
- 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-

Object:

- The site lies in the inner DEPZ for AWE Burghfield so the Council should not be allowing more residents in this area designation.
- The associations of the site with the death of PC Harper
- The site is not in a sustainable location.
- Suggestion that the application description should make reference to 34 pitches, as they are double pitches.
- Drainage concerns.
- What about the ongoing costs to the Council taxpayer on the site security ?
- How will the site be managed in the future ? What about enforcement issues ?
- It is not appropriate to spend this amount of money on just a few residents .
- There is bad behaviour from the occupants and the local community do not wish to see this returning. There has been vandalism .
- The site was an eyesore beforehand and it will be not help the local environment .
- Why should one section of the community be given such special privileges ?

Support:

- The Gypsy community have suffered enough . It is right that the Council should rehouse them. The Council is duty bound to do this. Why has it taken so long ?
- Ambivalent .Whilst the site is supported this is only on the basis that it is properly managed into the future.

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, ADPP6, CS7, CS8, CS13, CS14, CS15, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policy TS3 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).
- The Stratfield Mortimer Neighbourhood Development Plan (2017).

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Planning Policy for Traveler Sites (PPTS)
- WBC Quality Design SPD (2006)
- Planning Obligations SPD (2015)
- Sustainable Drainage SPD (2018)

6. Appraisal

6.1 The main issues for consideration in this application are:

- The principle of development, taking into account:
 - The West Berkshire Development Plan
 - Emerging Development Plan Policies
 - National Policies
 - Need and Supply
- Highway matters
- Landscape/visual impact
- Emergency Planning and AWE
- Sustainable construction
- Drainage
- Representations

West Berkshire Development Plan

6.2 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF provides a presumption in favour of sustainable development (paragraph 11), which for decision taking this means approving development proposals that accord with an up-to-date development plan without delay. Conversely, paragraph 12 states that where a planning application conflicts with an up-to-date development plan, permission should not usually be granted.

6.3 The most important policies for determining whether the principle of development is acceptable are Policies ADPP1, ADPP6 and CS7 of the Core Strategy, and Policy TS3 of the Housing Site Allocations DPD. The Core Strategy includes a Spatial Strategy (ADPP1 and ADPP6) that provides a broad indication of the overall scale of

development in the district, applying the principles of sustainable development, and based on defined spatial areas and a settlement hierarchy. Policies CS7 and TS3 relate to gypsy and traveller sites.

- 6.4 According to **Policy ADPP1**, most development will be within or adjacent to the settlements in the hierarchy, and related to their transport accessibility and level of services. The urban areas will be the focused for most development. The scale and density of development will be related to the site's accessibility, character and surroundings. Only appropriate limited development in the countryside (outside of the defined settlement boundaries) will be allowed, focused on addressing identified needs and maintaining a strong rural economy.
- 6.5 **Policy ADPP6** is the spatial strategy for the East Kennet Valley. It states that development in the open countryside will be strictly controlled, however, it is not considered to include any points which are directly relevant to this proposed development.
- 6.6 **Policy CS7** (Gypsies, Travellers and Travelling Showpeople) is the principal development management policy for this proposed development. It reads as follows (bullet points have been replaced by letters for ease of reference) with an assessment included under each criteria:

'To meet the identified need for Gypsies, Travellers and Travelling Showpeople pitches within the District, the Council will make appropriate provision through the identification of sites within the Site Allocations and Delivery DPD. The requirement for transit sites will be addressed through the same DPD.'

In allocating sites, and for the purpose of considering planning applications relating to sites not identified in the relevant DPD, the following criteria will need to be satisfied for sites outside settlement boundaries:

(a) Safe and easy access to major roads and public transport services;

- 6.7 The Reading Road is a local rural distributor road of good quality and capacity.

(b) Easy access to local services including a bus route, shops, schools and health services;

- 6.8 Whilst the application location is some distance from Burghfield Common, the nearby settlement does have a very good range of facilities including shops, schools, churches.

(c) Located outside areas of high flooding risk;

- 6.9 The application site is located in Flood Zone 1.

(d) Provision for adequate on site facilities for parking, storage, play and residential amenity;

- 6.10 The proposal includes adequate on site facilities, including parking, play areas and day rooms.

(e) The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers;

- 6.11 The application site is some distance from the closest settlement, but does not change the existing situation.

(f) Opportunities for an element of authorised mixed uses;

6.12 No mixed uses are proposed, but this is not objectionable.

(g) The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities;

6.13 The site is well screened and there are no sensitive adjoining land uses which might be affected by the scheme.

(h) Will not materially harm the physical and visual character of the area;

(i) Where applicable have regard for the character and policies affecting the North Wessex Downs AONB.'

6.14 (h) and (i) are assessed below.

6.15 To give clarity on the supporting information expected from development proposals a detailed planning considerations policy is included within the Housing Site Allocations DPD. **Policy TS3** (Detailed Planning Considerations for Travellers Sites) reads as follows (bullet points have been replaced by letters for ease of reference):

'Proposals for development will be expected to comply with policies within the West Berkshire Development Plan and have regard to guidance outlined in the Government's good practice guide on Designing Gypsy and Traveller Sites where appropriate. In addition proposals will:

(a) Provide an integrated water supply and drainage strategy in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. All sites that are not connected to the mains sewerage system will ensure there are no deleterious effects to Special Area of Conservation (SACs) and river and wetland Site of Special Scientific Interest (SSSIs).

6.16 This has been achieved as set out in the drainage section below.

(b) Incorporate appropriate vehicle access and turning space.

6.17 Acceptable access and turning space is available.

(c) Include appropriate landscaping proposals, retaining and incorporating key elements of landscape character into the site design.

6.18 The site will be contained by a 2.4m high green wire mesh fencing and in parts 1.8m high close boarded fencing for security. Whilst not immediately attractive it needs to be considered in the light of the surrounding dense woodland on the plateau.

(d) Be well designed and laid out with shelter and amenity buildings which are appropriately located and constructed of sympathetic materials suited for the purpose.

6.19 The submitted block plan shows a range of permanent day rooms which comply with the criterion, and the highways officer has accepted the internal layout as has your case officer as being a satisfactory design solution to the present site boundaries. The circular layout is efficient and effective, and closely mimics former best practice guidance. The proposed play space is a welcome addition.

- (e) *Provide a mix of residential and business use where appropriate.*
- 6.20 This is not proposed here, but this not objectionable given the density of development.
- (f) *Provide a Flood Risk Assessment in accordance with Policy CS16 of the adopted Core Strategy.*
- (g) *Demonstrate that surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS).*
- 6.21 Whilst the site is in Flood Zone 1 and less than 1ha in area, a FRA has been submitted due to historical flooding issues. Drainage matters are covered below.
- (h) *Include measures to improve accessibility by, and encourage use of, non-car transport modes. These measures should be set out in a Travel Plan for the site.*
- 6.22 Given the existing established use of the site, the proposal has a neutral impact in terms of accessibility.
- (i) *Identify internal walking routes and show how they will be linked to existing routes including the Public Rights of Way network. They will also take advantage of the landscape features of value within the site. Opportunities to improve external routes to services and facilities will be sought.*
- 6.23 There are none on site but a footpath runs nearby to the east which could easily be used by the occupants of the site.
- (j) *Identify measures to be provided to mitigate the impact of development on the local road network as identified by a site specific Transport Assessment or Transport Statement.*
- 6.24 It is appreciated that the site has been vacant for some 4 years. Notwithstanding, the lawful use of the site means that any additional impact on the local highway network is negligible.
- (k) *Identify appropriate green space/green infrastructure in line with the Council's adopted standards as set out in Policy RL1 of the Local Plan 1991 - 2006 (Saved Policies 2007).*
- 6.25 The proposed play spaces within the layout are an improvement on the previous layout.
- (l) *Provide necessary infrastructure to meet the needs that arise from the development as a whole, in accordance with both the most up to date Infrastructure Delivery Plan (IDP) and through conformity with the appropriate standards.*
- 6.26 No site specific infrastructure has been identified. CIL may be chargeable on the dayrooms.
- (m) *Provide a Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute Guidelines for Landscape and Visual impact Assessment 3rd ed. 2013. This will inform the development design and layout of the site and requirements for green infrastructure.*
- 6.27 This is not considered necessary in this case because the site is already present and authorised for the use sought, and the site is very well screened by the surrounding woodland

(n) *Provide an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.*

(o) *Provide appropriate mitigation to offset impact on key species and habitats through appropriate buffering, on-site mitigation and off-site compensation measures.*

6.28 Given the site is of low ecological value due to its recent planning history, this is not considered to be necessary.

(p) *Provide a design, layout and siting plan for the development.'*

6.29 The criterion has been met.

6.30 Overall, the requirements of Policy TS3 are detailed to address all potential considerations that may relate to new and existing sites. The assessment of the scheme, and this information submitted with the application, is considered to be proportionate to the existing authorised use of the site.

Emerging Policies

6.31 According to paragraph 48 of the NPPF, local planning authorities may give weight to relevant policies in emerging plans according to: (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

6.32 The current development plan period runs up to 2026. The Council is in the process of reviewing its Local Plan to cover the period up to 2039. A Regulation 19 consultation on the emerging draft plan has taken place, and the plan submitted for Examination in Public by the Planning Inspectorate. The Council will know that on the 19th December 2023 the Secretary of State intervened into the proposed withdrawal of the Local Plan and directed that it continue towards examination. Accordingly "more" weight can be given to these draft policies now. The draft plan includes Policy DM20 (Gypsies, Travellers and Travelling Showpeople), which would replace and consolidate Policies CS7 and TS3. Whilst emerging Policy DM20 attracts only limited weight at this stage, it should be noted that the general approach remains consistent with current policies and existing allocations in the HSA DPD are proposed to be carried forward. The policy also seeks to safeguard existing gypsy and traveller sites, and locate sites on previously developed land where possible. It states:

'Existing authorised sites for Gypsy, Traveller and Travelling Showpeople will be safeguarded for use by Gypsy and Travellers and Travelling Showpeople, unless acceptable replacement accommodation/pitches/plots can be provided. This is to ensure there remains a good supply of pitches and plots in the district.'

National planning policy

6.33 The National Planning Policy Framework (NPPF) at paragraph 62 states 'the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including travellers). A footnote in the NPPF then

states 'Planning Policy for Traveller Sites sets out how travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document'.

- 6.34 The DCLG publication Planning Policy for Traveller Sites (PPTS) (August 2015) sets out the Government's planning policy for traveller sites, which should be read in conjunction with the NPPF. The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.
- 6.35 According to paragraph 24 of the PPTS, local planning authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:
- a) The existing level of local provision and need for sites
 - b) The availability (or lack) of alternative accommodation for the applicants
 - c) Other personal circumstances of the applicant
 - d) That the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites
 - e) That they should determine applications for sites from any travellers and not just those with local connections
- 6.36 Paragraph 25 of the PPTS states that local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community, and avoid placing an undue pressure on the local infrastructure.
- 6.37 According to paragraph 26 of the PPTS, when considering applications, local planning authorities should attach weight to the following matters:
- a) effective use of previously developed (brownfield), untidy or derelict land
 - b) sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness
 - c) promoting opportunities for healthy lifestyles, such as ensuring adequate landscaping and play areas for children
 - d) not enclosing a site with so much hard landscaping, high walls or fences, that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community
- 6.38 All of the points above are examined under relevant section heading below, where relevant to the proposed development.

Local need and supply

- 6.39 According to the PPTS, the local planning authority should consider the existing level of local provision and need for sites. The Council has a legal duty to plan for adequate accommodation for the Gypsy and Traveller community.

- 6.40 The Council has a Gypsy and Traveller Accommodation Assessment (GTAA) carried out in 2014 in accordance with the GTAA practice guidance applicable at that time. This was used to inform the pitch target and policy in the HSA DPD. This GTAA has been updated, particularly as it predated the change to the definition of 'traveller' in the revised PPTS in August 2015.
- 6.41 The GTAA 2021 provides an update to the 2019 version, to understand an updated 5 year supply position. The GTAA identifies a 'cultural' need and a 'PPTS' need. An overall 'cultural' need for pitches looks at the overall need for the Travelling community and takes into account the Human Rights Act 1998, the Equalities Act 2010 and the Housing and Planning Act 2016 section 124. A PPTS filter is then applied to identify the level of need associated with those households meeting the definitions set out in the PPTS Annex 1. The needs arising from the PPTS analysis establishes the level of need under which a 5 year land supply is assessed. The *Lisa Smith* Court of Appeal judgement found that the Government's definition of 'traveller' as outlined in the PPTS was discriminatory, and reinforces why the Council needs to take into account all needs, as is done through the cultural needs assessment of the Council's GTAA.
- 6.42 The GTAA indicates that there is an identified need for a total of 60 pitches up to 2025/26, when reviewing the 5 year short term need. At the time that the GTAA was published 45 had already been accommodated. It is important to note that of the 45 this includes the Four Houses Corner site comprising 16 pitches.
- 6.43 The GTAA also examines need between 2021/22 and 2037/38. The following table examines the residual need, which takes into account recent permissions and the additional pitch hereby proposed at Four Houses Corner. This still leaves a need for 3 pitches in the short term, and 17 pitches in the longer term (20 in total).

