

Notice of Meeting



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Eastern Area Planning Committee Wednesday 1 July 2026 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](#)

You can view all streamed Council meetings here: [Link to West Berkshire Council - Public Meetings](#)

If members of the public wish to make representations to the Committee on any of the planning applications being considered at this meeting, they can do so either remotely or in person. Members of the public who wish to make representations must notify the Planning Team by no later than 4.00pm on 30 June 2026 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 23 June 2026

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.



WestBerkshire
C O U N C I L

Agenda - Eastern Area Planning Committee to be held on Wednesday 1 July 2026
(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 Jane Langford, Janine Lewis, Tom McCann, Biyi Oloko,
Christopher Read 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** 5 - 12
To approve as a correct record the Minutes of the meeting of this
Committee held on 8 April 2026.

To approve as a correct record the Minutes of the meeting of this
Committee held on 14 May 2026.
 3. **Declarations of Interest**
To remind Members of the need to record the existence and nature of any
personal, disclosable pecuniary or other registrable interests in items on
the agenda, in accordance with the Members' [Code of Conduct](#).
 4. **Schedule of Planning Applications**
*(Note: The Chairman, with the consent of the Committee, reserves the
right to alter the order of business on this agenda based on public interest
and participation in individual applications).*
- (1) **26/00662/MINMAJ Padworth IWMF, Padworth Lane, Lower Padworth** 13 - 42
Proposal: [26/00662/MINMAJ | S73: Variation of condition 7
'Hours of operation \(HWRC\)' of previously approved
application 14/01111/MINMAJ: Section 73A:
Variation of Condition 16 - Travel Plan, of planning
permission reference 13/01546/MINMAJ// Section
73: Variation of condition 4-Hours of operation, of
approved application 17/01683/MINMAJ | Veolia
Environmental Services Padworth IWMF Padworth
Lane Lower Padworth Reading RG7 4JF](#)
- Location:** Veolia Environmental Services, Padworth IWMF,
Padworth Lane, Lower Padworth



Agenda - Eastern Area Planning Committee to be held on Wednesday 1 July 2026
(continued)

Applicant: Veolia ES (West Berkshire) Ltd.

Recommendation: To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION**

(2) **26/00711/OUT Land to the east of Hippo Pools, Upper Basildon.** 43 - 56

Proposal: Outline application for the erection of 2 self build detached dwellings with associated access. Matters to be agreed - access and layout.

Location: Land to the east of Hippo Pools, Upper Basildon.

Applicant: Hathor Property Limited.

Recommendation: **The Development Manager be authorised to GRANT conditional planning permission.**

Background Papers

1. The statutory development plan for West Berkshire. This comprises a suite of documents available online: <https://www.westberks.gov.uk/article/40121/Current-Development-Plan-for-West-Berkshire>
2. Other local planning policies, including supplementary planning documents: <https://www.westberks.gov.uk/planning-policy>
3. The National Planning Policy Framework: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
4. The Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>
5. The case file for the individual applications, comprising all plans, supporting documentation, consultation responses, and any representations received. A link is provided to the relevant file in each application report.
6. Any previous planning applications for the site: <https://publicaccess.westberks.gov.uk/online-applications>
7. Any other background information specifically mentioned in the application report.

Sarah Clarke.

Sarah Clarke
Executive Director - Resources
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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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 8 APRIL 2026

Councillors Present: Alan Macro (Chairman), Richard Somner (Vice-Chairman), Jeremy Cottam, Geoff Mayes, Justin Pemberton, Clive Taylor and Jane Langford (Substitute) (In place of Ross Mackinnon)

Also Present: Simon Till (Development Control Team Leader), Paul Goddard (Team Leader - Highways Development Control), Anna Hart (Lawyer (Planning)) (Jessica Bailiss (Democratic Services Officer), Emma Nutchey (Principal Planning Officer) and Darius Zarazel (Principal Democratic Services Officer)

Apologies for inability to attend the meeting: Councillor Paul Kander, Councillor Ross Mackinnon and Councillor Vicky Poole

PART I

1. Minutes

The Minutes of the meeting held on 14th January 2026 were approved as a true and correct record and signed by the Chairman.

2. Declarations of Interest

Councillor Alan Macro declared an interest in Agenda Item 4(1) by virtue of the fact that the objector to the application had been his family doctor for many years. He reported that, as his interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, he determined to continue as Chairman of the meeting and to take part in the debate and vote on the matter.

3. Schedule of Planning Applications

(1) 25/00912/FUL at Appletrees, Chapel Row, Reading, RG7 6PB

1. The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 25/009/FUL in respect of the erection of two standalone supported living units, staff facility, elevational external and internal alterations to the existing activities building and conversion to a self-catering unit associated with the existing care facility.
2. Ms Emma Nutchey 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 Manager be authorised to grant planning permission subject to the conditions outlined in the main report.
3. The Chairman asked Paul Goddard if he had any observations relating to the application and he raised the following points:

EASTERN AREA PLANNING COMMITTEE - 8 APRIL 2026 - MINUTES

- The proposed two units were expected to generate approximately three to four additional vehicle movements in, and three to four vehicle movements out of the site per day.
 - Concerns regarding the maintenance of the bridleway were acknowledged, however, it was explained that maintenance was covered under the Countryside and Rights of Way Act 2000.
 - The bridleway would continue to be maintained as it was currently, to a standard appropriate to serve existing dwellings and the proposed development.
 - The increase in vehicle movements was not considered sufficient to warrant a highways objection and adequate car parking already existed within the site and was not expected to change. On this basis, highways officers raised no objection to the planning application.
4. In accordance with the Council's Constitution, Mr James Bywater, objector, and Mr James Smith, agent (Ridge and Partners), addressed the Committee on this application.

Objector Representation

5. Mr Bywater addressed the Committee. This representation can be viewed on the recording: [Eastern Area Planning Committee - Recording](#)

Member Questions to the Objector

6. Members asked questions of clarification and were given the following responses:
- The foundations of the bridleway along the section the application referred to was an unmade, stone hoggin surface. It was noted that further along its length the surface became mud, grass and clay. The hard-surfaced section was about two metres wide, allowing access for only one vehicle at a time. Long ruts and potholes regularly formed.
 - It was confirmed that the bridleway was the sole access to the farm at the northern end of the site and continued north to Stanford Dingley. It was explained that while access was mainly by road vehicles, agricultural vehicles including tractors and trailers used the bridleway during hay-making and apple-picking periods.
 - In planning terms, it was felt the proposal represented an excessive increase in the footprint and level of accommodation at Appletrees. The site was described as having evolved gradually from a former fruit farm into supported accommodation for young adults with difficulties. There were no issues with the existing use and a positive relationship had been maintained over many years.

Agent Representation

7. Mr Smith addressed the Committee. This representation can be viewed on the recording: [Eastern Area Planning Committee - Recording](#)

Member Questions to the Applicant/Agent

8. Members asked questions of clarification and were given the following responses:
- Residents were typically aged from approximately 17 up to around 60, with the facility operating as middle-care rather than elderly care.

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- There was an activity room at the northern part of the site and this would be converted as part of the proposed development, to a single living accommodation facility. If the application was approved, the activity space would be provided within the main house and its rear garden. It was expected that there would be the same level of noise at the new activity space location as there was currently.
- Regarding insulation, it was confirmed that the building would be fully sustainable through the use of heat pumps and triple glazing. The pitched roof formed part of the existing building and the flat roof formed part of the proposal with the aim of reducing the profile of the building, which would have a modern, timber-clad, cabin design.
- The two new residential buildings would be constructed on a concrete foundation with raised supports and a small plinth. The buildings would be modular timber structures with vegetated insulation materials and cedar cladding that would weather over time.
- The agent was unable to confirm details of the site's water supply and the Chairman advised that this should be clarified with officers.
- Works had previously been carried out to the bridleway following discussions between local residents and Choice Care. Choice Care had contributed significant funding towards resurfacing works to improve access for all users. It was thought the bridleway was owned by the Lord in the local area. The works had been undertaken at risk rather than with permission, in agreement with those using the access.

Ward Member Representation

9. Councillor Chris Read addressed the Committee. This representation can be viewed on the recording: [Eastern Area Planning Committee - Recording](#)

Member Questions to the Ward Member

10. Members asked questions of clarification and were given the following responses:
- It was explained that maintenance of the bridleway was typically carried out informally, with residents contributing collectively when the surface deteriorated or became difficult to use, rather than through a regular maintenance fee. It was stated that the most recent maintenance works to the bridleway had been undertaken by the care facility and that the standard of repair was considered reasonable.
 - It was suggested, given the expected increase in vehicle movements, that residents would welcome a planning condition to ensure the care facility maintained the surface of the track to a reasonable standard.
 - Regarding concerns raised about the location of utilities, it was confirmed that the water supply ran via private mains from the road, beneath the track.

Member Questions to Officers

11. Members asked questions of clarification and were given the following responses:
- Officers advised that they were not aware of any formal complaints regarding vehicle passability on the bridleway, aside from concerns raised in letters of objection. Maintenance of the track would continue to be undertaken by the frontages under existing arrangements, supported by powers under the

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Countryside and Rights of Way Act 2000, and it was suggested by Officers that this could not be secured through the planning application.