Table Addressing Gypsy and Traveller pitch need updated		
<u>West Berkshire</u>	<u>Cultural need</u>	<u>Of which PPTS NEED</u>
<u>5yr Authorised Pitch Shortfall (2021/22 to 2025/26) (A)</u>	<u>13</u>	<u>9</u>
<u>Supply: Additional residential pitches (B1) – Paices Hill transit to residential</u>	<u>8</u>	<u>8</u>
<u>Supply: Additional residential pitches (B2) – Additional pitch at Four Houses Corner</u>	<u>1</u>	<u>1</u>
<u>Supply: Additional residential pitches (B3) – Additional pitch at Ermin Street, Lambourn Woodlands</u>	<u>1</u>	<u>1</u>
<u>Residual need 2021/22 to 2025/26 with additional residential pitches included in supply (C) = A-B1-B2-B3</u>	<u>3</u>	<u>-1</u>
<u>Longer-term need 2026/27 to 2037/38 (D)</u>	<u>17</u>	<u>11</u>
<u>Residual need 2021/22 to 2037/38 with additional residential pitches included in supply (E) = C+D</u>	<u>20</u>	<u>10</u>

- 6.44 There are no new site allocations proposed in the emerging Local Plan Review, but the existing allocated site at Paices Hill is proposed to remain as a continuing allocation. Planning permission was granted in September 2022 for the change of use of 8 transit pitches to 8 permanent pitches at the Paices Hill site.
- 6.45 The Planning Inspector for the Lawrences Lane, Thatcham appeal, noted that the need for the District was not large and was satisfied that there were plans to address the need, in the form of a Gypsy and Traveller Accommodation Development Plan Document to follow the Local Plan Review.

- 6.46 Should the redevelopment of Four Houses Corner not go ahead, the Council could no longer demonstrate a 5 year housing land supply, would add a large number to the required need, may mean a new Council site be required, and/or planning permission may be granted at the application or appeal stage for sites which may not be less suitable. Accordingly, it is the clear officer view that given the application site already has an extant planning use for 18 pitches (the use has not been abandoned, merely vacant) it is a suitable site in principle.
- 6.47 Overall, the above demonstrates the importance of redeveloping the Four Houses Corner site to maintain an adequate supply in both the short and long term. The proposal increases the number of pitches by 1, from 16 to 17, which is welcome in the context of the identified need, and it is good practice to make efficient use of land where possible.

Assessment of principle of development

- 6.48 The proposed development is considered to comply with the aforementioned policies of the West Berkshire Development Plan, the emerging policies in the Local Plan Review, and the relevant national policies. The retention of existing sites is specifically identified as necessary by the emerging policies, in recognition of the need and supply set out above. Four Houses Corner is to make a significant contribution to supply in the short and long term.
- 6.49 The proposal is for the redevelopment of an established site, rather than the creation of a new site. It therefore makes good use of previously developed brownfield land, and does not conflict with national policies regarding the location of new sites in the countryside. Many of the fundamental policy considerations are therefore also addressed or not engaged.

Highway Matters

- 6.50 Policy CS13 in the Core Strategy is the principal policy against which the application needs to be addressed. The highways officer has carefully examined the proposal in the light of this policy and has concluded that conditional permission is appropriate based on the following:
- a) The internal layout is accepted as is the parking provision including 4 visitor spaces.
 - b) The proposed forward visibility splays in both directions at 2.4m by 215m is accepted as the local speed limit is 60mph on the Reading Road adjacent.
 - c) The traffic generation issue is not a matter with which the Local Highways Authority is concerned, given the existing use of the site and the local road is a principal distributor road in the local network.

- 6.51 Accordingly the advice in policy CS13 is met.

Landscape and Visual Impact

- 6.52 The application site lies in the WH5 designation in the West Berkshire Landscape Character Assessment of 2019. This corresponds to the Burghfield Woodland mosaic on a gravel plateau. The principal features of this area is land significantly covered by woodland with limited public access but dominated by a high level of urban development; for example AWE Aldermaston to the west and Burghfield Common to the east. Otherwise the level of overall development is limited.

- 6.53 Four Houses Corner comprises one such minor enclave of built form, and as mentioned above is very well screened from longer and shorter distance views by the woodland. The introduction of the mesh fence will enhance the immediate locality from the existing situation, since the security boarding around the site is currently unattractive and will be replaced. This new fencing will permit a greater degree of intervisibility across the site which will improve the locality.
- 6.54 The height of the new buildings will be limited to single storey only, the day rooms being circa 5.5m to ridge and the caravans typically being no more than 3.5 m in height. This will help to reduce any localised visual impact. Having regard to policy CS19 in the Core Strategy, which encourages new development not to be harmful visually or indeed harm the local landscape itself, your officers consider that the level of impact will be minimal and so acceptable under the remit of policy CS19. It is also important to note that no special landscape designation washes over the application site, such as AONB.
- 6.55 One of the objections raised by Stratfield Mortimer PC notes that in new housing allocations in their area, these should have a specific design brief. However this is not relevant as firstly the site does not comprise formal housing as such but mobile caravan pitches and secondly it is not a new allocation since the existing use on the site has not been abandoned. In addition the submitted design and access statement does allude to the design details of the scheme.

Emergency Planning and AWE.

- 6.56 Policy CS8 in the Core Strategy identifies the need for the local planning authority to take into account new development within defined land use planning consultation zones surrounding both the AWE Aldermaston and Burghfield. The application site lies in the DEPZ (Detailed Emergency Planning Zone)] for the latter site where development is normally restricted where it materially increases the local resident population, as this would place additional burdens on the response of the emergency services during any incident. However the Emergency Planning Service is not objecting to the application given the existing use, and because the future occupation of the site has already been allowed for in the Council's Off-Site Emergency Plan. Accordingly, on the basis of this, the Office for Nuclear Regulation has not objected to the proposal. The scheme accordingly complies with policy CS8.
- 6.57 Additional parish objections have been received on the overall issue of how the numbers of occupants on the site can be controlled. The applicant has stated that this will be clearly controlled via leasing agreements and on the pitches it is only the mobile homes that can be occupied, not the caravans attached. This of course will need to be enforced on the site by the future management company. In addition the officers are recommending condition number 9 on the report.

Sustainable construction

- 6.58 The zero carbon requirements in Policy CS15 of the Core Strategy do not apply as the proposal is not a major development. No objections have been received from the Council's Environment Delivery Team.

Drainage

- 6.59 The Flood Risk Assessment identifies a low risk of fluvial, artificial and sewer flood sources, a very low risk of surface water flooding, but a medium to high risk of groundwater flooding. A surface water drainage strategy has been provided to demonstrate that surface water runoff arising from the development can be sustainably managed and result in an improvement on the past situation.

6.60 Since the last Committee further amended plans have been received to show a new outfall run to the south-east, which has addressed the Council's Drainage Officers initial concerns with the proposal. The Council's SuDS engineer has formally confirmed on behalf of the Lead Local Flood Authority that he is content with the amended scheme which is a clear betterment in drainage terms to that as exists now. It is also important to note that the application site lies in Flood Zone 1 [the lowest propensity for flooding] and it is sited on plateau gravels which naturally drain well.

Public representations

6.61 The public representations have been summarised in this report. Those which relate to material planning considerations have been taken into account in arriving at the recommendation, and the main determinative issues have been assessed above. It should be noted that a significant number of points made do not relate to relevant material planning considerations.

Parish Council representations

6.62 In relation to the land contamination issue Environmental Health have been consulted on the application and their views are that the application is accepted with appropriate conditions on the future decontamination of the application site. In relation to the fact that the application is suggested as not complying with the exceptions for new housing in the countryside, there are specific policies relating to gypsy and traveller development against which this application has been assessed. The DEPZ issue has been commented on above. The tree officer is content with the application and is recommending conditional permission.

7. Planning Balance and Conclusion

7.1 The application before Committee has much to commend it, as follows. Firstly it will form the effective re-use of a currently unattractive site. Secondly, the site makes a significant contribution to the supply of gypsy and traveller sites to meet the locally identified need. Thirdly, it is well conceived in technical terms having adequate access, drainage and good layout plans including a child's play area. Fourthly it has no material ecological implications and any additional visual impact will be minimal. It is acceptable accordingly in policy terms as well.

7.2 The one unsatisfactory aspect of the proposal is its location since it is a relatively isolated outlier in the rural area, and the associated implications for sustainable travel. However, recognising that this is an established site, the constraints of the location are considered to be outweighed by the benefits of proposal.

7.3 The objections of the parishes and local residents are fully understood and legitimate, but many do not correspond to material planning issues so need to be set aside eg cost to the Council in the future and the nature of the occupants.

7.4 The application is recommended for conditional approval.

8. Full Recommendation

8.1 To delegate to the Development Control Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1.	<p>Commencement of development</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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).</p>
2.	<p>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below: All E1511-GSA-XX-DR: A-000, [01 and 02], A-403, A-401, A-402, A-102, A-103, A-104, A-105, A-110, A-120 and A-053-05, and A-052-06.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3.	<p>AWE Emergency Plan</p> <p>No development shall take place until a site-specific Emergency Plan has been submitted to and approved in writing by the Local Planning Authority. The Emergency Plan shall provide policies and procedures for the preparedness and response to an incident at AWE Aldermaston/Burghfield during both the construction and occupation of the development. Thereafter, the premises shall not be operated without the implementation of the approved Emergency Plan, or an approved revision.</p> <p>The plan shall be kept up-to-date, and relevant to the occupant at all times. An amended version of the plan may be submitted to the Local Planning Authority for approval pursuant to this condition. The Local Planning Authority may at any time require the amendment of the Plan by giving notice pursuant to this condition; in which case the amended plan shall be submitted to the Local Planning Authority for approval within 1 month of notice being given.</p> <p>Reason: The approval and implementation of a site-specific Emergency Plan is necessary to mitigate the residual risk posed to public safety by the close proximity of AWE Aldermaston/Burghfield, to ensure appropriate preparedness and response in the event of an incident at AWE, and to ensure that the development does not adversely affect the AWE Off-Site Emergency Response Plan. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS8 of the West Berkshire Core Strategy 2006-2026.</p> <p>Note: For queries relating to the content of the site-specific Emergency Plan, please contact the Joint Emergency Planning, West Berkshire Council, Council Offices, Market Street, Newbury, RG14 5LD. Tel: 01635 503535, Email: emergencyplanning@westberks.gov.uk. Please quote the application reference.</p>
4.	<p>Footway</p> <p>The development shall not be brought into use until the footway to be constructed fronting the site has been constructed in accordance with the approved drawings and any statutory undertaker's equipment or street furniture located in the position of this footway/cycleway has been re-sited to provide an unobstructed footway/cycleway.</p> <p>Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>

5.	<p>Visibility splays</p> <p>The development shall not be brought into use until the visibility splays at the access have been provided in accordance with drawing number E1511-GSA-XX-DR -A-052 Rev06. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.</p> <p>Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>
6.	<p>Parking</p> <p>The site shall not be occupied until the vehicle parking and turning spaces have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning spaces shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.</p> <p>Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
7.	<p>Access construction</p> <p>The development shall not be brought into use until the access has been constructed in accordance with the approved drawings.</p> <p>Reason: In the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>
8.	<p>Cycle parking/storage (prior approval before occupation)</p> <p>The development shall not be brought into use until cycle parking/storage facilities 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.</p> <p>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).</p>
9.	<p>Maximum pitches</p> <p>At no time shall no more than 17 pitches be provided on the application site.</p> <p>Reason: To prevent the overdevelopment of the site and maintain good amenity for occupants. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p>
10.	<p>Occupation restriction</p> <p>The site hereby permitted shall not be occupied at any time other than by Gypsies and Travellers.</p> <p>Reason: To comply with policy CS7 in the West Berkshire Core Strategy 2006-2026, and maintain a supply of pitches.</p>

11.	<p>Day rooms</p> <p>The dayrooms hereby permitted shall only be used for purposes ancillary and/or incidental to the pitches upon which they are sited.</p> <p>Reason: To prevent the overdevelopment of the site and maintain good amenity for occupants. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p>
12	<p>Contamination</p> <p>Should any unforeseen contamination be encountered during the development, the developer shall inform the Local Planning authority immediately. Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved by the LPA in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA upon completion of the development.</p> <p>Reason: To protect future occupiers and users of the site from the harmful effects of contamination, in accord with the advice on human health in the NPPF.</p>
13	<p>Gas migration</p> <p>The gas protection measures to make the land suitable for its intended use, as set out in the Earth Environmental & Geotechnical Report dated April 2022 shall be completed in full and a validation report shall be submitted to and approved in writing by the local planning authority.</p> <p>Reason: To protect future occupiers and users of the site from the harmful effects of contamination, in accord with the advice on human health in the NPPF.</p>
14	<p>SUDS</p> <p>1. <i>No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority in accordance with the principles of Ardent Consulting Engineers' Drawings No. 2206380-001C These details shall:</i></p> <ul style="list-style-type: none"> <i>a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards, particularly the WBC SuDS Supplementary Planning Document December 2018;</i> <i>b) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;</i> <i>c) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;</i> <i>d) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;</i> <i>e) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines.</i>

	<p>f) <i>Ensure any permeable areas are constructed on a permeable sub-base material such as Type 3 or reduced fines Type 1 material as appropriate;</i></p> <p>g) <i>Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises; and</i></p> <p>h) <i>Provide details of how surface water will be managed and contained within the site during any construction works to prevent silt migration and pollution of watercourses and land either on or adjacent to the site.</i></p> <p><i>Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework and Policy CS16 of the West Berkshire Core Strategy (2006-2026). A pre-condition is necessary because insufficient detailed information accompanies the application and so it is necessary to approve these details before any development takes place.</i></p>
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Informatives

1.	<p>Statement under Article 35(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015</p> <p>The Council seeks to work with applicants in positive and proactive manner, where possible seeking solutions to problems arising in relation to dealing with a planning application. In accordance with the National Planning Policy Framework, the Council offers a pre-application advice service so that potential issues can be identified and addressed prior to submission. The Council will also negotiate improvements to submitted applications in line with its published strategy (https://www.westberks.gov.uk/planning-application-process#Negotiations%20and%20amendments). In this instance, this approach has resulted in the grant of planning permission.</p>
2.	<p>CIL The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. 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</p>

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Four Houses Corner Public Consultation – Public Event

Record of Four Houses Corner Public Consultation Meeting held at St.John's Hall Mortimer Dec 11th 2023 6pm onwards.

Members and council officers in attendance:

Cllr Nick Carter Ward Member Burghfield & Mortimer
Cllr Ross Mackinnon Ward Member Bradfield
Nigel Lynn Chief Executive
Bill Bagnell Manager Special Projects
Pierre Vagneur-Jones Housing Development Officer

Public attendance:

38 Members of the public attended, taking part in a question-and-answer session lasting just over two hours.

Key points made by Manager Special Projects at the start of Q&A:

- The Planning Committee can refuse the application on design grounds (is it fit for purpose), but not on the proposed use as a Traveller site.
- Previous residents of Four Houses Corner (FHC) have a legal right to return due to their existing Mobile Homes Act Agreements which have remained in place whilst residents are in temporary accommodation and remain live until they choose to relinquish them.
- 12 of the original residents in whose name the agreements are made have confirmed they will be returning. The council is still waiting to hear from 5 and there are 3 other individuals who qualify as Travellers who have requested to go on a waiting list in respect of Four Houses Corner.
- Proposals will deliver 17 pitches and 17 individual dayroom accommodation blocks.
- A management company will be employed and will visit the site once a week and be responsible for maintaining general order.
- Confirmed that police have both historically and recently consulted on design of the site.
- Proposals do not in any way represent an abnormal or over generous level of provision and that current proposals mirror dayroom accommodation that was previously available on site and that those returning have a legitimate expectation to see that provision replicated.

Summary of key objections, concerns and responses provided by Manager Special Projects:

- Fear that same unmanageable culture will return and that the management company will be ineffective.

Answer: Management will pass to external professionals experienced in managing such sites and that the scope of service to be provided will reflect the concerns raised via this public consultation.

- The high cost to the taxpayer in respect of future management costs.

Answer: If an external management company is not appointed, new full-time staff will need to be appointed to undertake management and thus there will be a cost regardless of how the site is managed. Previously the Council did not have dedicated experienced council officers capable of the responsibility which in part explains how the site progressively degraded over time.

- General anger due to the killing of PC Andrew Harper, as well as previous historic events.

Answer: The council is acutely aware of past dreadful events on the site, but these are not material reasons for preventing reoccupation, that those returning are not in any way guilty of the manslaughter of PC Andrew Harper and that disallowing reoccupation would be the equivalent of preventing people reoccupying authority housing due crimes committed in an area.

- Objection to the amount of money spent on security.

Answer: It was acknowledged these costs are high and would like if possible to implement less expensive means of security. However, it was explained that if people were determined to illegally occupy the site, the only guaranteed way of preventing that is by physical on site 24hr security. Once the site is illegally occupied potentially by people of Traveller status and not former residents of the site, it will be difficult to remove them from what is already an established Traveller site. Potentially this would leave the council needing to find land for the displaced former residents of the site.

- How will Mobile Homes Acts Agreements (MHAs) be enforced? If they break the existing agreements will the offender be moved on?

Answer: It was confirmed that existing MHAs include proportionate measures to terminate a tenancy in the event of consist defaulting on agreement terms. It was confirmed that individuals not qualified to live on the site had been removed in the past by these legal mechanisms. It was explained that existing MHAs can only be changed by agreement between the parties but where new agreements can, if necessary, be made more onerous. Taking action against defaulters will be managed by external professionals with regular experience of handling such events.

- Frustration at the landowner leasing the land to the council.

Answer: It was explained the landowner does have a sense of public duty and is happy to see this site continue to provide Traveller accommodation, providing the site is well managed going forward. It was acknowledged by members of the public the site has been long associated with Travellers predating the current site as built out in 1982.

- Questions around Regulation 3 of the Town and Country Planning Act and the fact that the Council can give itself planning permission.

Answer: It was explained this is not an arbitrary process and a necessary mechanism allowing the council to be a planning applicant in respect of its own schemes and where the council as planning authority is allowed to consider such applications in a fully transparent manner. In the event it proves necessary for a Council to submit a scheme that is not capable, for whatever reason, of complying with planning policy and that scheme is approved at planning committee it will as a matter of course be referred to the secretary of state for potential call-in. To do otherwise will likely result in Judicial Review. It was emphasised that proposals at Four Houses Corner do not contravene policy.

- Objections to possibility that MHAs can be inherited.

Answer: It was confirmed that MHAs are not inheritable and that agreements are specific to individuals which cannot, by whatever means, be passed onto 'related' individuals. On ceasing to occupy a pitch, the agreement falls and anyone moving onto that pitch will only do so after entering into a new agreement which does not have to mirror the previous agreement entered into by the council and previous tenant.

- Concerns that residents not returning to site acquire housing rights.

Answer: It was agreed this needed confirming, but the initial answer was that if a former resident of FHC chooses not to return, they do not by default acquire housing rights above and beyond any other individual seeking to be housed by the local authority; they would have to join a waiting list like anyone else.

- Objection to Emergency Planning Officer not being there.

Answer: It was not necessary for the officer to be present and where the matter will be fully covered by consultation with that officer. It was explained the site's inclusion within the AWE Detailed Emergency Planning Zone (DEPZ) does not mean the site cannot be reoccupied and where the number of pitches being delivered is a decrease and not an increase in number as believed by some. The significance of the site being included within the DEPZ is that those occupying the site are likely to be managed by a pre-agreed emergency management plan in the event of an emergency. Should

proposals be approved at planning, it is likely that permission will be granted on the basis of a condition requiring the emergency management plan being in place prior to the site's reoccupation.

- Concern about one entrance and one exit making it hard for police to escape if needed.

Answer: It was confirmed that Thames Valley Police (TWP) had seen existing proposals with one access in 2018 and have again been reconsulted on the same design via the Planning Case Officer asking for any new comments from TWP. No new comments have been received. It was confirmed that primary concern had been around clear lines of site to all pitches should emergency vehicles enter site and that emergency vehicles should not get trapped in dead-ends. This requirement resulted in the current radial design which has not changed since clear lines of site was requested at initial design stage predating 2018.

- Concern there will be more families on site than there are pitches.

Answer: As before there will be 17 agreements with 17 individuals who are allowed to have with them on site immediate family and dependents. Should an extra family try, by whatever means, to take occupation this will be prevented by both the current designs and the Council's ability to move on any family not covered by one of the 17 MHAs.

- Frustration the council cannot provide exact cost of works.

Answer: The frustration was acknowledged, but it was explained it was important at this stage prior to potential main contractor tendering not to give away too much cost information. It was pointed out that public tenders often quote a budget. It was explained this was not always the case and where a budget is quoted only as a guide and that it was important not to break down estimated construction costs within the current overall budget lest it give away what the council suspects it may have to pay and therefore prejudice any tender process.

- Frustration the council cannot confirm the exact number of caravans returning to site.

Answer: It was confirmed that each pitch is capable of being occupied by upto two caravans but where only one would have the capacity to hook up to foul drainage. It was pointed out that present MHAs allow for permission to be granted for a second caravan to be kept on site but at present those who have that existing permission have either not confirmed they are returning or if they are returning they will do so with two caravans. For these reasonable reasons it was not possible to confirm now exact numbers. Any unauthorised caravans on site, if not removed, will result in action being taken against that family under the existing terms of MHAs and any new MHAs for new residents taking up residence.

Four Houses Corner Public Consultation

Comments sent to 4hc@westberks.gov.uk 3rd Nov to 15th Dec 2023

Record of comments sent to a public consultation Four Houses Corner (FHC) email account open from 3rd Nov to 15th Dec.

The account was set up to function with an automated follow up response reminding commentators that if they wish to make a formal objection to proposals, they should do so via the planning portal; a link was provided. Notice of the email account was made via a press release and social media. It should be noted that press release information included a postal contact address for those wishing to write in; no post was received.

Over a period of six weeks the email account was contacted 16 times, once by the same person twice.

Summary of responses as an objection

Of the responses received, 11 emails (2 from the same individual) recorded a very strong wish to see the scheme not go ahead. That wish was effectively recorded as an objection based on the following grounds reflected in most emails:

- A belief that the former residents of Four Houses Corner are not an appropriate group upon whom so much money is to be spent.
- To re-open FHC is to disrespect the memory of PC Andrew Harper and to disrespect his widow and family.
- The previous perceived behaviour of former residents and their use of the site will be happen again on the site re-opening.
- That residents returning are being provided too much accommodation.
- Re-opening the site is a poor use of taxpayers money.
- The cost of re-opening the site would be better used providing accommodation for homeless people.
- Generally overall costs are too much.
- Re-opening the site will reawaken the perceived sense of intimidation felt by local communities in relation to this Traveller site.

Summary of responses with general concerns and observations

In addition to the above, 5 other emails made no specific request for the scheme not to go ahead but raised general concerns about the site and the actions of the council. The summary points of those emails are as follows:

Summary of Individual Email Comment 1:

Tenancy agreements must include enforceable requirements for tenants to keep their sites tidy and be prevented from storing or dumping materials associated with vehicle scrapping, tarmacking, scrap metal and waste material generally.

Summary of Individual Email Comment 2:

The council has failed to supply clear and transparent information about the site and that the accommodation being provided and its budget should be used to help alleviate the housing crisis.

Summary of Individual Email Comment 3:

Tenancy agreements must include specific enhanced anti-social behaviour clauses and that such clauses must be enforceable.

Summary of Individual Email Comment 4:

Specific and detailed reference to clauses within Mobile Homes Act 1983 Agreements that state what tenants are required to do and what they cannot do while in occupation. A general observation these clauses were not previously enforced therefore causing the progressive historic degrading of the site.

Summary of Email Comment 5 (sent on behalf of a Parish Council):

Specific and detailed reference to clauses within Mobile Homes Act 1983 Agreements (MHAs) that state what tenants are required to do and what they cannot do while in occupation. A general observation these clauses were not previously enforced therefore causing the progressive historic degrading of the site and for which the council is as much responsible as past tenants. Going forward, to ensure the site remains in good order, MHAs need to be properly adhered to and those residents defaulting on the terms of the agreements should be removed from site.

Plans and drawings relevant to reports submitted to Eastern Area Planning Committee

Wednesday 10th January 2024 at 6.30pm

**At Council Chamber, Council Offices, Market Street,
Newbury, RG14 5LD**

&

And via Zoom

[to be read in conjunction with the main agenda]

Please note:

- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at www.westberks.gov.uk*



23/01552/REG3
Four Houses Corner Caravan Site
Reading Road
Ufton Nervet
Reading

architects • engineers
integrated sustainable design
mechanical engineering
renewable engineering
energy modelling
healthy building design
permaculture design
research & development

Notes

The Contractor must work to figured dimensions only and check all dimensions on site before proceeding. All dimensions are to be taken in the context of any instructions and seek instructions.
Before carrying out any work shown on this document the Contractor is to read it in conjunction with all other drawings, details, schedules or the like and shall give instructions, divergences or ambiguities and seek instructions.

Where this document has been prepared for the use of the Client as defined in GALE & SNOWDEN ARCHITECTS & MECHANICAL ENGINEERS' Conditions of Contract, the Architects are not engaged to inspect work in progress on site. The Client does not rely on the Architects to deal with any discrepancies, inconsistencies, divergences or ambiguities and the Architects shall not be responsible for any such matters.
Copyright in all the material on this sheet vests in the Architects who assert their right to be identified as the author of the material in accordance with the Copyright, Designs and Patents Act 1988. The material may not be copied under any circumstances for any purpose without the express written permission of the Architects.