- In response to questions about the five miles per hour speed limit, it was advised that the local highway authority was unlikely to have imposed such a restriction on a bridleway and that the signage may have been installed by residents. It was noted that lower vehicle speeds would assist in reducing wear on the bridleway and support its ongoing maintenance.

Debate

12. Councillor Justin Pemberton opened the debate by stating that the objections raised were understood and considered valid, particularly concerns about the expansion of a care facility close to neighbouring properties. He considered however that an increase of three or four residents was unlikely to fundamentally change the way the facility operated. He acknowledged that additional residents could bring additional issues but noted that similar objections would likely arise wherever such a facility was located. Drawing on his personal experience as a foster carer, he expressed strong support for the provision of facilities for vulnerable residents and confirmed that he was comfortable with the Officers' recommendation to approve the application.
13. Councillor Jeremy Cotton agreed with some of the points raised but expressed concern about the balance between harm and gain for the local area. He highlighted the fragile condition of the bridleway and considered that even a relatively small increase in traffic could have a significant impact on its surface. He raised concerns about construction traffic and an increase in carers using the access track. He was concerned that the application did not adequately mitigate the impact on the bridleway and local environment and referred to planning policy requirements relating to permanent vehicle access. He expressed concern that local residents could be left to address damage to the track.
14. The Chairman sought clarification from officers on whether the Construction Environmental Management Plan (CEMP) would address potential damage to the bridleway during construction. In response, Officers confirmed that during construction the CEMP would address construction related impacts, including additional impacts on the public right of way and access track. Officers reiterated highways advice that maintenance of rights of way was governed by other legislation and strongly advised against attempting to control such matters through planning conditions.
15. Councillor Richard Somner commented on references to HGV use, noting that he often considered HGVs to include large agricultural vehicles. He suggested that such vehicles had likely been using the track prior to the surrounding development being built. He highlighted the importance of supporting appropriate development in villages and felt that the key consideration was that the condition of the bridleway following development should be no worse than its condition beforehand. He noted that, while historic imagery showed the track in poor condition, more recent works had been undertaken and residents appeared willing to work together to maintain it. He did not consider the proposal to be significantly detrimental and expressed support for the Officers' recommendation.

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16. Councillor Pemberton proposed to accept the Officer's recommendation and grant planning permission subject to the conditions listed in the main report. This was seconded by Councillor Somner.
17. The Chairman invited Members of the Committee to vote on the proposal by Councillor Pemberton, seconded by Councillor Somner, to grant planning permission. At the vote the motion was carried.

RESOLVED that the Development Manager be authorised to grant planning permission subject to the conditions in the main report.

(The meeting commenced at 6.30 pm and closed at 7.25 pm)

CHAIRMAN

Date of Signature

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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 THURSDAY 14 MAY 2026

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

Also Present: Joseph Holmes (Chief Executive) and Sarah Clarke (Monitoring Officer)

Apologies for inability to attend the meeting: Councillor Jeremy Cottam

PART I

1. Election of the Chairman

RESOLVED: That Councillor Alan Macro be elected as Chairman of the Eastern Area Planning Committee for the 2026/27 Municipal Year.

2. Election of the Vice-Chairman

RESOLVED: That Councillor Richard Somner be elected as Vice-Chairman of the Eastern Area Planning Committee for the 2026/27 Municipal Year.

(The meeting commenced at 9.11pm and closed at 9.12pm)

CHAIRMAN

Date of Signature

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Agenda Item 4.(1)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	26/00662/MINMAJ Padworth	22 Jun 2026 ¹	26/00662/MINMAJ S73: Variation of condition 7 'Hours of operation (HWRC)' of previously approved application 14/01111/MINMAJ: Section 73A: Variation of Condition 16 - Travel Plan, of planning permission reference 13/01546/MINMAJ// Section 73: Variation of condition 4-Hours of operation, of approved application 17/01683/MINMAJ Veolia Environmental Services Padworth IWMF Padworth Lane Lower Padworth Reading RG7 4JF Veolia Environmental Services, Padworth IWMF, Padworth Lane, Lower Padworth Veolia ES (West Berkshire) Ltd.
¹ Extension of time agreed with applicant until 9 July 2026			

The application can be viewed on the Council's website at the following link:
[26/00662/MINMAJ | S73: Variation of condition 7 'Hours of operation \(HWRC\)' of previously approved application 14/01111/MINMAJ: Section 73A: Variation of Condition 16 - Travel Plan, of planning permission reference 13/01546/MINMAJ// Section 73: Variation of condition 4-Hours of operation, of approved application 17/01683/MINMAJ | Veolia Environmental Services Padworth IWMF Padworth Lane Lower Padworth Reading RG7 4JF](#)

Recommendation Summary: To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** for the reasons given below

Ward Member(s): Councillor Dominic Boeck

Reason for Committee Determination: The application is 'Major' in terms of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the application site is Council owned land. Therefore in line with the Council Constitution the application must be referred to Committee.

Committee Site Visit: 24 June 2026

Contact Officer Details

Name: Alistair Buckley
Job Title: Senior Planning Officer
Tel No: 01635 519111
Email: Alistair.buckley@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 S73: Variation of condition 7 'Hours of operation (HWRC)' of previously approved application 14/01111/MINMAJ: Section 73A: Variation of Condition 16 - Travel Plan, of planning permission reference 13/01546/MINMAJ// Section 73: Variation of condition 4-Hours of operation, of approved application 17/01683/MINMAJ. This application is made under the provisions of Section 73 of the Town and Country Planning Act 1990 (as amended), which allows the variation of conditions of an existing planning permission.
- 1.3 The application site is located to the east of the main residential area of Aldermaston Wharf. The site is bounded by the Great Western Main Line to the northwest, beyond which are a number of residential properties that are accessed via The Crescent and Oakend Way, beyond these properties is the A4. On the northern side of the A4 are a number of industrial and commercial premises. To the south and south east of the site is the Kennet and Avon Canal (with the towpath abutting the boundary of the application site) the immediate northeast of the application site is the Oil Pipeline Depot (or Connoco Site) that is adjacent to Padworth lane, to the east of Padworth Lane is Padworth Village Hall, the residential property known as Lothlorian and open fields. To the west and south west of the application site are residential properties that form the outskirts of the residential area of Aldermaston Wharf.
- 1.4 The vehicular access to the site is via the south east corner of the application site and directly onto Padworth lane, in close proximity to the access is Padworth Bridge, which is a swing bridge that traverses the Kennet and Avon Canal. The former rail sidings, that branch from the main line to the north, enters the sidings site in the north western corner and follows the northern boundary before sweeping southwards along the eastern boundary.
- 1.5 There are residential properties in close proximity to the application site, the closest of which, Venture Fair (to the west), abuts the application boundary. Other dwellings to the west, Orchard Bungalow and June Rose Bungalow are approximately 65m from the application boundary. To the north east of the application site, and approximately 65m from the site entrance, is the property known as Lothlorian, to the west of the property and also on Padworth Lane is the Padworth Village Hall, which also incorporates a residential dwelling for the resident caretaker for the hall. As discussed above more residential properties are located to the northwest of the application site, beyond the railway line (approximately 60m from the application site) , there are 25 properties in this area (made up of the Crescent, 12 properties, Oakend Way, 8 properties, and 5 properties that are accessed via the Bath Road (A4)). Also in this locality, to the north east of Padworth Lane is a hotel, which is understood to have approximately 50 rooms.
- 1.6 Veolia wishes to bring the maintenance and servicing of its vehicles onto the site. The application is to allow a combined total of 2 HGVs and Refuse Collection Vehicles (RCVs) requiring repair or maintenance to be permitted to access the site on a daily basis between the hours of: 05:00 – 06:00 and 20:00 – 23:00 Mon - Fri (excluding bank holidays and public holidays). This would be a variation from the present Condition 4 of 17/01683/MINMAJ (the substantive permission) currently states:

Hours of operation (operational vehicle movements)

No HGV or RCV movements associated with the activities authorised by this permission shall be carried out except between the following hours:

0600 - 2000 Monday to Saturdays

0600 - 2000 Sundays, bank holidays and public holidays

No Street Cleansing Vehicle movements associated with the activities authorised by this permission shall be carried out except between the following hours:

0500 - 2000 Monday to Saturdays

No operations shall take place on Christmas Day, Boxing Day or New Years Day (with the exception of operations associated with waste from street cleansing and litter collection).

This condition was imposed in order to control the impacts of the development on the surrounding area relating to noise, odour, dust, lighting, litter, and operating hours (excepting the HWRC operating hours which are the subject of this application and would be amended)

2. Planning History

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

Application	Proposal	Decision / Date
08/01166/MINMAJ	Change of use of land and erection of buildings to form new Integrated Waste Management Facility (IWMF) to comprise; Waste Transfer Station (WTS), Material Recovery Facility (MRF), Household Waste Recycling Centre (HWRC), In-Vessel Composting Facility (IVC), municipal depot with workshop, fuelling and washing facilities, administration and visitor centre, weighbridge. Formation of associated parking, roadways and vehicular access. Landscape works, including tree removals and additional planting, formation of earth bunding and surface water drainage swales. Erection of new fencing.	APPROVE 06.03.2009
09/02521/MINMAJ	Section 73 - Application for removal or variation of condition 2 of planning permission 08/01166/MINMAJ - Alterations to approved drawings.	APPROVE 05/03/2010
11/00923/MINMAJ	Section 73 - Application for variation of Condition 2 - (Approved Plans), Condition 3 - (Building Details), Condition 9 - (Materials), Condition 38 - (Parking and Turning Details) and Condition 51 - (New scheme of planting) on Application No. 09/02521/MINMAJ.	APPROVE 25/08/2011

13/01546/MINMAJ	Section 73A - Variation of Conditions 17: Travel Plans, 48: Ecological management, 49: BREEAM of planning permission 11/00923/MINMAJ: Section 73 - Application for variation of Condition 2 - (Approved Plans), Condition 3 - (Building Details), Condition 9 - (Materials), Condition 38 - (Parking and Turning Details) and Condition 51 - (New scheme of planting) on Application No. 09/02521/MINMAJ.	APPROVE 27/09/2013
14/01111/MINMAJ	Section 73A: Variation of Condition 16 - Travel Plan, of planning permission reference 13/01546/MINMAJ.	APPROVE 29/04/2014
17/01684/MINMAJ	Change of use to amend the approved details to enable the receipt of non-recyclable waste at the Household Waste Recycling Facility	APPROVE 25/05/2018
17/01683/MINMAJ	S73: Variation of condition 7 'Hours of operation (HWRC)' of previously approved application 14/01111/MINMAJ: Section 73A: Variation of Condition 16 - Travel Plan, of planning permission reference 13/01546/MINMAJ.	APPROVE 25/05/2018

3. Legal and Procedural Matters

3.1 Environmental Impact Assessments (EIA):

The proposed development falls within the column 1 description at paragraph 11(b) Installations for the disposal of waste (unless included in Schedule 1) and 13 (a) Any change to or extension of development of a description listed in Schedule 1 (other than a change or extension falling within paragraph 24 of that Schedule) where the development is already authorised, executed or in the process of being executed) of Schedule 2. It is not located in a sensitive area. It does meet/exceed the relevant threshold in column 2. The proposal is therefore "Schedule 2 development" within the meaning of the Regulations.

However, taking into account the selection criteria in Schedule 3, it is not considered that the proposal is likely to have significant effects on the environment. Accordingly, the proposal is **NOT considered "EIA development"** within the meaning of the Regulations. An Environmental Statement is not required. Please see the written statement in Annex A to this letter, which gives the reasons for this screening opinion.

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 displayed on 2 April 2026 at the site entrance, with a deadline for representations of 26 April 2026. A public notice was displayed in the Newbury Weekly News on 9 April 2026; with a deadline for representations of 28 April 2026. Notification letters were sent to three neighbouring properties at Bensonholme.

3.3 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. No local financial considerations are material to this application.

Consideration	Applicable to proposal	Material to decision	Refer to paragraph(s)
Community Infrastructure Levy (CIL)	No	No	
New Homes Bonus	No	No	
Affordable Housing	No	No	
Public Open Space or Play Areas	No	No	
Developer Contributions (S106)	No	No	
Job Creation	No	No	

3.4 Community Infrastructure Levy (CIL): Community Infrastructure Levy (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. CIL will be used to fund roads and other transport facilities, schools and other educational facilities, flood defences, medical facilities, open spaces, and sports and recreational areas. Subject to the application of any applicable exemptions, CIL will be charged on residential (Use Classes C3 and C4) and retail (former Use Classes A1 – A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of gross internal area (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). CIL liability, and the application of any exemptions, will be formally confirmed by the CIL Charging Authority under separate cover following any grant of planning permission. More information is available at <https://www.westberks.gov.uk/community-infrastructure-levy>

3.5 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.

3.6 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.
- 3.7 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.
- 3.8 There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.
- 3.9 **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.
- 3.10 It is acknowledged that there are certain properties where there may be some amenity impact (this can be mitigated by conditions – if relevant). However, any interference with the right to a private and family life and home arising from the scheme as a result of impact on residential amenity is considered necessary in a democratic society in the interests of the economic well-being of the district and wider area and is proportionate given the overall benefits of the scheme in terms of provision of household waste collection and treatment.
- 3.11 Any interference with property rights is in the public interest and in accordance with the Town and Country Planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

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.

Aldermaston Parish Council:	Any extra hours linked to the workshop are limited to the vehicle movements stipulated rather than 'works' being carried out at these times.
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Highways:	The Local Highway Authority has no objection to this planning application / proposal, as while the hours may change there will be no overall change in traffic movements
Tree Team:	No Objection
Beenham Parish Council:	No Objection
Archaeology:	No archaeological implications to this proposal.
Environmental Health:	The proposal to extend the operating hours seems to be only to allow for HGVs to access the workshop for testing and repair. However the way the condition reads would it not then permit all waste vehicles to start leaving the site to commence their cleaning activities at 5 and return later? Council Officer Comment, 30th April 2026 If this sentence was added to the existing condition would this be acceptable to you? 'A combined total of 2 HGV's and RCV's requiring repair or maintenance would be permitted to access the site on a daily basis between the hours of: 05:00 – 06:00 and 20:00 – 23:00 Mon -Fri (excluding bank holidays and public holidays)' Additional Environmental Health Response, 1st May 2026 Yes that would be acceptable.
Public Health:	No Comment
Emergency Planning:	No adverse comments
Office for Nuclear Regulation:	No Comment
Network Rail:	No Comment
SuDS:	No Comment
Thames Water:	No Comment

Public representations

4.2 No representations have been received from other contributors.

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.

Development Plan Document	Relevant Policies
<u>West Berkshire Local Plan Review 2023-2041</u>	Strategic Policies • Policy SP1 The Spatial Strategy
<u>Minerals and Waste Local Plan (2022-2037)</u>	• Policy 1 (Sustainable Development), • Policy 5 Location of Development – General Waste Management Facilities, • Policy 22 (Transport), • Policy 26 (Public Health, Environment and Amenity), • Policy 29 Cumulative Impacts

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

- The National Planning Policy Framework (NPPF)
- The National Planning Policy Waste (NPPW)
- The Planning Practice Guidance (PPG)

6. Appraisal

Principle of development

6.1 When assessing the principle of this development, consideration can only be given to the amendments sought to the previous approval. As the original permission stands there is no scope for the Local Planning Authority to re-consider what has previously been given permission. As such, only the merits of the amendment sought in the context of what is already approved and any material change in circumstances can be considered.

6.2 The implementation of extended operating times is considered acceptable. The amendment will not affect the opening times of the facility or the level of vehicles using the facility. The proposal implemented in the manner proposed does not result in any harm.

6.3 The application is therefore considered to be acceptable given the context of the original permission and that the proposed amendment will not result in any harm to amenity. As such the previously imposed planning conditions can be suitably varied where required.

Character and appearance

Traffic and Transport

6.4 Policy 22 – Transport of the MWLP requires development to not result in an unacceptable impact on the efficient and effective operation of the relevant transport network, road safety, local amenity or the environment. No changes are proposed to the

road layouts or junction layouts which may change driver behaviour or lead to a change in accident rates. Likely resulting amenity impacts on pedestrians, cyclists, and drivers are considered to not be significant due to the traffic levels remaining the same. The Council's Highways Team have assessed the application and have not objected to the proposal. It is considered the proposal complies with this policy.

6.5 Policy 26 – Public Health, Environment and Amenity of the MWLP requires proposals to demonstrate any impacts on air quality, water quality, land stability, public health and safety are acceptable and there are no unacceptable impacts from lighting, noise, dust, odour, emissions pollution, vibration and litter, including issues related to traffic accessing the site.

6.6 It is considered there will be no significant changes to air quality, odour and noise and these issues are considered to have amenity and social aspects. Conditions which have previously been imposed on 17/01683/MINMAJ relating to noise, odour, dust, lighting, litter, and operating hours (excepting the HWRC operating hours which are the subject of this application and would be amended) would be re-imposed in order to control the impacts of the development. For these reasons it is considered that there would not be a significant impact on amenity as a result of this development. The Council's Environmental Health Team has not objected to the proposal and have agreed the following sentence should be included within Condition 4 of any permission:

'Except for a combined total of 2 HGV's and RCV's requiring repair or maintenance are permitted to access the site on a daily basis between the hours of: 05:00 – 06:00 and 20:00 – 23:00 Mon - Fri (excluding bank holidays and public holidays)'

It is therefore considered that the proposal is in conformity with this policy.

Planning Balance and Conclusion

7.1 The proposal allows for an increase in the operating hours, not opening hours, of the site on weekday mornings between 05:00 – 06:00 and 20:00 – 23:00 to allow a maximum of 2 HGV and RCVs access to the site for the purposes of maintenance and repair. No changes are proposed to vehicle numbers using the site or opening times of the facility for use by the general public. Likely resulting amenity impacts on pedestrians, cyclists, and drivers are considered to not be significant.