Issue
01 28/06/23 New Location Plan

PLANNING Application

RIBA Stage 3

GALE & SNOWDEN
ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ
Gypsy & Traveller Site

LOCATION PLAN

Drawn by:	LM	Scale:	1:1200 @A3
Checked by:	LM	Date:	June 2023
Drawing No:	E1811-GSA-XX-DR -A-000	Revision:	01

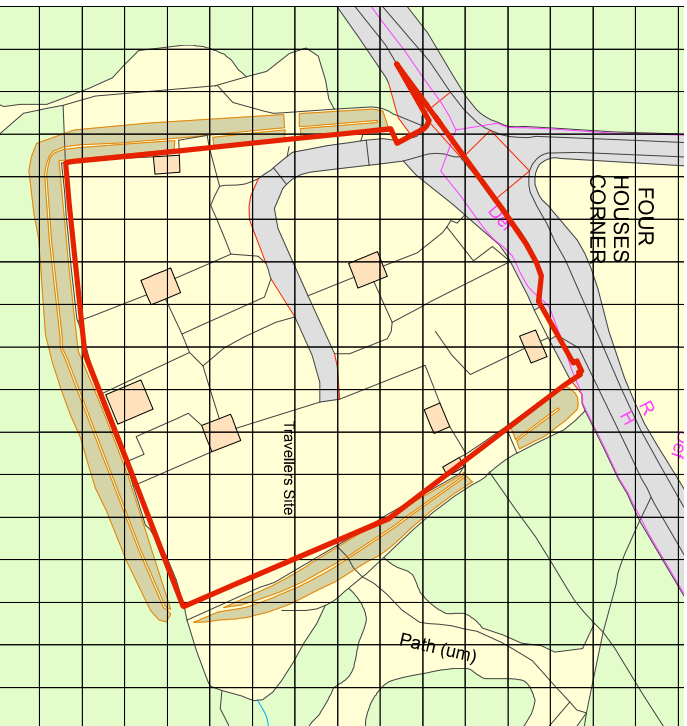
Bideford Office 18 Market Place Bideford Devon EX39 2DR Tel: 01237 474952 Fax: 01237 465069	Exeter Office Exeter Bank Chambers 67 High Street Exeter Devon EX4 4JY Tel: 01392 744207 Fax: 01392 279006
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www.ecodesign.co.uk info@ecodesign.co.uk

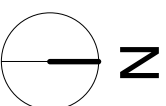
RIBA
Chartered
Practice



Directors: D. Gale, T. Garner, L. Millward, J. Snowden



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3 x 3m x 2.5m high internal dimensions concrete blockwork endosse secure knots with stainless steel security door
Final design to SSE detail and specification

2 number 3 x 3m x 2.5m high internal dimensions concrete blockwork endosse secure knots with stainless steel security door
- adjacent 100A supply and meters
- water authority supply and meters
- detail and specification

Recycle store

Existing road access widened
Existing foot crossing access
Existing visibility splay 2.5m improved

Traffic calming

Proposed location of Fire hydrant and a flow rate of 15 litres per minute. The hydrant is illustrated within 45m of all pitches. The hydrant location is subject to the Fire Officer's recommendations and approval.

Fire call point showing 45.00m clearance radius

2 number bollards to protect building corner, roof and gutters

Rear patio areas 2400 x 1600

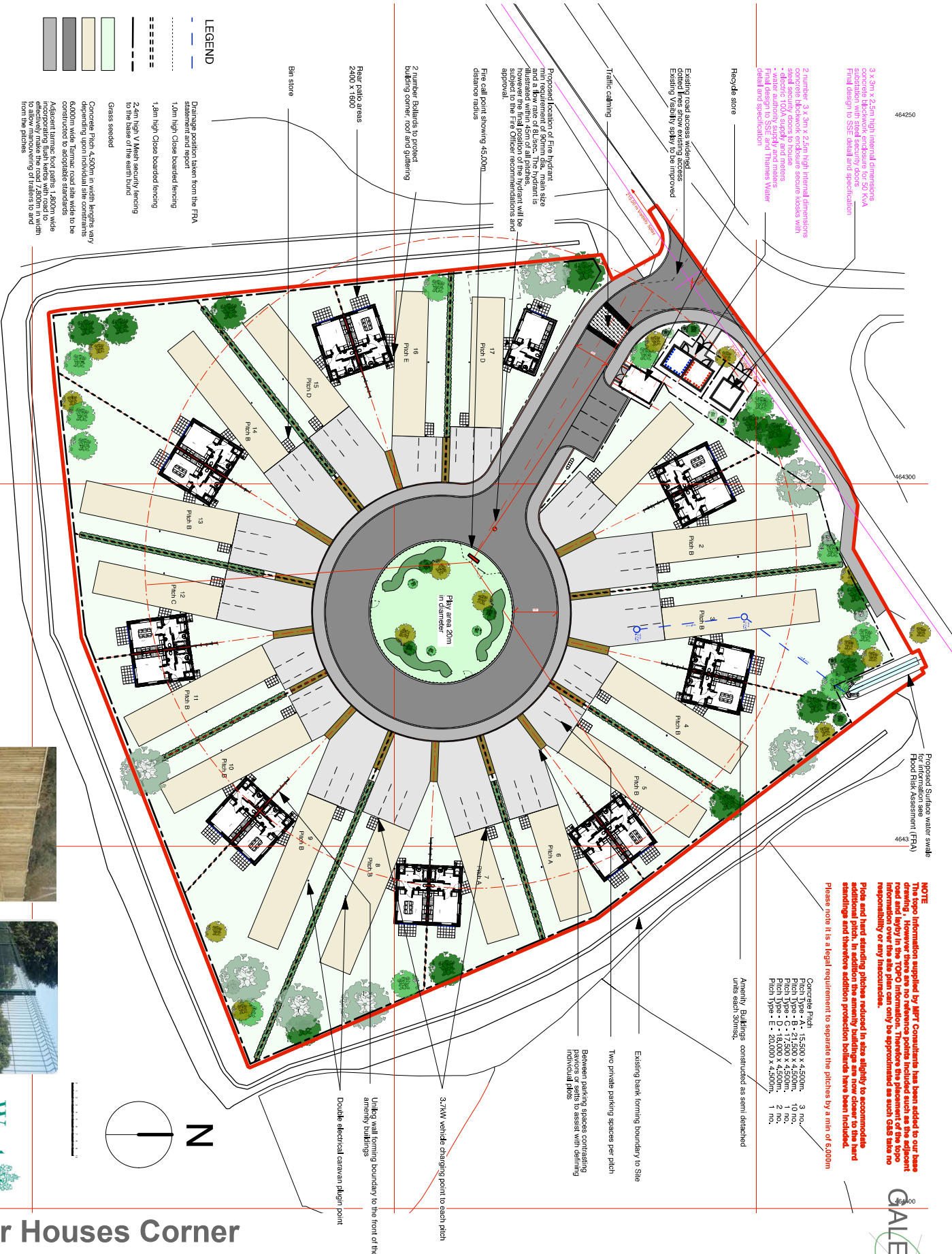
Bin store

LEGEND

- - - - - Drainage gully from the FPA statement and report
- - - - - 1.8m high close boarded fencing
- - - - - 2.4m high V Mesh security fencing to the base of the earth bund
- - - - - Grass seeded
- - - - - Concrete Pitch 4,500m in width lengths vary depending upon individual site constraints 6,000m wide Terrace; road site wide to be constructed to adaptable standards
- - - - - Adjacent terracing, foot paths 1,200m wide adjacent to the road 7,500m in width to allow manoeuvring of trailers to and from the pitches

Site Plan
Scale 1:500

For all SW and foul drainage proposals see SE/CE drawings and information



Proposed Surface water swale for Flood Risk Assessment (FRA)

4643

464300

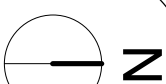
NOTE
The topographical information supplied by MPT Consultants has been added to our base drawing. However there are no reference points included such as tree adjacent information over the site plan can only be approximated as such GDS who no responsibility or any inaccuracies.
Pits and hand standing pitches reduced in size slightly to accommodate additional pitches and therefore additional protection bollards have been included. Please note it is a legal requirement to separate the pitches by a min of 6,000m

Concrete Pitch
Pitch Type - A - 15,500 x 4,500m, 3 no.
Pitch Type - B - 12,500 x 4,500m, 10 no.
Pitch Type - C - 17,500 x 4,500m, 1 no.
Pitch Type - D - 17,500 x 4,500m, 1 no.
Pitch Type - E - 20,000 x 4,500m, 1 no.

Amenity buildings constructed as semi detached units each corner.

Existing bank forming boundary to Site
Two private parking spaces per pitch
Between parking spaces comprising paviers or setts to assist with defining individual plots

3,7Mw vehicle charging point to each pitch
Double electrical caravan plug-in point
Utility wall forming boundary to the front of the amenity buildings



1.8m high timber close boarded fencing



2.4m high V Mesh security fencing



Four Houses Corner



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Notes

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Issue
05/22/08/23 Visibility signs amended and external plant room door added and fencing to childrens play area

PLANNING Application

RIBA Stage 4

GALE & SNOWDEN

ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ

Gypsy & Traveller Site

PROPOSED SITE PLAN
GENERAL ARRANGEMENT

Drawn by: **LM** Scale: **1:500 @ A3**
Checked by: **LM** Date: **Sept 2022**
Drawing No: **E1811-GSA-XX-DR -A-052**
Revision: **05**

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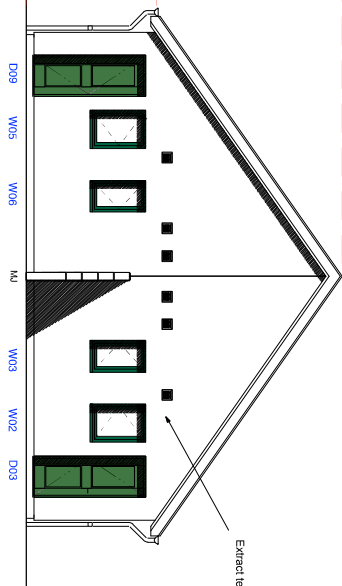


Directors: D. GALE, J. Fitzsimmons, I. Snowden

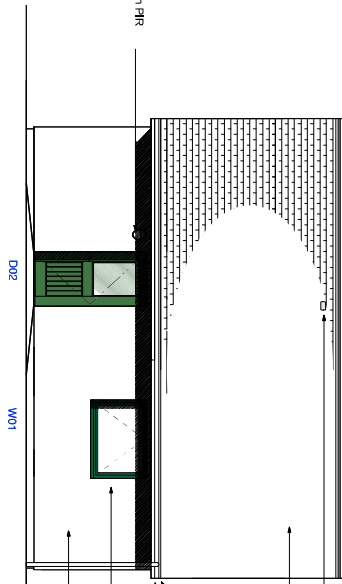
+15,945 Ridge

+12,510 Eaves

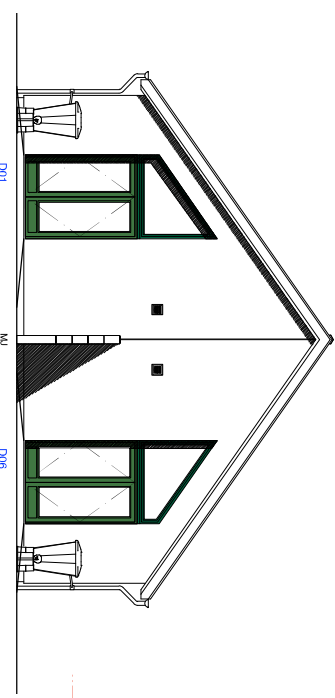
+10,000 GL.
Arbitrary Datum



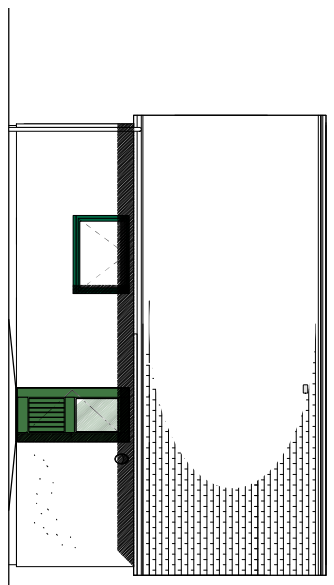
Front Elevation



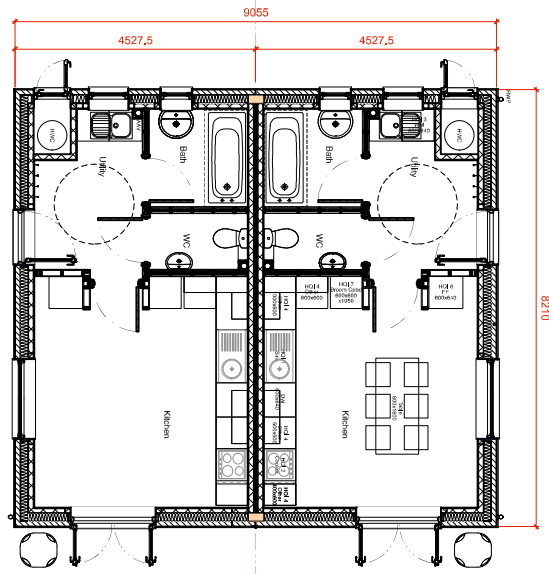
Side Elevation



Rear Elevation



Side Elevation



Ground floor plan



Through the slate terminals for ventilation
extracts and SVF.