7.2 Conditions which have previously been imposed on 17/01683/MINMAJ relating to noise, odour, dust, lighting, litter, and operating hours would be re-imposed in order to control the impacts of the development. For these reasons it is considered that there would not be a significant impact on amenity as a result of this development.

7.3 The applicant has stated that the reason for the alteration is to allow for the maintenance and repair of HGV and RCV associated with the business to be maintained and repaired on site. It is accepted therefore, that there is a need for Padworth HWRC to be open on weekday mornings for this purpose.

7.4 Having taken account of the relevant policy considerations, and the other material considerations referred to above, it is considered that the development proposed is recommended for approval by the Committee.

7. Full Recommendation

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

Conditions

1	Approved plans The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below: - Site Layout Plan A4069 AL100P Rev P4 dated 27/06/11 - In-Vessel Composting Facility GA Sections - Plan 4069 AL113 Rev C4 dated 19/11/10 - In-Vessel Composting Facility Elevations - Plan 4069 AL112 Rev C5 dated 15/03/11 - Bio Filter elevations - Plan 4069 AL122 Rev C4 dated 15/03/11 - WTS-MRF Elevations SW/NW - Plan 4069 AL132 Rev C3 dated 14/03/11 - WTS-MRF Elevations NE/SE - Plan 4069 AL133 Rev C3 dated 17/11/10 - Vehicle Workshop Elevations - Plan 4069 AL181 Rev C2 dated 15/03/11 - HWRC Proposed layout plan A4623 204 M dated 30/03/09 as approved under planning permission 09/02521. - HWRC Office floor plans and elevations A4623 1007 D dated 06/03/08 as approved under planning permission 08/01166 - Administration and Visitor Centre N&W elevations - Plan 4069 AL164 Rev C5 dated 03/06/11 - Administration and Visitor Centre S&E elevations - Plan 4069 AL165 Rev C6 dated 03/06/11 - Administration and Visitor Centre roof plan - Plan 4069 AL161 Rev C4 dated 03/06/11 - Administration and Visitor Centre floor plan - Plan 4069 AL160 Rev C5 dated 03/06/11 - Weighbridge office floor plans and elevations A4623 1006 D dated 03/06/08 as approved under planning permission 08/01166 - Traffic management schematic (Drawing A4623 205 E dated 30/03/09) as approved under planning permission 09/02521 - Outline landscape management plan 4 dated November 2008 approved under planning permission 08/01166. - Flood Risk assessment dated 25th April 2008 and addendum dated the 16th January 2009 approved under planning permission 08/01166. - Site Status before remediation plan CS003563_EWS_001 B dated Apr 2008 as approved under planning permission 08/01166. - Site Status after remediation plan CS003563_EWS_003 C dated Apr 2008 approved under planning permission 08/01166. - Site clearance Plan Drawing L02 Revision A dated 11/09/08 approved under planning permission 08/01166. - Site Remediation Strategy (appendix 13.4 to the Environmental Statement submitted alongside 08/01166 and the addendum submitted alongside 09/02521). - Invertebrate Mitigation Strategy (appendix 11.4 to the Environmental Statement submitted alongside 08/01166 and the addendum submitted alongside 09/02521). - Tree Survey (appendix 14.5 to the Environmental Statement submitted alongside 08/01166 and the addendum submitted alongside 09/02521).
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	- Landscape masterplan Drawing L04/ES FIG 14.18 Revision Q dated 28/04/11. - Planting Proposals Drawing L05/ES FIG 14.19 Revision P dated 28/04/11. - Letters from Scott Wilson dated 15th September 2008, 14th October 2008 and 7th November 2008 approved under planning permission 08/01166. - Planning Statement dated April 2011 approved under Planning Permission 11/00923 - Environmental Statement Addendum dated April 2011 approved under Planning Permission 11/00923 including appendix 8.1, 8.2, 8.3 and 8. - Paragraphs 2.5 to 2.7 (inclusive) of 'Integrated Waste Management Facility, Padworth Lane, RG7 4JF Planning Application Supporting Statement in respect of 2 planning applications: 1. Change of Use Application to amend the approved details to enable the receipt of non-recyclable waste at the Household Waste Recycling Centre. 2. S73 planning Application for variation of condition 7 (to extend the opening hours of the Household Waste Recycling Centre to include weekday mornings) of Planning Permission 14/01111/MINMAJ' (June 2017) (submitted as part of 17/01683/MINMAJ and 17/01684/MINMAJ) Reason: For the avoidance of doubt and in the interest of proper planning.
2	Details of buildings The development of the household waste recycling facility, vehicle wash, fuelling area, sprinkler tank and any other structures on the site that are hereby approved shall be constructed in accordance with the following details (approved in accordance with condition 3 of planning permission 09/02521 under planning reference 11/00923, as amended by this permission). The approved details are: - Plan AD03 Revision P1, dated 30/01/09 - HWRC Plan and Sections - Sprinkler Tank and Pump House -Plan 4069 AL147 Rev C4 dated 17/11/10 - Plan AD05 Revision P1, dated 29/10/09 - Vehicle Wash Booster Set and Tank Room - Plan AD06 Revision P1, dated 30/10/08 - LV Housing - Fuel Island plan - Plan 4069 AL149 Rev C3 dated 20/06/11 The buildings and other structures shall be constructed in accordance with the approved details. Reason: To ensure that the proposed structures are agreed in accordance with policy MWLP26 and MWLP28 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
3	Hours of operations (depot) No operations or activities authorised by this permission associated with the operation of the depot shall be carried out except between the following hours: 0500 - 2000 Monday to Saturdays 0600 - 2000 Sundays, bank and public holidays

	No operations shall take place on Christmas Day, Boxing Day or New Years Day (with the exception of operations associated with waste from street cleansing and litter collection). Reason: In the interests of the local amenity in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
4	Hours of operation (operational vehicle movements) No HGV or RCV movements associated with the activities authorised by this permission shall be carried out except between the following hours: 0600 - 2000 Monday to Saturdays 0600 - 2000 Sundays, bank holidays and public holidays Except for a combined total of 2 HGV's and RCV's requiring repair or maintenance are permitted to access the site on a daily basis between the hours of: 05:00 – 06:00 and 20:00 – 23:00 Mon - Fri (excluding bank holidays and public holidays) No Street Cleansing Vehicle movements associated with the activities authorised by this permission shall be carried out except between the following hours: 0500 - 2000 Monday to Saturdays No operations shall take place on Christmas Day, Boxing Day or New Years Day (with the exception of operations associated with waste from street cleansing and litter collection). Reason: In the interests of the local amenity in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
5	Hours of operations (WTS and IVC) No operations or activities authorised by this permission and associated with the operation of the waste transfer station and in vessel composting facility, including the vehicle wash associated with the IVC, shall be carried out except between the following hours: 0700 - 1900 Monday to Sunday No operations shall take place on Christmas Day, Boxing Day or New Years Day (with the exception of operations associated with waste from street cleansing and litter collection). Reason: In the interests of the local amenity in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
6	Hours of operations (MRF)

	No operations or activities authorised by this permission associated with the operations of the materials recycling facility shall be carried out except between the following hours: 0700 - 2200 Monday to Saturdays 0700 - 1900 Sundays, bank and public holidays No operations shall take place on Christmas Day, Boxing Day or New Years Day. Reason: In the interests of the local amenity in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
7	Hours of operation (HWRC) The Household Waste Recycling Centre shall not be open for the receipt of waste except between the following hours: 0800 – 1800 Monday to Sundays and bank and public holidays No operations shall take place on Christmas Day, Boxing Day or New Years Day. Reason: In the interests of the local amenity in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
8	Schedule of materials The development hereby permitted shall be carried out in complete accordance with the schedule of external finishes for the Integrated Waste Management Facility, Padworth dated April 2011. Reason: In the interests of visual amenity in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
9	Deposit Limits The throughput of waste at this site shall not exceed 95,000 tonnes per annum. Reason: In the interests of local amenity and in accordance with policies MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
10	Records of waste The operators shall maintain records of the monthly receipt of waste and shall make them available to the Local Planning Authority at any time upon request. This should include separate tonnages of waste throughput for the WTS, IVC, MRF, and HWRC. All records shall be kept for at least 24 months following their creation. Reason: In order that the Local Planning Authority can monitor the receipt of waste to the site in accordance with policies MWLP3 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.