Tile or slate roof with Universal ridge

Painted sw timber fascia

Galvanised steel gutters and downpipes
powder coated finish

Double glazed timber framed windows
and doors

Painted or Through colour rendered Blockwork

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Issue

- 01 16/09/22 Preliminary Issue
- 02 26/09/22 External service on site at Client Request
- 03 26/09/22 External service on site at Client Request
- 04 22/09/23 External service on site at Client Request

**PLANNING
Application**

RIBA Stage 4

**GALE & SNOWDEN
ARCHITECTS & MECHANICAL ENGINEERS**

**Four Houses Corner RG74QJ
Gypsy & Traveller Site**

**Semi-Detached Amenity Buildings
Elevations and Floor Plans**

Drawn by: **LM** Scale: **1:100 @ A3**
Checked by: **LM** Date: **Sept 2022**
Drawing No: **E1611-GSA-XX-DR-A-100**
Revision: **04**

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Directors: D.Gale, J.Firstmones, I.Snowden

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Issue

- 01 16/09/22 Preliminary Issue
- 02 28/11/22 PV panels omitted at Client Request
- 03 22/09/23 External service cupboard door added

PLANNING Application

RIBA Stage 4

GALE & SNOWDEN ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ Gypsy & Traveller Site

Detached Amenity Building Elevations and Floor Plans

Drawn by: **LM** Scale: **1:100 @ A3**
 Checked by: **LM** Date: **Sept 2022**
 Drawing No: **E1611-GSA-XX-DR-A-110** Revision: **03**

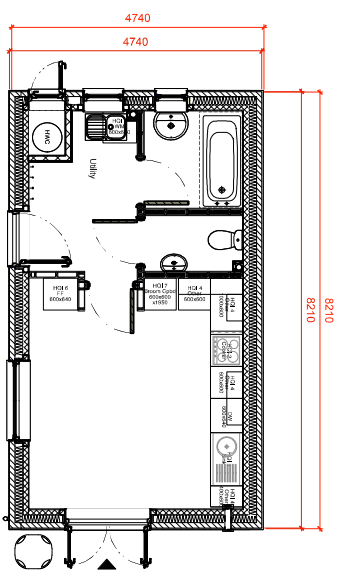
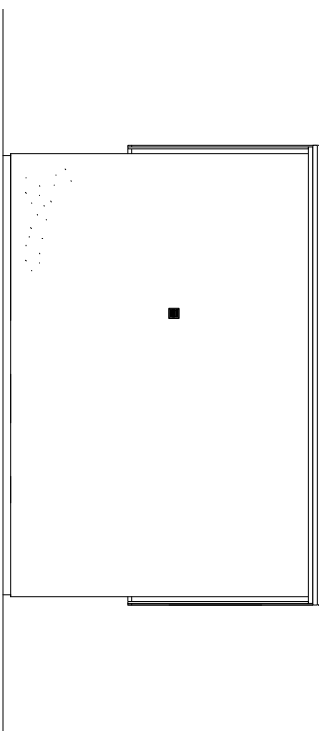
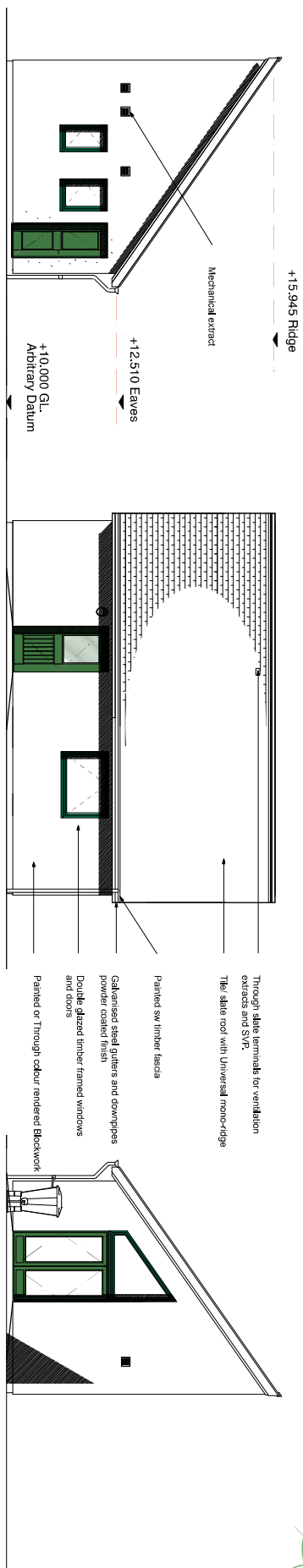
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RIBA Chartered Practice



Directors: D.Gale, J.Firzingsmores, J.Snowden



Amenity Building
 Floor area 30m²sq.
 Kitchen/Utility Based on
 Housing Quality Indicators
 for 6-8 person



Four Houses Corner

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Notes

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Issue

01 16/09/22 Preliminary Issue

PLANNING Application

RIBA Stage 3

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 ARCHITECTS & MECHANICAL ENGINEERS
Four Houses Corner RG74QJ
 Gypsy & Traveller Site

Recycle store
 Elevations and Floor Plans

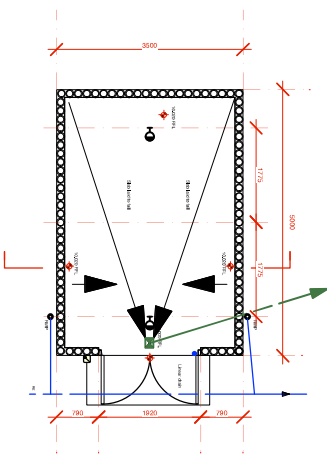
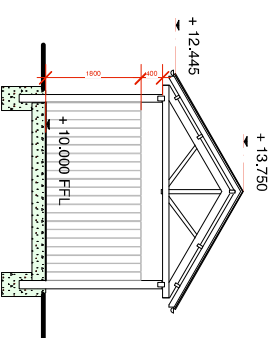
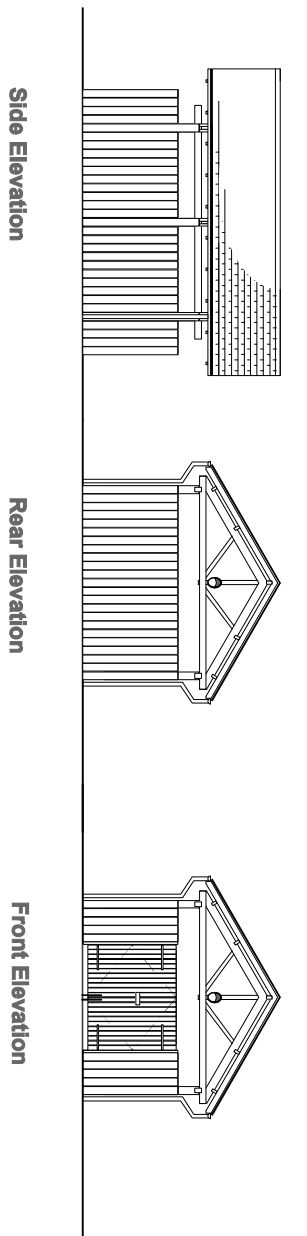
Drawn by: **LM** Scale: **1:100 @ A3**
 Checked by: **LM** Date: **Sept 2022**
 Drawing No: **E1611-GSA-XX-DR-A-120**
 Revision: **01**

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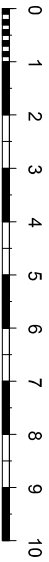


Directors: D GALE, T GARNER, L MILLYARD, I SNOWDEN



Ground floor plan

Recycle Store walls -
 constructed from Unilog Cast in concrete
 footings
 Man-made Slat/tiling on battens -
 Ratters and trusses.

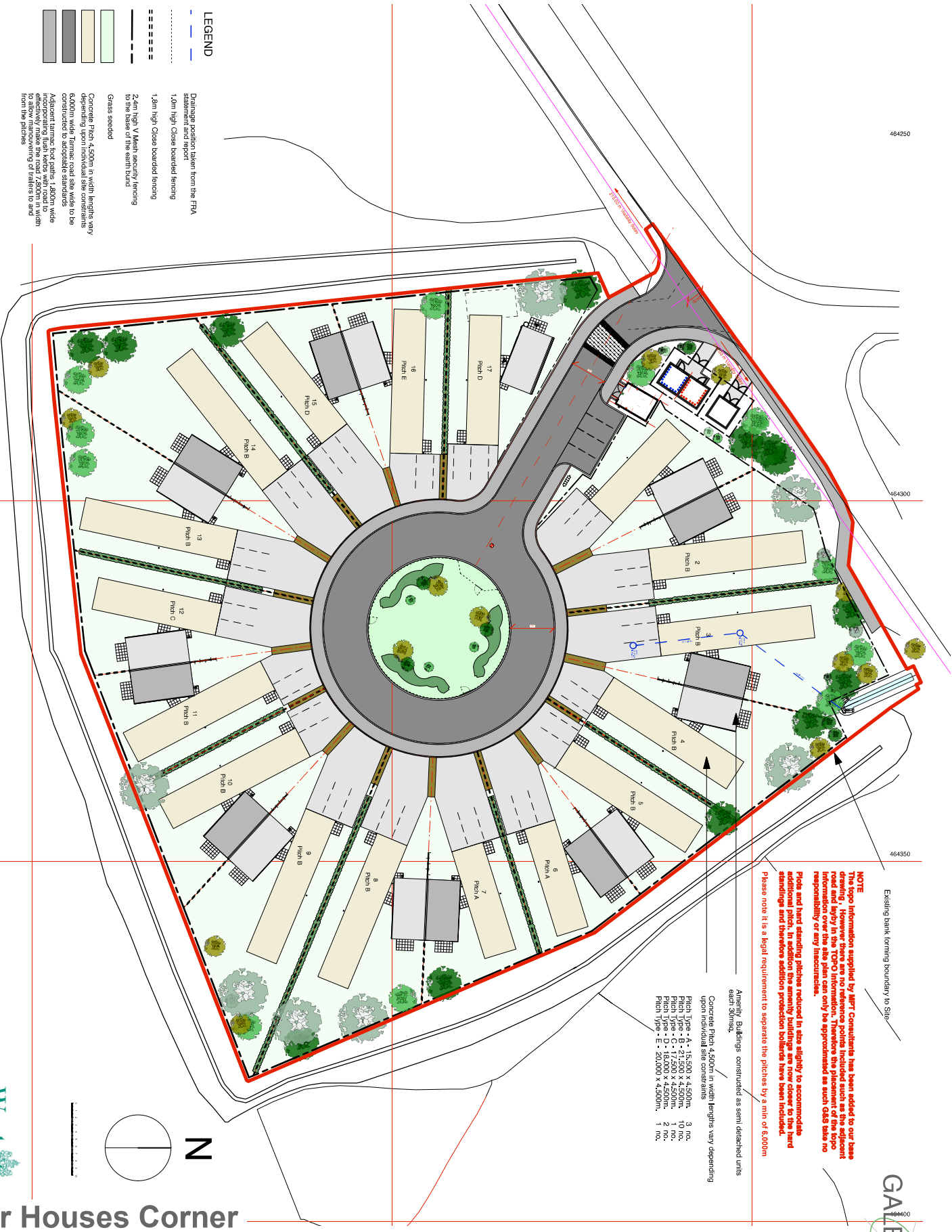


Existing bank forming boundary to Site

NOTE
This topographic information supplied by MPT Consultants has been added to our base drawing. However there are no reference points included such as the adjacent road and layby in the TPO information. Therefore the placement of the topographic information over the site plan can only be approximated as such GIS data no responsibility or any inaccuracies.
Pile and hand standing piles reduced in size slightly to accommodate additional piles. In addition the annular buildings are now closer to the hand standing and therefore additional protection borders have been included.
Please note it is a legal requirement to separate the pitches by a min of 6.000m

Annular Buildings constructed as semi detached units each 30m sq.
Concrete Pitches 4.500m in width lengths vary depending upon individual site constraints
Pitch Types - A - 15.000 x 4.500m, 3 no.
Pitch Types - B - 21.500 x 4.500m, 10 no.
Pitch Types - C - 17.000 x 4.500m, 1 no.
Pitch Types - D - 20.000 x 4.500m, 1 no.
Pitch Types - E - 20.000 x 4.500m, 1 no.

- LEGEND**
- Drainage profile taken from the FPA statement and report
 - 1.0m high Close boarded fencing
 - 1.8m high Close boarded fencing
 - 2.4m high V Mesh security fencing to the base of the earth bund
 - Grass seeded
 - Concrete Pitches 4.500m in width lengths vary depending upon individual site constraints 6.000m wide Terrace; road site wide to be constructed to adaptable standards
 - Adjacent tarmac foot paths 1.200m wide to be constructed to adaptable standards to allow manoeuvring of trailers to and from the pitches



Scale 1:500



Four Houses Corner



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Issue 04 22/02/23 Visibility Stays amended

PLANNING Application

RIBA Stage 4

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Four Houses Corner RG74QJ
Gypsy & Traveller Site