11	Security details The development hereby permitted shall be carried out in complete accordance with the following details of the access control, security for site buildings, intruder alarm coverage, lighting, CCTV coverage of the facility (including the entrance and exit roads both to allow management supervision and monitoring of queue build up and to record any incidents for evidential purposes) and proposals for fire suppression (approved in accordance with condition 12 of planning permission 09/02521 under planning reference 11/00480 as amended by this permission). The approved details are: - Security, Fencing and CCTV Layout plan AL144 Rev C2 as amended by site plan 4069 AL100p Rev P4 dated 27/06/11, which details the security fencing layout. - Specification for dome CCTV camera - DM2060 - Specification for fixed CCTV camera - Redwall 4010/3020/404 - Specification for Vehicle Number Plate Recognition system - Visita VPRN Lite - Fire suppression layout - Drawing CL100 1550/10 Rev \$ - CCTV remote monitoring narrative The development shall be carried out in complete accordance with the all the details hereby approved which shall be implemented in full. Reason: To ensure the prevention of crime and disorder in accordance with policy MWLP24 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
12	Foul water drainage The development shall be carried out in complete accordance with the following Foul Water Drainage Scheme (approved in accordance with condition 14 of planning permission 09/02521 under planning reference 10/00786). The approved details are: - Integrated Waste Management Scheme, Drainage Design Report H15501 Dated 14/12/09 - Drainage Network simulations 0901211 simulations 1-4 - Overall site drainage layout, drawing No. 124 Rev P2, Dated Nov 2009 - Site Drainage Layout Sheet 1 of 4, drawing Number 120 Rev P1 dated Nov 2009 - Site Drainage Layout Sheet 2 of 4, drawing Number 121 Rev P1 dated Nov 2009 - Site Drainage Layout Sheet 3 of 4, drawing Number 122 Rev P2 dated Nov 2009 - Site Drainage Layout Sheet 4 of 4, drawing Number 123 Rev P2 dated Nov 2009 No discharge of foul or surface water from the development into the public system shall occur until the drainage works referred to in the strategy have been completed and are acceptable to the sewerage undertaker.

	Reason: The development may lead to flooding; to ensure the sufficient capacity is made available to cope with the development; and in order to avoid adverse environmental impact upon the community in accordance with policy MWLP24 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037..
13	Surface water drainage The development shall be carried out in complete accordance with the following Surface Water Drainage Scheme (approved in accordance with condition 15 of planning permission 09/02521 under planning reference 10/00786). The approved details are: - Integrated Waste Management Scheme, Drainage Design Report H15501 Dated 14/12/09 - Drainage Network simulations 0901211 simulations 1-4 - Overall site drainage layout, drawing No. 124 Rev P2, Dated Nov 2009 - Site Drainage Layout Sheet 1 of 4, drawing Number 120 Rev P1 dated Nov 2009 - Site Drainage Layout Sheet 2 of 4, drawing Number 121 Rev P1 dated Nov 2009 - Site Drainage Layout Sheet 3 of 4, drawing Number 122 Rev P2 dated Nov 2009 - Site Drainage Layout Sheet 4 of 4, drawing Number 123 Rev P2 dated Nov 2009 The development shall be carried out in accordance with the approved details and such drainage shall be retained and maintained for the duration of the development hereby permitted. Reason: To prevent the increased risk of flooding and water pollution in the interests of the water environment and to ensure the integrity of the adjacent railway in accordance with policy MWLP24 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
14	Traffic management scheme The development hereby permitted shall be carried out in complete accordance with the following Traffic Management Scheme (approved in accordance with condition 16 of planning permission 09/02521 under planning reference 11/00842). The approved details are: - Drawing 100604_001a dated 05/04/11 - Drawing 100604_001b dated 05/04/11 - Drawing 100604_001c dated 05/04/11 The scheme hereby approved shall be implemented in full and the approved signage shall thereafter be maintained at all times. Reason: In the interests of highway safety and to accord with the WBC freight strategy in accordance with Policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
15	Travel Plan

	The development hereby approved shall be carried out in complete accordance with the Workplace Travel Plan (approved in accordance with 16 of 13/01546/MINMAJ approved under planning reference 14/01111). These approved details are: - Workplace Travel Plan, Veolia ES, Padworth Lane, Lower Padworth, Reading, RG7 4JF, July 2014 received by the Local Planning Authority on 30 July 2014. Reason: To ensure the development reduces reliance on private motor vehicles in accordance with Policy MWLP22 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
16	Contaminated Land The development shall be carried out in complete accordance with the following contaminated land assessment (approved in accordance with condition 18 of planning permission 08/01166 under planning reference 09/01564). The approved details are: - Enabling works remediation strategy dated December 2008. - Interpretive ground investigation report dated March 2005. - Supplementary site investigation interpretive report dated April 2009. - Environmental site investigation interpretive report dated February 2008. - Land quality documentation (ES Volume 4) dated June 2008. - Desk Study Report dated September 2004 The development shall be carried out in accordance with the approved contaminated land assessment. Reason: In order to protect the amenities of existing or proposed occupant/users of the application site or adjacent land in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
17	Remediation Works The development hereby permitted shall be carried out in complete accordance with the following remediation schemes (approved in accordance with condition 19 of planning permission 09/02521 under planning references 10/01965 and 10/02125). The approved details are: - The disposal of Asbestos Contaminated Material Method Statement received by West Berkshire Council on the 20/08/10 as amended by the e-mail from Mr J.Hunt dated the 30/09/10 - The Remediation Strategy for the Re-Use of site won material at Padworth Sidings by Norwest Holst dated the 14/09/10 (Ref F15911 - F01) If any further contamination is identified, that has not already been identified then the additional contamination shall also be fully assessed. No further remediation works shall take place, unless otherwise agreed in writing, until a report detailing the nature and extent of the previously unidentified structures

	and contamination and the proposed remedial action plan has been submitted to and approved in writing by the Local Planning Authority. Reason: In order to protect the amenities of existing or proposed occupant/users of the application site or adjacent land in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
18	Contaminated land closure report The development hereby permitted shall be carried out in complete accordance with the following contaminated land closure (approved in accordance with condition 20 of planning permission 09/02521 under planning reference 10/00786). The approved details are: - Padworth Sidings, Entrance Way Area Validation Report on Remedial Works, (February 2010) by Capita Symonds CS037148 - West Berkshire Remediation and Roads Validation Report Revision A Dated 02/02/2010 including appendices. On completion of any further remediation works a closure report shall be submitted to the Local Planning Authority for approval in writing. The report shall make reference to all published information associated with the development and shall demonstrate compliance with the remediation strategy. It shall include the following: details of quality assurance certificates to show that all works have been carried out in full and according to best practice; consignment notes demonstrating the removal of contaminated materials; certification to show that new material brought to the site is uncontaminated; and details of any on-going post remediation monitoring and sampling, including a reporting procedure to the Local Planning Authority and Environment Agency. Reason: In order to protect the amenities of existing or proposed occupant/users of the application site or adjacent land in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
19	Odour The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following odour mitigation scheme (approved in accordance with condition 21 of planning permission 09/02521 under planning reference 10/00786). The approved details are: - Odour Management Plan dated February 2010 Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
20	Artificial Lighting The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following lighting scheme (approved in

	accordance with condition 22 of planning permission 09/02521 under planning reference 11/00986). The approved details are: - External Lighting Statement. - Schedule of lights, mountings and images. - 3D images showing external lighting. - Site Plan showing external lighting, Drawing 4069 AI119 Rev C1 dated 05/04/11. - Lighting time plan (Monday to Friday). - Lighting time plan (Weekend). - E-mail from Mr O. Dimond dated the 22nd July where that relates to lighting matters. Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
21	Operational Dust The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following operational dust scheme (approved in accordance with condition 23 of planning permission 09/02521 under planning reference 11/00480). The approved details are: - Dust and Litter management plan, dated February 2011. - Mist Air dust and odour suppression system. Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
22	Litter The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following litter management scheme (approved in accordance with condition 24 of planning permission 09/02521 under planning reference 11/00480). The approved details are: - The Dust and Litter management plan, dated February 2011. Reason: In the interests of the amenities of neighbouring occupiers in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
23	Air Handling Plant The development hereby permitted shall be constructed and thereafter the site shall be operated in complete accordance with the following air handling plant details (approved in accordance with condition 28 of planning permission 09/02521 under planning reference 10/00786). The approved details are: - The Air Handling Plant Details set out in the Noise Report D126362-NOIS-R1/01 dated February 2010

	The development shall be carried out and operated in complete accordance with the approved details and the approved plant installed before the development site becomes operational. The approved air handling plant shall operate at all times the site is operational. Reason: To protect the amenities of local residents in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
24	Reversing Beepers The development hereby permitted shall be carried out in complete accordance with the following reversing alarm details (approved in accordance with condition 29 of planning permission 09/02521 under planning reference 11/00480). The approved details are: - Reversing Alarms, Plant and Machinery report dated February 2011 - Brigade Alarm Technical Drawing - Brigade Smart White Sound Reversing Alarm - SA-BBS-97 - Brigade Declaration of Conformity, dated 10 November 2009 - Details of the Michigan L90 - Hitachi Zaxis 160W details No plant, machinery and operational vehicles shall be used within the site unless fitted with the approved reversing alarms and only those approved alarms shall be used. Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 and policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
25	Reversing alarms Between 0500 and 0730 hours on any day, reversing beepers on any vehicles shall be switched off and alternative safety methods be used. Reason: To protect the amenities of local residents in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
26	Doors All vehicular access doors to building on site shall be kept closed at all times except to allow for ingress and exit from buildings. All vehicular access doors will close automatically either on sensors or induction loop systems in accordance with a scheme previously approved in writing by the Local Planning Authority. No vehicles (save for private cars at the HWRC) may load and unload unless within the enclosed space of the buildings hereby permitted. Reason: To protect the amenities of local residents in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
27	Jet Wash and external cleaning

	Any use of external jet / vehicle wash facility associated with the depot and identified on the site layout plan (Planning Site Layout Plan A4069 AL100P Rev P4) and any external cleaning operations shall only be carried out between 0800 and 1800 hours Monday to Friday and 0830 to 1600 hours on Saturday with no jet washing or external cleaning operations on Sunday or Bank Holidays. Reason: To protect the amenities of local residents in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
28	External operations With the exception of the HWRC, no waste transfer, recycling, processing operations shall take place on the site outside of the proposed waste transfer, materials recycling or in vessel composting buildings. No waste materials or recovered materials shall be deposited or stored outside the buildings (other than within the HWRC) and no part or fully loaded trailers shall be parked or stationed in the open air. Reason: In the interests of local amenity in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
29	Operational Noise The development hereby permitted shall be carried out and thereafter operated in complete accordance with the following noise scheme (approved in accordance with condition 34 of planning permission 09/02521 under planning reference 10/00786, as amended by this permission). The approved details are: - The Noise Mitigation scheme detailed in the Noise Report D126362-NOIS-R1/01 dated February 2010 - Planning Statement dated April 2011 approved under Planning Permission 11/00923 - Environmental Statement Addendum dated April 2011 approved under Planning Permission 11/00923 including appendix 8.1, 8.2, 8.3 and 8. The existing background noise levels (LA90) measured one metre from the façade and 1.5 metres above ground level, at the noise sensitive locations identified in (a) and carried out in (e) or as requested by the Local Planning Authority, shall not be exceeded, as a consequence of operational noise levels (LAeq) generated at the site. Reason: To protect the amenities of local residents in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
30	Oil tanks/fuel/chemical storage Any chemical, oil, fuel, lubricant and other potential pollutants on site shall, at all times, be stored in containers which shall be sited on an impervious surface and surrounded by a suitable liquid tight bunded area. The bunded areas shall be capable of containing 110% of the container's total volume and shall

	enclose within their curtilage all fill and draw pipes, vents, gauges and sight glasses. The vent pipe should be directed downwards into the bund. There must be no drain through the bund floor or walls. Reason: To minimise the risk of pollution of the water environment and soils in accordance with policy MWLP21 and MWLP24 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
31	Plant The development hereby permitted shall be operated in complete accordance with the following plant details (approved in accordance with condition 36 of planning permission 09/02521 under planning reference 11/00480). The approved details are: - Reversing Alarms, Plant and Machinery report dated February 2011 - Brigade Alarm Technical Drawing - Brigade Smart White Sound Reversing Alarm - SA-BBS-97 - Brigade Declaration of Conformity, dated 10 November 2009 - Details of the Michigan L90 - Crambo Turned container drawing - Crambo Installation layout drawing, dated 03.02.11 - Hitachi Zaxis 160W details - Komptech Crambo 5000 details - Baler location drawing Z-049050-0 Rev D - Planning Statement dated April 2011 approved under Planning Permission 11/00923 - Environmental Statement Addendum dated April 2011 approved under Planning Permission 11/00923 including appendix 8.1, 8.2, 8.3 and 8.4 are hereby approved as the formal Plant and Machinery details as required by condition 36 of planning permission 09/02521/MINMAJ. The plant and machinery shall be operated and maintained in accordance with the approved details and the approved acoustic attenuation measures retained. Reason: In the interest of local amenity of the area and to ensure that the operation of the plant and machinery is in accordance with policies MWLP26 and MWLP22 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
32	Site access and highway improvements The development hereby permitted shall be carried out in complete accordance with the following site access and highway improvement details (approved in accordance with condition 37 of planning permission 08/01166 under planning reference 09/01150). The approved details are: - Plan PS ENB 08-1B - Plan PS ENB 08-2B All highways works forming part of the approved details shall be maintained as effective during all times that the site is operational. The approved planting set

	out in the approved details shall be maintained in accordance with the conditions of this permission. Reason: In the interest of highway safety and to accord with Policy MWLP22 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037 and in the interest of highway safety.
33	Parking/turning in accord with plans The development hereby permitted shall be carried out in complete accordance with the following parking and turning details (approved in accordance with condition 38 of planning permission 09/02521 under planning reference 10/00786 as amended by this permission). The approved details are: - Car Parking Management Plan Dated January 2010 - Planning Site Layout Plan A4069 AL100P Rev P4 - Traffic Management Schematic plan A4623 205 E dated 30/03/09 The parking and turning space shall be provided in accordance approved plans before the development becomes operational and shall be kept available for parking (of private motor cars and/or light goods vehicles) at all times and not used for any other purposes). Reason: To minimise traffic related impacts in accordance with Policy MWLP22 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
34	Visibility Splays The development hereby permitted shall be carried out in complete accordance with the following visibility splay details (approved in accordance with condition 39 of planning permission 09/02521 under planning reference 11/00480). The approved details are: - The overview of proposed improvements visibility splays drawing PS-ENB-08-5 Rev D dated June 2008. These visibility splays shall be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level. Reason: In the interests of road safety in accordance with MWLP22 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
35	Tree Protection Scheme The development shall be carried out in accordance with the tree and landscape protection scheme identified on approved drawing numbered L 02 and dated 11/09/08. The approved fencing shall be retained intact for the duration of the development. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires and any existing trees, shrubs and hedgerows scheduled to be retained on plan L02 dated 11/09/08 shall not be damaged, destroyed, uprooted, felled, lopped, topped or removed without the prior written approval of the Local Planning Authority. Any such vegetation removed without approval, dying, being

	severely damaged or becoming seriously diseased within the area of operations permitted by the permission shall be replaced with trees or shrubs of such size and species as may be agreed with the Local Planning Authority in the planting season immediately following any such occurrences. Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
36	Ecology The development hereby permitted shall be carried out in complete accordance with the following ecological details (approved in accordance with condition 44 of planning permission 09/02521 under planning reference 10/00786). The approved details are: - The submitted Method Statement for Landscape and Ecology, Revision 3 dated April 2010. The development shall be carried out in complete accordance with the approved details. Reason: In the interests of wildlife in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
37	Ballast The development hereby permitted shall be carried out in complete accordance with the following ballast details (approved in accordance with condition 45 of planning permission 09/02521 under planning reference 10/01426). The approved details are: - The details of the ballast to be used in the car parking areas identified on drawing L04/ES Fig 14.18 Rev E, comprising of the letter from Mr C. Ward Dated the 12th February 2010 confirming that the ballast to be used shall be a Type 1 Limestone SHW C1.803 material. Reason: In the interests of wildlife in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
38	Ecological Fencing The fencing to protect the ecological mitigation areas, as detailed on plan L03/ES fig 14.17 (approved under planning permission 08/01166) shall be erected and retained and maintained until the completion of the erection of the 2400mm High Galvanised Palisade fence enclosing the site shown on plan 4069 AL100P Rev P4 dated 26/07/11. The 2400mm High Galvanised Palisade fence enclosing the site shall thereafter be retained and maintained as effective during all times that the site is operational. Reason: In the interests of wildlife in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
39	Ecological management

	The development hereby permitted shall be carried out in complete accordance with the following ecological management details (approved in accordance with condition 48 of planning permission 09/02521 under planning reference 10/00786). The approved details are: - The submitted Method Statement for Landscape and Ecology, Revision 3 dated April 2010. The approved scheme will be implemented in full (with bi-annual ecological monitoring reports comparing the ecological status of the site pre and post development submitted to the Local Planning Authority by the 1st December in each of the following years - 2013, 2015, 2017, 2019 and 2021) and the mitigation and enhancement measures will be maintained thereafter. Reason: In the interests of wildlife in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
40	BREEAM The development hereby permitted shall be carried out in complete accordance with the following BREEAM details (approved in accordance with condition 49 of planning permission 09/02521 under planning reference 10/00786) and those details submitted with this application. The approved details are: - West-Berkshire Integrated Waste Management Facilities (IWMF) BREEAM Industrial 2006 - Design and Procurement Assessment. Dated February 2010 - West-Berkshire Integrated Waste Management Facilities (IWMF) BREEAM Offices 2006 - Design and Procurement Assessment. Dated February 2010 - West-Berkshire Integrated Waste Management Facilities (IWMF) BREEAM Industrial 2006 Post Construction Report June 2013 Reason: In accordance with MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
41	New scheme of planting The development hereby permitted shall be carried out in complete accordance with the New Scheme of Planting (approved in accordance with condition 51 of planning permission 09/02521 under planning reference 10/00786 as amended by this permission). The approved details are: - The Method Statement for Landscape and Ecology, Revision 3 dated April 2010 - Planting Plan L 05/ES FIG 14.19 Revision Q, - Landscape Masterplan L 04/ES FIG14.18 Revision R. The planting and landscaping schemes shall be implemented, maintained and managed as per the details contained in the Method Statement for Landscape and Ecology, Revision 3, dated April 2010.