PROPOSED SITE PLAN ROOF PLAN
GENERAL ARRANGEMENT

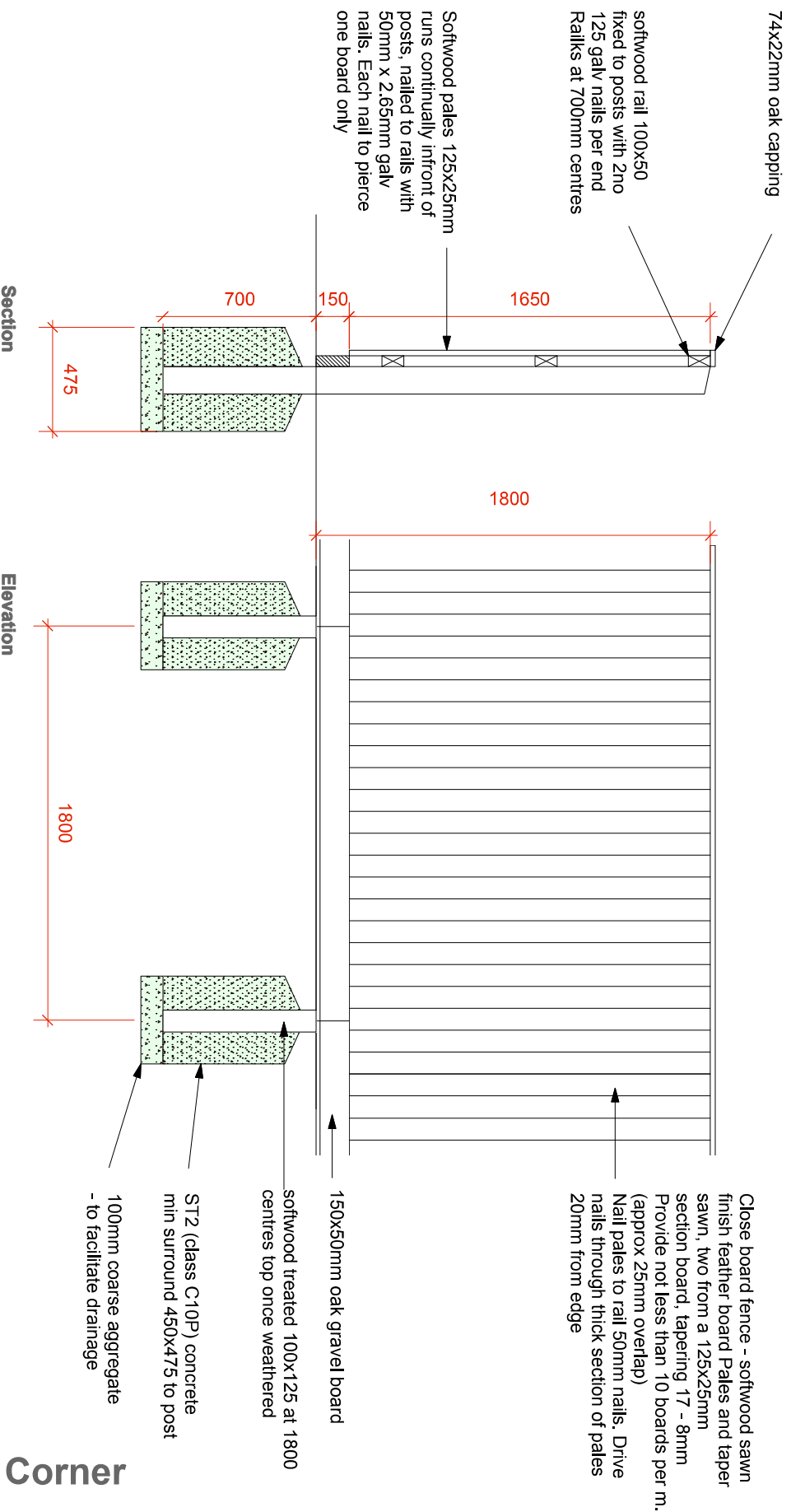
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Checked by:	LM	Date:	Sept 2022
Drawing No:	E1611-GSA-XX-DR_A-033	Revision:	04

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RIBA Chartered Practice
Directors: D. Gale, J. Fitzsimmons, I. Snowden

1.8m Close board fence 125x25



HEDGEHOG FRIENDLY OPENING IN FENCING

Within runs of fencing allow 1 hedgehog friendly opening, with a 4-inch dia hole or a small 5 inch gap. Allow additional support for gravel boards to allow openings

Close Boarded Fencing
Scale 1:20

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Issue
01/28/06/23 New detail

PLANNING Application

RIBA Stage 3

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ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ
Gypsy & Traveller Site
1800 Close Boarded Fencing
Details

Drawn by:	LM	Scale:	1:20 @ A3
Checked by:	LM	Date:	June 2023
Drawing No:	E1811-GSA-XX-DR	Revision:	A-4/01
			01

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Four Houses Corner

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energy modelling
healthy building design
permaculture design
research & development
- 2.4m high V Mesh Fencing Specification**
Colour - Dark Green
6 clips per post
4 x V Bars
Mesh pattern 200 x 50mm
All wires 5mm dis.
Post centres 3.015m
Posts 60x60 x 3.0m
Act panel height 2430mm
Act panel width 3008mm

Notes

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Issue
01 28/06/23 New detail

PLANNING Application

RIBA Stage 3

GALE & SNOWDEN
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Four Houses Corner RG74QJ
Gypsy & Traveller Site

2400 high V Mesh fencing
Details

Drawn by:	LM	Scale:	1:20 @ A3
Checked by:	ET/11-GSA-XX-DR	Date:	June 2023
Drawing No:	ET/11-GSA-XX-DR	Revision:	A-402
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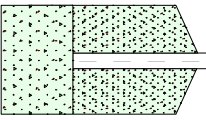


Directors: D. Gale, T. Garner, L. Millward, J. Snowden

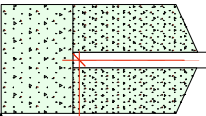


Four Houses Corner

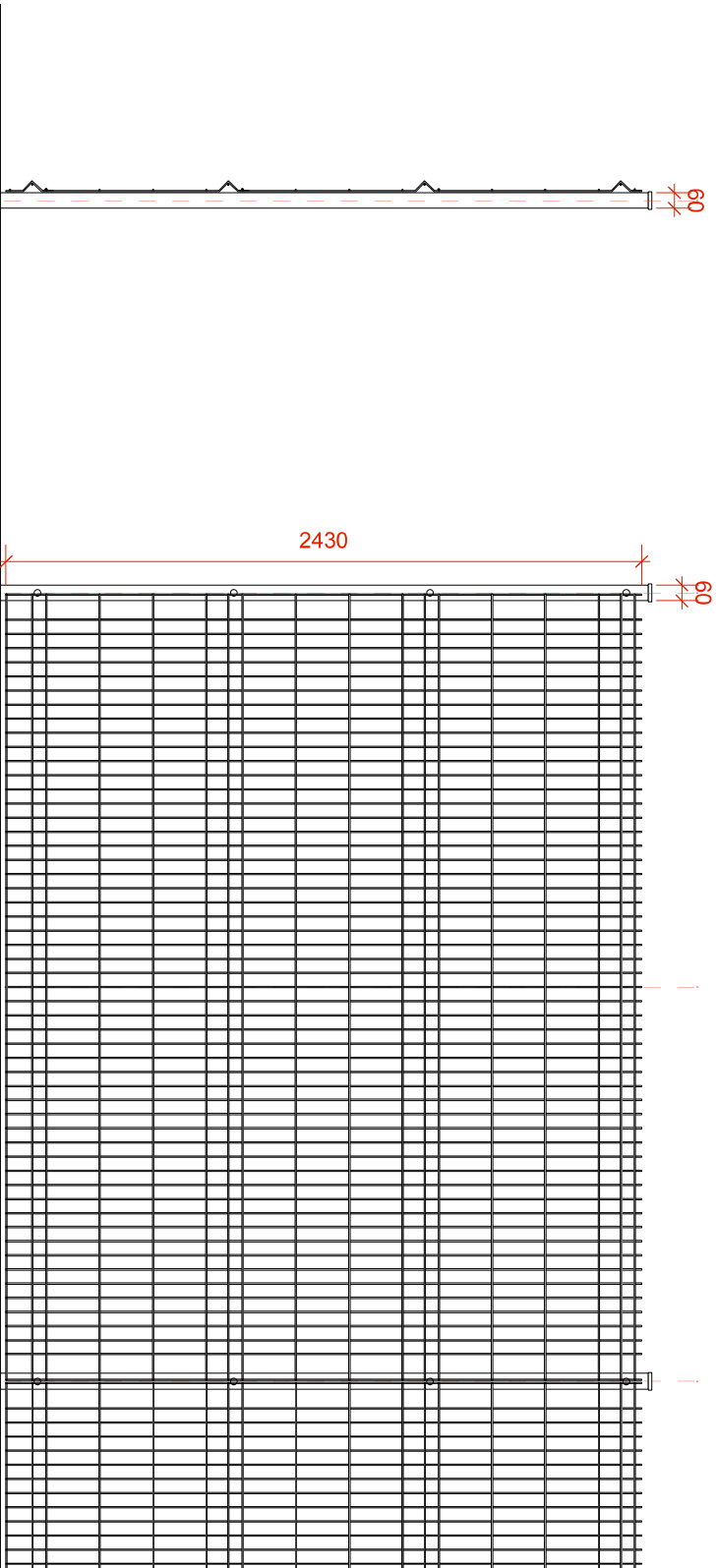
Section
V Mesh Security Fencing
Scale 1:20



Elevation



Foundations to manufacturer's
specification and detail

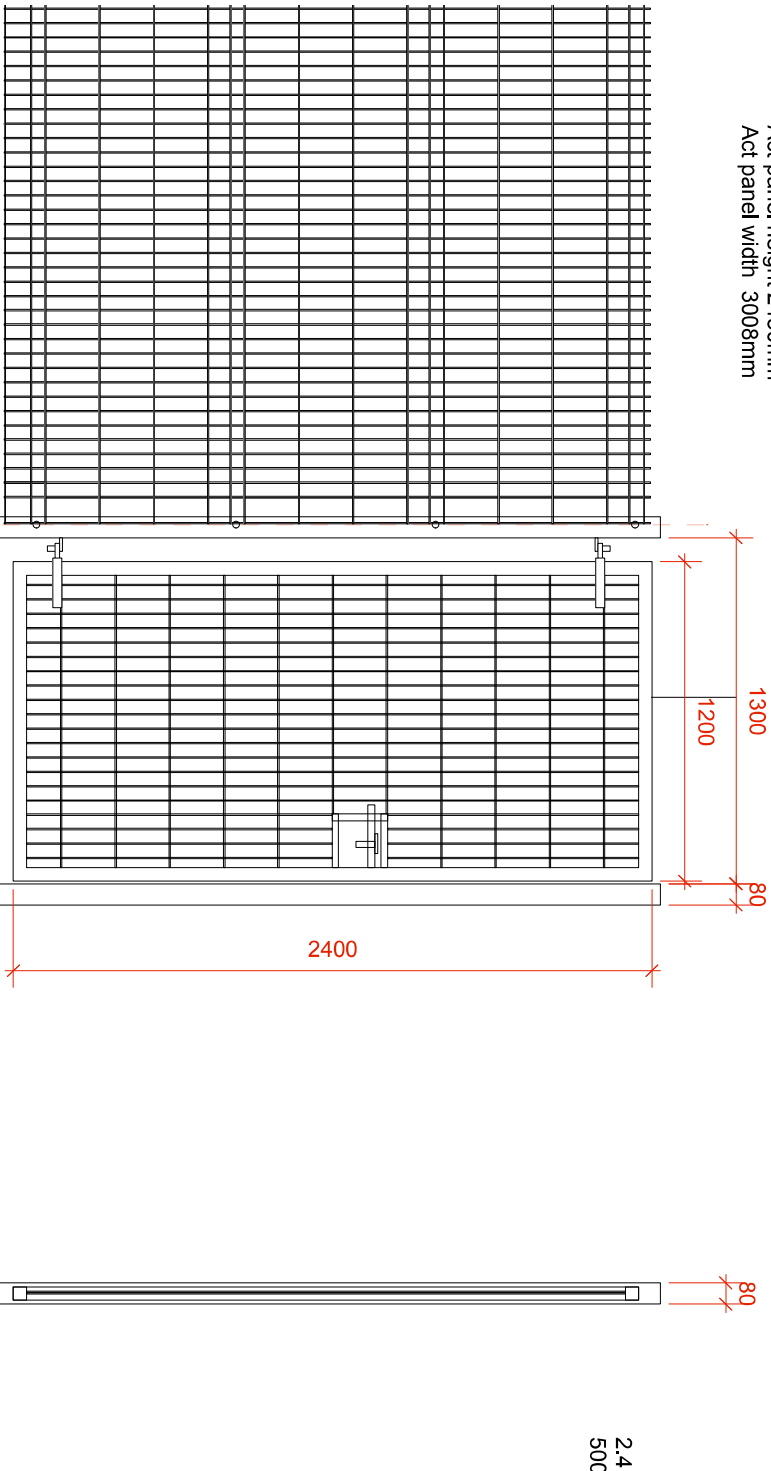


2.4m high V Mesh Fencing Specification

- Colour - Dark Green
- 6 clips per post
- 4 x V Bars
- Mesh pattern 200 x 50mm
- All wires 5mm dis.
- Post centres 3.015m
- Posts 60x60 x 3.0m
- Act panel height 2430mm
- Act panel width 3008mm

2.4m high V Mesh Gate Specification

- Colour - Dark Green
- Gate height 2.4m
- Gate width 1.2m
- Gate leafs clad with 656 twinwire mesh welded to the frame.
- Gate frame 50x50mm RHS
- Gate Posts 80x80mm RHS



2.4 V Mesh fencing and gate to 500VA electric kiosks



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Issue
 01/28/06/23 New detail

PLANNING Application

RIBA Stage 3

GALE & SNOWDEN
 ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ
 Gypsy & Traveller Site

2400 high V Mesh Gate		Details	
Drawn by:	LM	Scale:	1:20 @ A3
Checked by:	ET/11-GSA-XX-DR	Date:	June 2023
Drawing No:	A-403	Revision:	01

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 Directors: D. Gale, T. Garner, L. Millward, J. Snowden