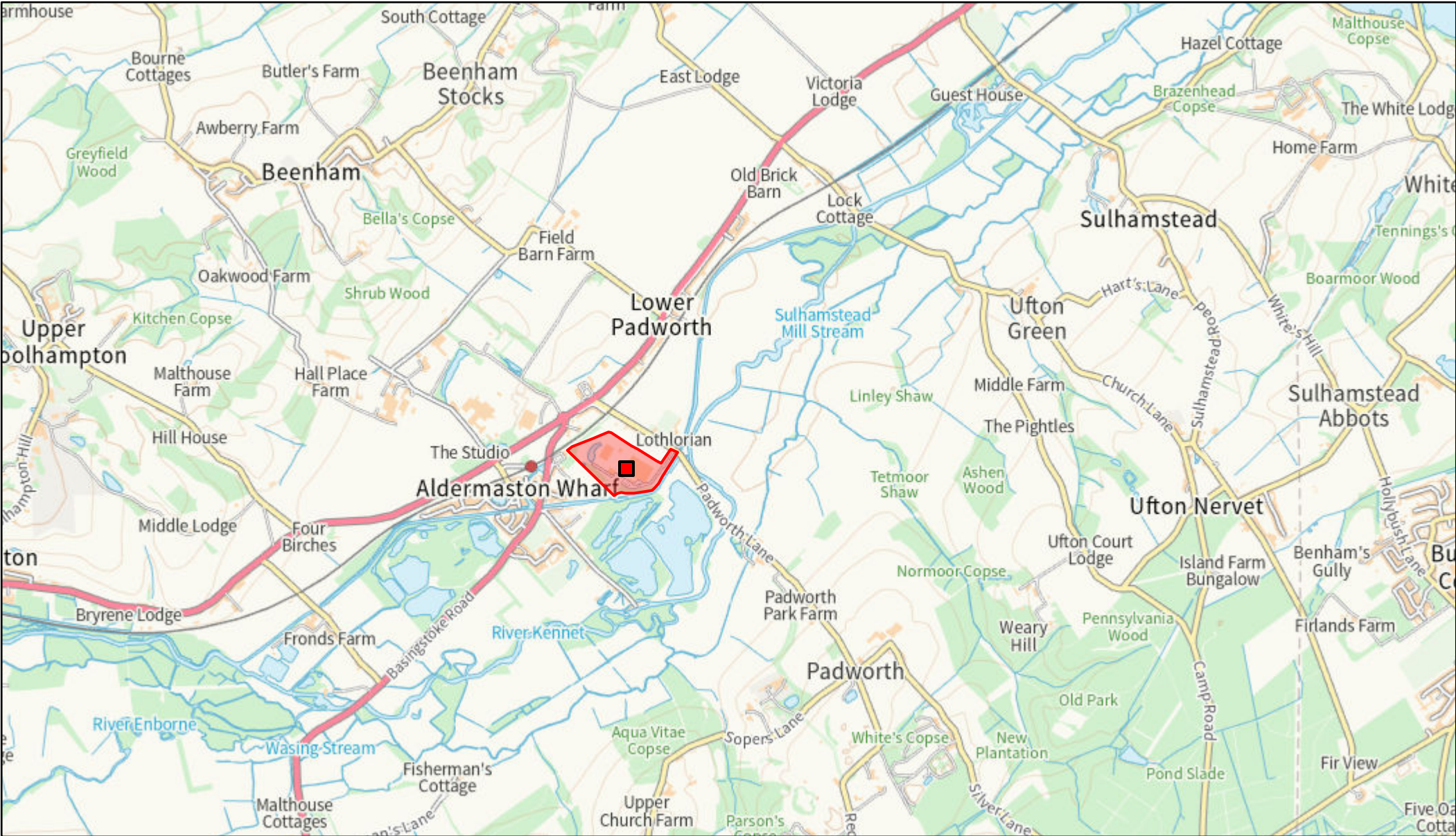
	Reason: To comply with Section 197 of the Town and Country Planning Act 1990, to improve the appearance of the site in the interests of visual amenity and to minimise the impact of the proposed development in accordance with policies MWLP20 and MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
42	Maintenance of planting Trees, shrubs and hedges planted in accordance with the approved planting schemes shall be maintained for a period of 5 years following their planting and any plants which within 5 years of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Reason: To improve the appearance of the site in the interests of visual amenity and to minimise the impact of the proposed development in accordance with policies MWLP20 and MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
43	Railway No operations associated with the development hereby approved shall take place within a lateral distance of 10 metres from the railway boundary. Cranes and jibbed machines used in connection with the development hereby approved must be position so that the jib or any suspended load does not swing over railway infrastructure or within 3 metres of the nearest rail if the boundary is closer than 3 metres. All cranes, machinery and constructional plant shall be so positioned and used to prevent the accidental entry onto railway property of such plant, or loads attached thereto, in the event of failure. Trees planted close to the railway should be located at a distance in excess of their mature height from railway property. Reason: To ensure the stability of the railway and to ensure that the development does not cause a hazard to the railway in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
44	Drainage (Railway) Soakaways or lagoons constructed as a means of storm/surface water disposal or storage must not be constructed within 10 m of the railway boundary or at any point which could adversely affect the stability of Network Rail infrastructure. Reason: To ensure the stability of the railway and to ensure that the development does not cause a hazard to the railway in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
45	Fencing (Railway) The trespass-proof fence that has been provided adjacent to the railway boundary as shown on plan A4623 2016B dated 02.07.08 (approved under 08/01166) shall be maintained and retained in perpetuity.

	Reason: To ensure the development does not cause a hazard to the railway in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
46	Acoustic barriers The development hereby permitted shall be carried out in complete accordance with the acoustic barrier details (approved in accordance with condition 56 of planning permission 09/02521 under planning reference 10/00786, as amended by this permission). The approved details are: - Noise Report D126362-NOIS-R1/01 dated February 2010 - Planning Statement dated April 2011 approved under Planning Permission 11/00923 - Environmental Statement Addendum dated April 2011 approved under Planning Permission 11/00923 including appendix 8.1, 8.2, 8.3 and 8.4 are hereby approved as the formal Plant and Machinery details as required by condition 36 of planning permission 09/02521/MINMAJ. - Additional 2.5m high acoustic barrier illustrated on landscape masterplan, DWG L04/ES Fig 14.18 Rev R dated 28/04/11 The acoustic barriers shall be maintained and retained at the site. Reason: To ensure the protection of the amenities of local residents in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.
47	Advance Planting. The development hereby permitted shall be carried out in complete accordance with the Scheme of Advance Planting (approved in accordance with condition 57 of planning permission 09/02521 under planning reference 10/00786 as amended by this permission). The approved details are: - The Method Statement for Landscape and Ecology, Revision 3 dated April 2010 - Planting Plan L 05/ES FIG 14.19 Revision Q, - Landscape Masterplan L 04/ES FIG14.18 Revision R. The planting and landscaping schemes shall be implemented, maintained and managed as per the details contained in the Method Statement for Landscape and Ecology, Revision 3, dated April 2010. Trees, shrubs and hedges planted in accordance with the approved scheme shall be maintained and any plants which at any time during the development and the aftercare period die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the Planning Authority. Reason: To ensure the development is adequately screened and in the interests of amenity in line with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.

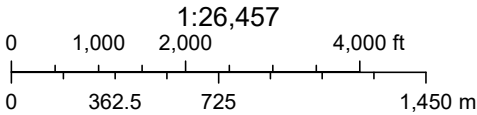
Informatives

1	Decision Making 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. The local planning authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area.
2	Compliance with approved drawings Planning permission is hereby granted for the development as shown on the approved drawings. Any variation to the approved scheme may require further permission, and unauthorised variations may lay you open to planning enforcement action. You are advised to seek advice from the Local Planning Authority, before work commences, if you are thinking of introducing any variations to the approved development particularly if these arise as a result of changes to meet Building Regulations. Advice should urgently be sought if a problem occurs during approved works, but it is clearly preferable to seek advice at as early a stage as possible
3	Compliance with Conditions Your attention is drawn to the conditions of this permission and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town and Country Planning Act 1990 (as amended). All Conditions must be complied with. If you wish to seek to amend a condition you should apply to do so under s.73 of the Act, explaining why you consider it is no longer necessary, or possible, to comply with a particular condition.

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Agenda Item 4.(2)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	26/00711/OUT Parish Basildon	4th June 2026	Outline application for the erection of 2 self build detached dwellings with associated access. Matters to be agreed -access and layout. Land to the east of Hippo Pools, Upper Basildon. Hathor Property Limited.
¹ Extension of time agreed with applicant until 3 rd July 2026.			

The application can be viewed on the Council's website at the following link:

<https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCPLFFRDHIP00>

Recommendation Summary: **The Development Manager be authorised to GRANT conditional planning permission.**

Ward Member(s): Councillor Coyle.