Four Houses Corner

V Mesh Security Fencing Gate
 Scale 1:20

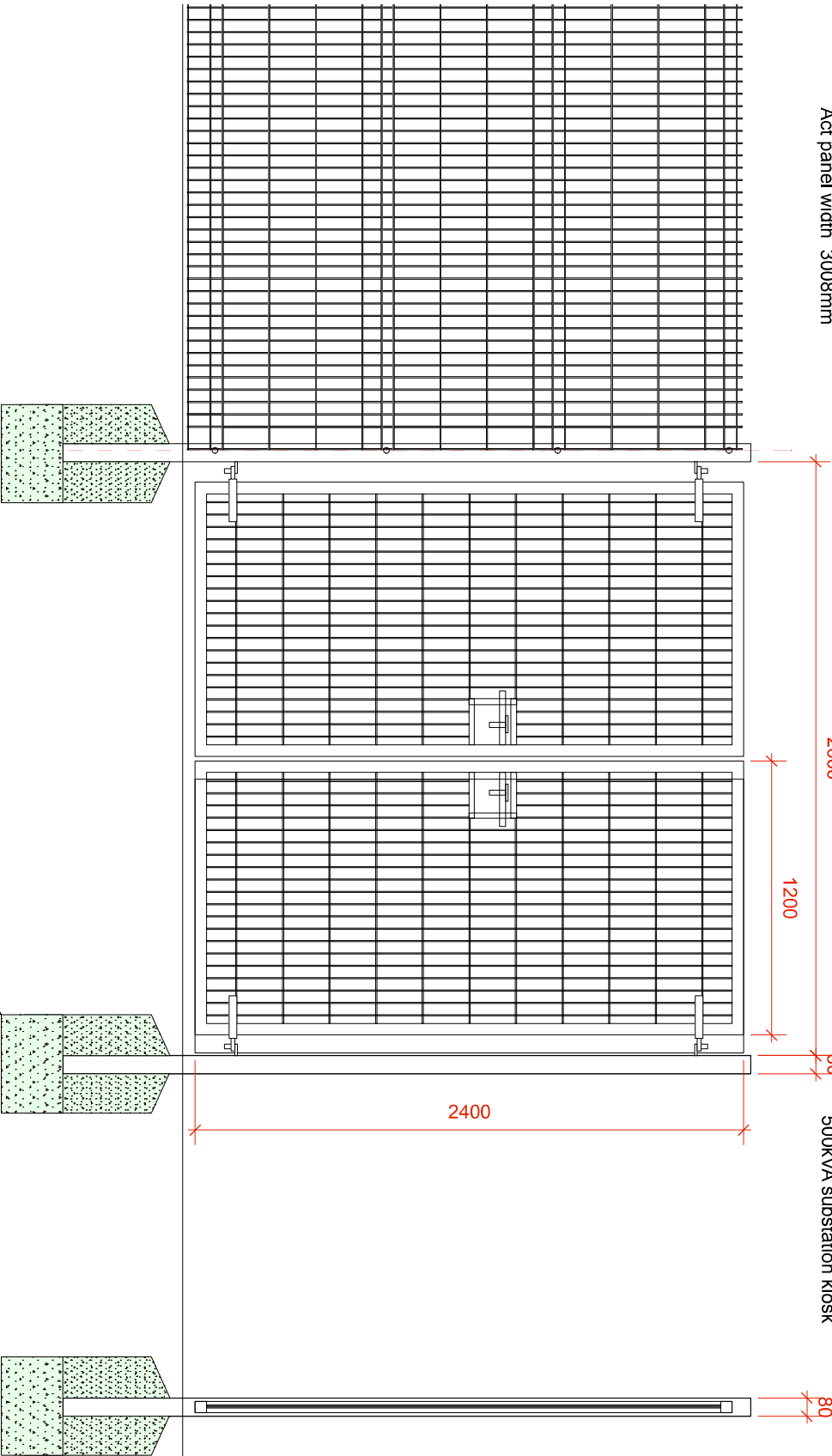
2.4m high V Mesh Fencing Specification

- Colour - Dark Green
- 6 clips per post
- 4 x V Bars
- Mesh pattern 200 x 50mm
- All wires 5mm dis.
- Post centres 3.015m
- Posts 60x60 x 3.0m
- Act panel height 2430mm
- Act panel width 3008mm

2.4m high V Mesh Gate Specification

- Colour - Dark Green
- Gate height 2.4m
- Gate width 1.2m
- Gate leafs clad with 656 twinwire mesh welded to the frame.
- Gate frame 50x50mm RHS
- Gate Posts 80x80mm RHS

2.4 V Mesh fencing and gate to 500KVA substation kiosk



Elevation

Section

Foundations to manufacturer's specification and detail

V Mesh Security Fencing Gate
Scale 1:20

architects • engineers
integrated sustainable design
mechanical engineering
renewable engineering
energy modelling
healthy building design
permaculture design
research & development

Notes
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Issue
01 28/06/23 New detail

PLANNING Application

RIBA Stage 3

GALE & SNOWDEN
ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ
Gypsy & Traveller Site

Details	
Drawn by:	LM
Checked by:	ET/11-GSA-XX-DR -A-04
Drawing No:	01
Scale:	1:20 @ A3
Date:	June 2023
Revision:	

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RIBA Chartered Practice

Directors: D. Gale, T. Garner, L. Millward, J. Snowden



Four Houses Corner

architects • engineers
 integrated sustainable design
 mechanical engineering
 renewable engineering
 energy modelling
 healthy building design
 parametric design
 research & development

Notes

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Issue
 01 16/09/22 Preliminary Issue

PLANNING Application

RIBA Stage 3

GALE & SNOWDEN
 ARCHITECTS & MECHANICAL ENGINEERS


Four Houses Corner RG74QJ
 Gypsy & Traveller Site

Semi-Detached Amenity Buildings

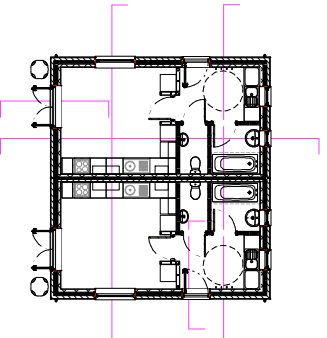
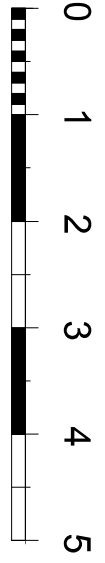
Section A-A
 Drawn by: **LM** Scale: **1:100 @ A3**
 Checked by: **LM** Date: **Sept 2022**
 Drawing No: **E1611-6SA-XX-DR-A-102**
 Revision: **01**

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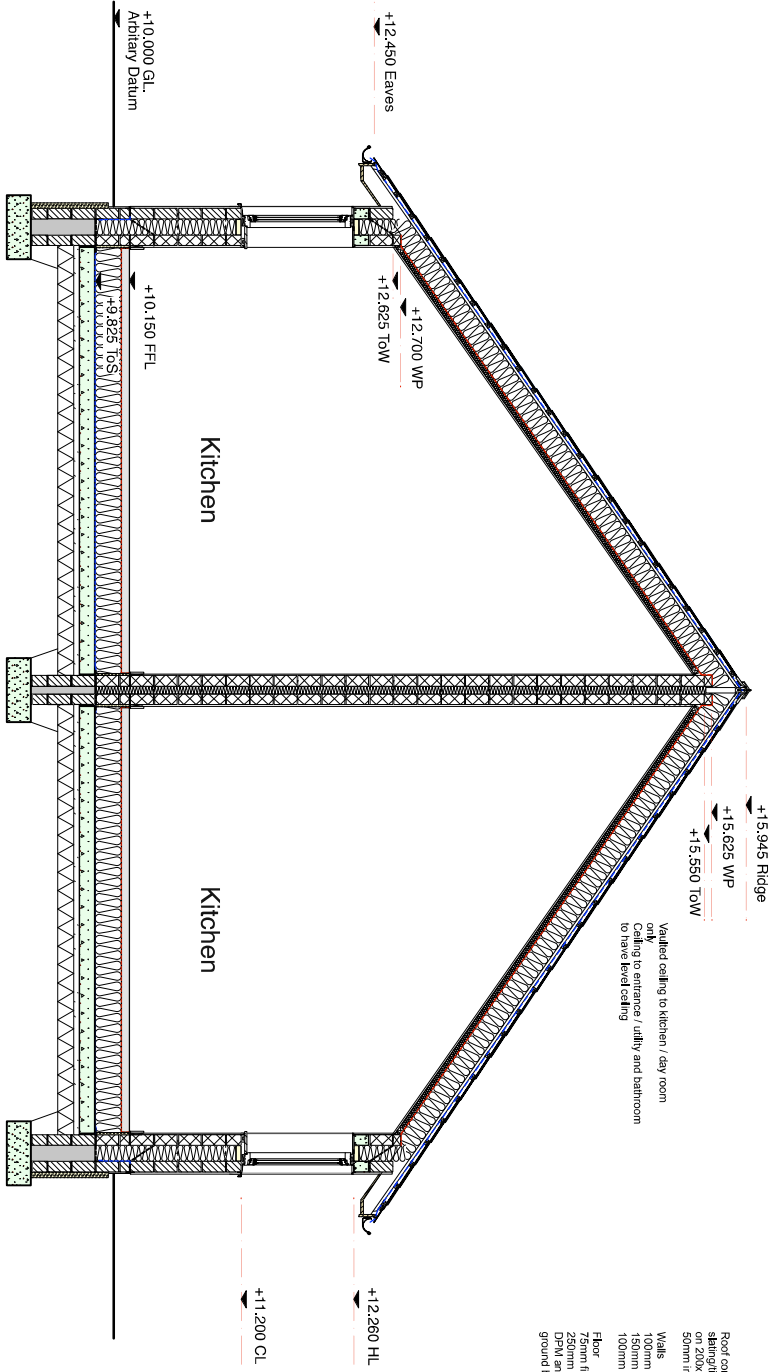
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Directors: D GALE, T GARNER, L MILLYARD, I SNOWDEN



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Section A-A

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 mechanical engineering
 renewable engineering
 energy modelling
 healthy building design
 parametric design
 research & development

Notes

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Issue

01 16/09/22 Preliminary Issue

PLANNING Application

RIBA Stage 3

GALE & SNOWDEN
 ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ
 Gypsy & Traveller Site

Semi-Detached Amenity Buildings

Section B-B

Drawn by: **LM** Scale: **1:100 @ A3**
 Checked by: **LM** Date: **Sept 2022**
 Drawing No: **E1611-GSA-XX-DR-A-103**
 Revision: **01**

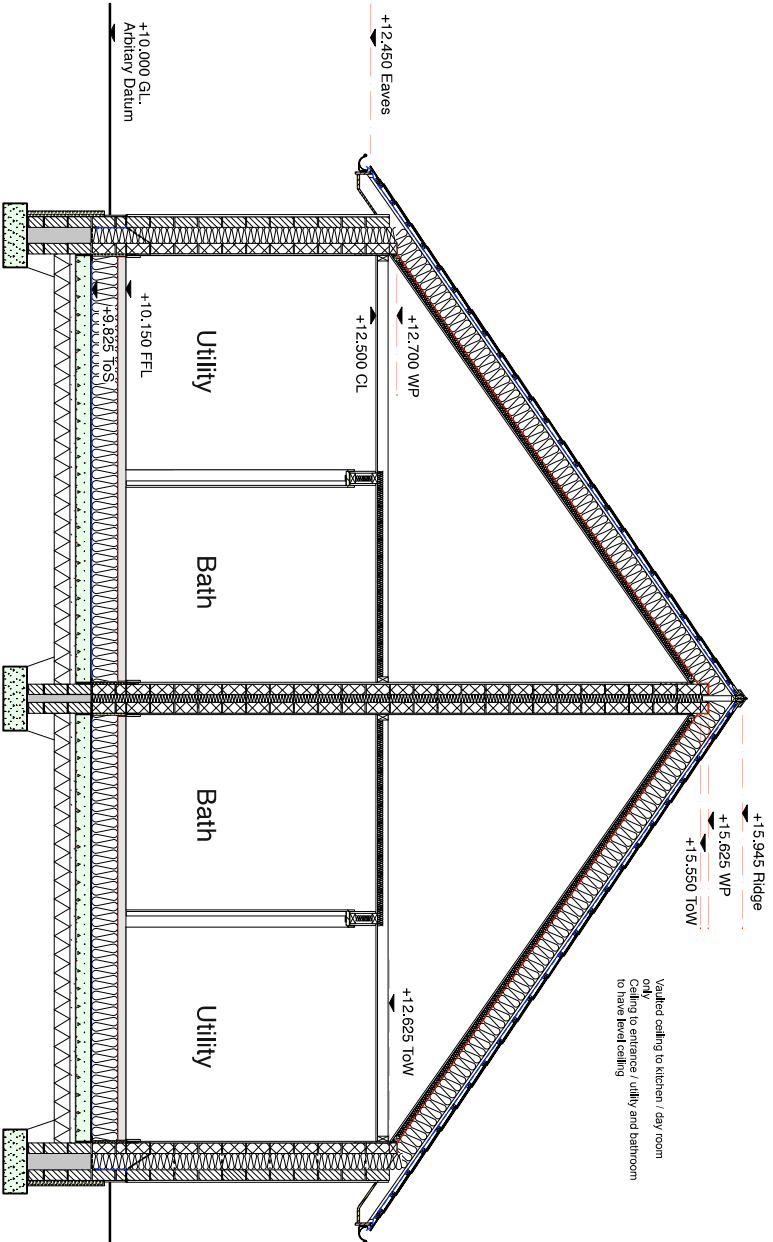
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Directors: D. Gale, T. Garner, L. Millyard, I. Snowden

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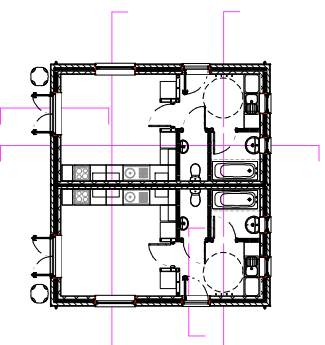
Valided ceiling to kitchen / day room only
 Ceiling to entrance / utility and bathroom to have level ceiling

Floor construction
 slating on 25x50mm battens and counter battens on 200x50mm timber rafters @960 C/S over V.C.L. and 50mm insulation filled service void

Walls
 100mm dense concrete blockwork outer leaf
 150mm full filled cavity insulation with s/s wall ties
 100mm light weight concrete blockwork inner leaf

Floor
 75mm blue reinforced screed
 250mm flooring grade insulation
 DPM and DPCs
 ground bearing RC slab to SF details and spec.

Section B-B



Four Houses Corner

Validated ceiling to kitchen / day room
 Ceiling to entrance / utility and bathroom
 to have level ceiling

Roof construction
 slabting / filling on 25k5mm battens and counter battens
 25k5mm mineral wool fillers @300 cs over VCL and
 50mm insulation filled services void

Walls
 100mm dense concrete blockwork outer leaf/
 100mm hollow core cavity insulation with 50mm leaf
 100mm light weight concrete blockwork inner leaf

Floor
 75mm fibre reinforced screed
 25mm floating grade insulation
 ground bearing R/C slab to SE details and spec.

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Notes

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Issue
 01 16/09/22 Preliminary Issue

PLANNING Application

RIBA Stage 3

GALE & SNOWDEN
 ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ
 Gypsy & Traveller Site

Semi-Detached Amenity Buildings

Section C-C

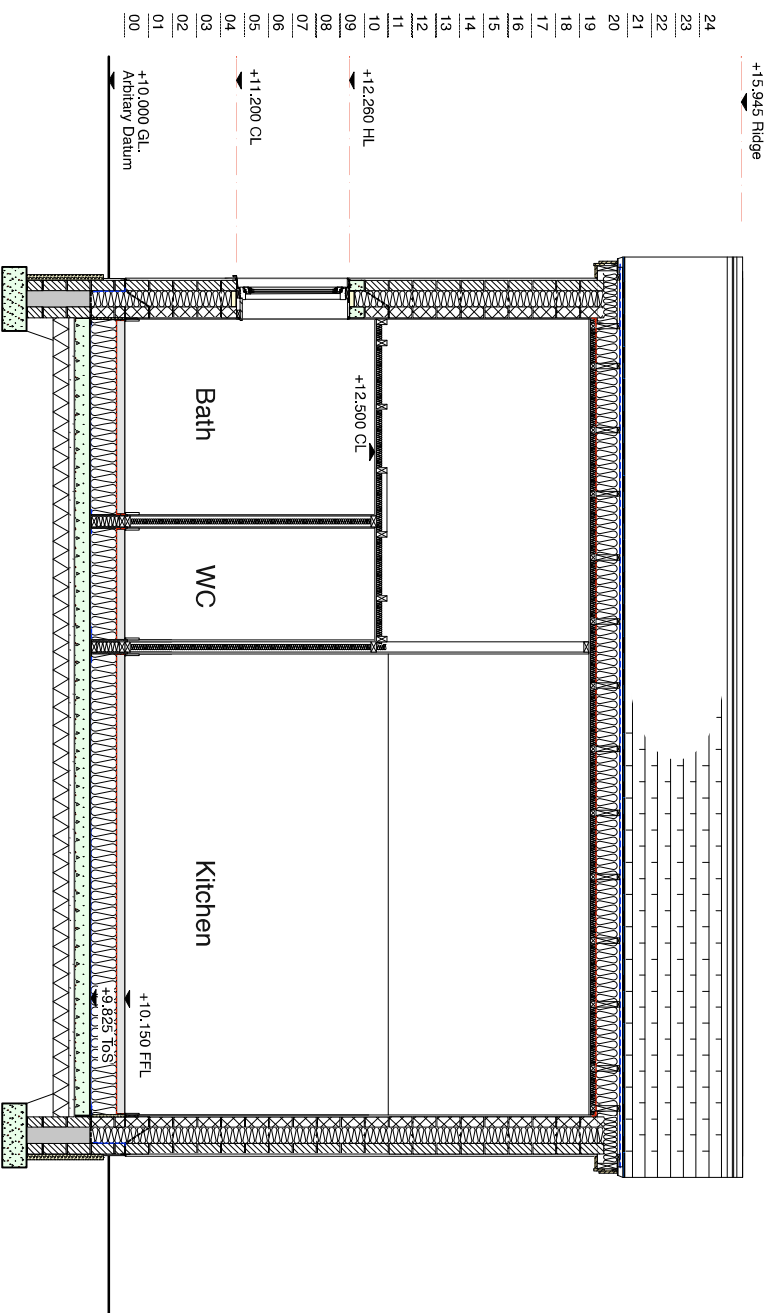
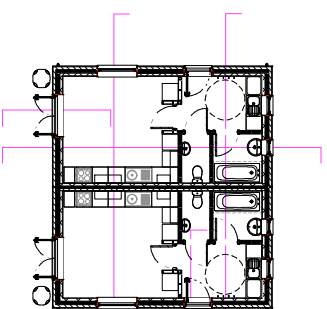
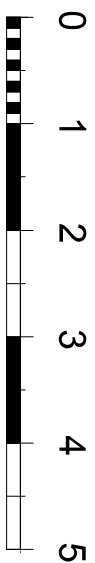
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Checked by:		Date:	Sept 2022
Drawing No.:	E1611-GSA-XX-DR-A-104	Revision:	01

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Section C-C

Four Houses Corner



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Issue	Date
01	16/09/22 Preliminary Issue

PLANNING Application

RIBA Stage 3

GALE & SNOWDEN
 ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ
 Gypsy & Traveller Site

Semi-Detached Amenity Buildings

Section D-D and E-E

Drawn by:	Scale:	1:100 @ A3
LM	Date:	Sept 2022
Checked by:	Drawing No.:	E1611-GSA-XX-DR-A-105
Revision:	Revision:	01

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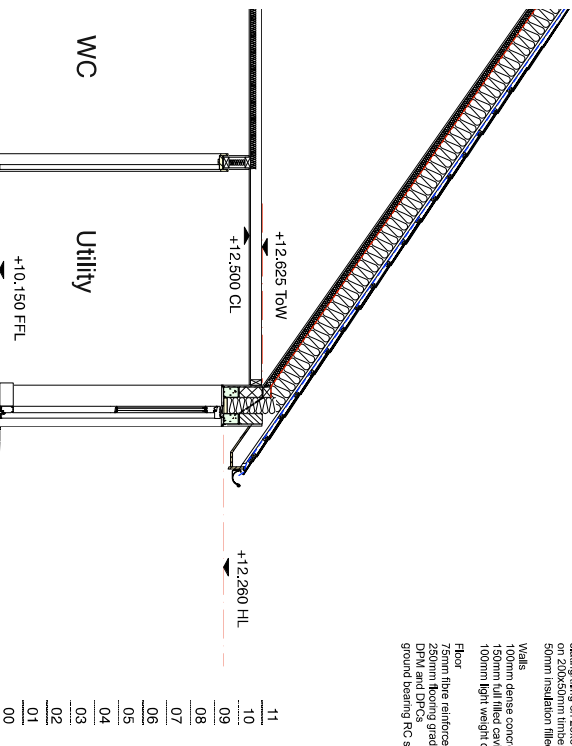
Directors: D. Gale, T. Garner, L. Millyard, I. Snowden

Valued ceiling to kitchen / day room only extending to entrance / utility and bathroom to have level ceiling

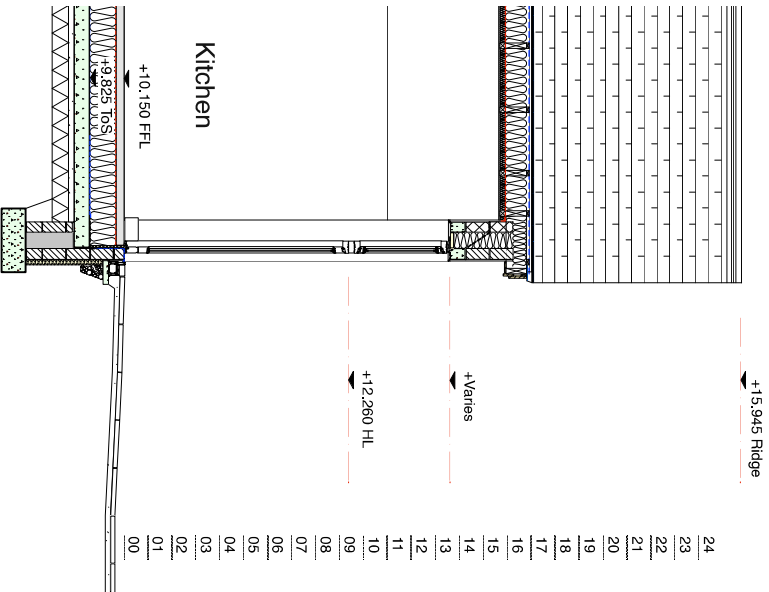
Roof construction: sloping roof on 25x50mm battens and counter battens on 200x50mm timber rafters @600 c/c's over VCL and 50mm insulation filled service void

Walls: 100mm dense concrete blockwork outer leaf 150mm full filled cavity insulation with six wall ties 100mm light weight concrete blockwork inner leaf 250mm flooring grade insulation DPM and DPC's Floor: fibre reinforced screed 250mm

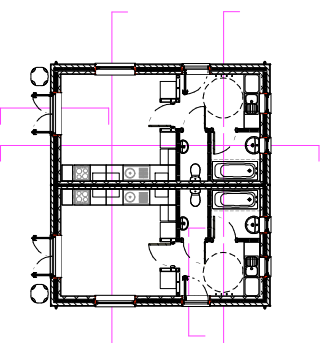
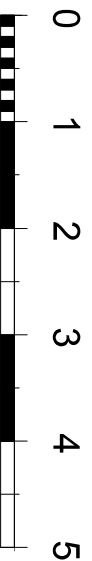
ground bearing RC slab to SE details and spec.



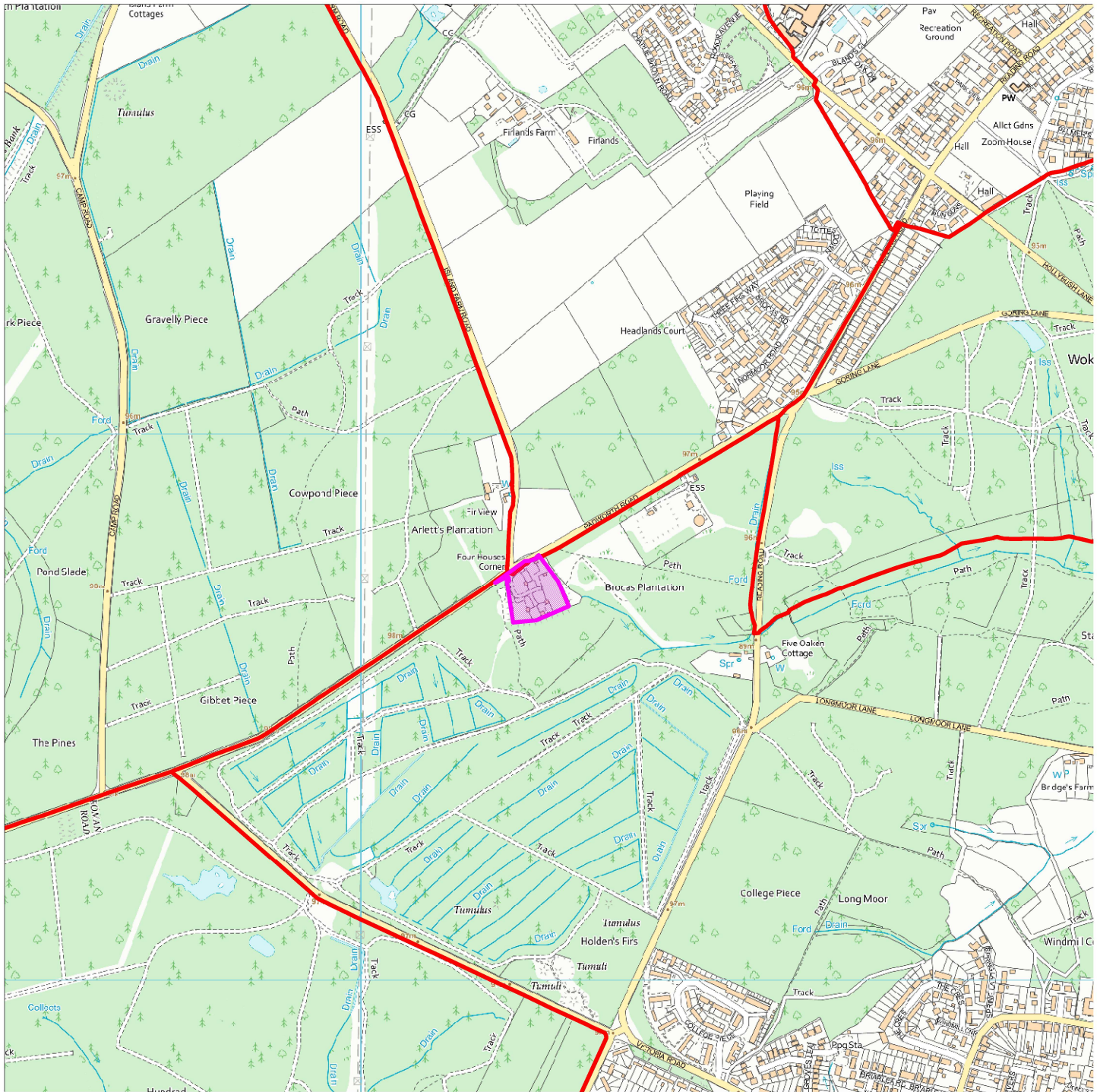
Section E-E



Section D-D



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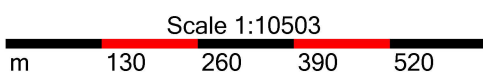
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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	02 January 2024
SLA Number	0100024151



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