Reason for Committee Determination: The Council has received in excess of 10 objections.

Committee Site Visit: 24th June 2026.

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 erection of 2 number self build detached 2 storey dwellings of gross internal area (GIA) of 294m² with associated garaging, parking [3 spaces per house] and access with gardens at land to the east of Hippo Pools in Upper Basildon. The site area is 0.25ha in extent and comprises existing garden land to Hippo Pools.
- 1.3 The site is partly treed and lies in the settlement boundary of the village, lying also in the North Wessex Downs National Designated Landscape -was AONB. It is surrounded by either housing on 3 sides and open fields to the north where there is a footpath -BASI/9/1. It lies in flood zone 1 in addition. It lies presently in the domestic curtilage of Hippo Pools held on a 4 year lease.
- 1.4 To clarify at this outline stage, it is ONLY layout and access which is being considered by the LPA so matters of eg. design are not taken into account at this stage.

2. Planning History

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

Application	Proposal	Decision / Date
136978	Erection of 5 houses	Refused pre 2000
144226	Erection of 2 dwellings	Approved 1994.

3. Legal and Procedural Matters

- 3.1 **Environmental Impact Assessments (EIA):** Given the nature, scale and location of this development, it is considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. This is because the site lies in the NWDNDL which is a sensitive area in the Regulations. The Council has however already issued a letter identifying a negative screening opinion.
- 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 displayed on site on the 22nd of April and expired on the 14th May 2026. Notification letters were sent to 20 local occupants with an overall expiry date of the 20th June 2026.

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. There are no financial matters for the LPA to take into account.

- 3.3 **Community Infrastructure Levy (CIL):** Community Infrastructure Levy (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. CIL will be used to fund roads and other transport facilities, schools and other educational facilities, flood defences, medical facilities, open spaces, and sports and recreational areas. Subject to the application of any applicable exemptions, CIL will be charged on residential (Use Classes C3 and C4) and retail (former Use Classes A1 – A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of gross internal area (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). CIL liability, and the application of any exemptions, will be formally confirmed by the CIL Charging Authority under separate cover following any grant of planning permission. More information is available at <https://www.westberks.gov.uk/community-infrastructure-levy>
- 3.4 **New Homes Bonus (NHB):** New Homes Bonus payments recognise the efforts made by authorities to bring residential development forward. NHB money will be material to the planning application when it is reinvested in the local areas in which the developments generating the money are to be located, or when it is used for specific projects or infrastructure items which are likely to affect the operation or impacts of those developments. NHB is not considered to be a relevant material consideration in this instance, but can be noted for information.
- 3.5 **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.
- 3.6 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.
- 3.7 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.

- 3.8 There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.
- 3.9 **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.
- 3.10 Any interference with property rights is in the public interest and in accordance with the Town and Country Planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.
- 3.11 **National Landscapes (AONB):** Section 85 of the Countryside and Rights of Way (CROW) Act 2000 (as amended) provides a general duty for public bodies: "Any relevant authority exercising or performing any functions in relation to, or so as to effect, land in an area of outstanding natural beauty in England must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty)." AONBs have been rebranded to be known as National Landscapes, although their legal AONB status continues. This site lies in this designation.

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.

Basildon Parish Council:	Objections :loss of garden land [green infrastructure]and the access is poor, visual impact in the NDL, overdevelopment of the site. Impact on amenity, and on public rights of way users.
Highways:	Conditional permission -the access road need not be adopted as will serve 5 dwellings, and the revised visibility splays onto the adjacent highway have been approved. Parking on site is acceptable. Traffic generation and local road safety will not be impacted.
Public Health	No concerns -conditional permission.
Archaeologist	No objections.
Suds	Site lies in Flood Zone 1 -no objections -apply a precondition.

Tree officer	No objections per se but the tree officer remains concerned that a number of trees have already been felled on the site to provide capacity for the houses should the application be approved by the LPA. Conditions at the reserved matters stage will need to be applied to provide replacement trees in mitigation, and a comprehensive landscaping scheme to be applied via condition in addition.
Thames Water	No response.
Ecology	Views awaited.

Public representations

- 4.2 Representations have been received from 18 contributors, all of which object to the proposal.
- 4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- Concerns that the site has been reinserted into the identified settlement boundary of the village -why?
 - Drainage and flooding-impact on infrastructure.
 - Visual impact in the NWDNDL.
 - Loss of trees, impact on newts. Impact on ecology.
 - Overdevelopment of the site.
 - Impact on local road safety, poor access.
 - Noise and disturbance during construction.
 - Overlooking and overshadowing.
 - Need more modest homes.
 - Does not comprise infill.

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.

Development Plan Document	Relevant Policies
<u>West Berkshire Local Plan Review 2023-2041</u>	Strategic Policies • Policy SP1 The Spatial Strategy • Policy SP2 North Wessex Downs AONB • Policy SP3 Settlement Hierarchy • Policy SP7 Design Quality • Policy SP8 Landscape Character • Policy SP10 Green Infrastructure • Policy SP11 Biodiversity & Geodiversity Development Management Policies

	• Policy DM15 Trees, Woodland & Hedgerows • Policy DM18 Self and Custom-Build Housing • Policy DM30 Residential Amenity • Policy DM44 Parking
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5.2 The following material considerations are relevant to the consideration of this application:

- The National Planning Policy Framework (NPPF)
- The Planning Practice Guidance (PPG)
- National Design Guide
- Quality Design SPD (2006)
- Basildon Village Design Statement (2001)

6. Appraisal

Principle of development

6.1 The whole of the application site lies in the defined settlement boundary of the village and so accordingly the principle of new housing is accepted under policy SP1 in the WBLPR. This is irrespective of whether the site is greenfield or not.

Character and appearance/ Density.

6.2 This application is in outline, so whilst the applicant has submitted a “plot passport” to engage with some details, essentially matters of design and overall scale and massing, plus landscaping, will be considered at the reserved matters stage assuming this application is approved. However, at this stage the Committee can consider the indicative details and the layout/access for the 2 dwellings which can be conditioned. This can inform the judgement of the Members. The applicant has submitted details in this application which show the site at this low density [8 dwellings per ha] is capable of accommodating 2 large dwellings proportionate in scale to the overall nature and character of the local area. In terms of density policy SP1 notes [inter alia] that in the NDL densities of circa 20 dwelling per ha are appropriate -this project is just 8/ha density. Whilst this may not make the best use of “urban” land it is considered this is appropriate in the area context, which is attractive.

6.3 There is also some concern that existing garden land is being taken up by the scheme and whilst this is taken to be greenfield in the definition in the glossary of the NPPF [ie not previously developed] the principle of building on site is still accepted -see above. It is accepted in addition that green infrastructure is being lost, but this is “overruled” by the application of policy SP1, given the overall demand for new housing in the District.

6.4 Amenity

6.41 The case officer has visited the site on two occasions, and is satisfied that the proposed layout of the 2 dwellings on the site will adhere to minimum separation distances between surrounding housing, being 21m back to back, and 10.5m rear to side. In addition, it is accepted that inevitably there will be a degree of noise and disturbance caused by the construction of the 2 dwellings, but with appropriate conditions applied this will be minimised and, of course, be temporary only. There will be minimal overlooking caused, which would not merit rejection of the scheme. For example, the distance from plot 2 to Seymore in the north, is 18m, and the distance from Hippo Pools to plot 1 is similar ie 18m. To Little Paddocks to the south, it is nearly

30m, from plot 1. All separation distances are adequate in accordance with the SPD and will allow sufficient amenity to neighbouring properties. Accordingly, it is concluded that the advice in policy DM30 is entirely met.

6.5 Highways

- 6.51 The application site if approved will mean a single access road accessing 5 dwellings, which is the maximum permitted by the local highways authority for non adoption of the road. In this case, each new occupier will be required to take their waste to the highway edge but the carry distances are not objected to by waste colleagues. Secondly, the officer is now content that the revised forward visibility splays onto the adjacent road in both directions, meets the required safety standards and can be conditioned. Thirdly the application site is in Zone 3 in parking terms so 3 spaces are required on site for the 4 bed dwellings-which is capable of being accommodated on site, so DM44 is satisfied. The concerns of some of the objectors are noted about highways safety, but the increase in traffic generation arising from two dwellings is minimal in relation to the overall flows presently experienced. Conditions can accordingly be applied as recommended if the application is approved.

6.6 Other matters including trees.

- 6.61 Given that the application site is for self build dwellings the present Government legislation advises that for sites of up to 9 dwellings and less than 0.5ha in extent then the scheme will be exempt from mandatory BNG. Accordingly, no on or off site BNG mitigation is required by the scheme, although the Council Ecologist has been consulted and his views will be noted on the update sheet. The scheme thus complies with policy SP11-no sites of particular ecological interest are identified on the site. Some objectors are worried about the loss of trees on the site -it was noted that some garden specimens have been felled already but these were not protected, nor are other trees across the site, in the absence of a conservation area designation or TPO. However, the tree officer views are as follows--
- 6.62 The application is in outline for the erection of two dwellings in a rear garden, bordered by trees. It is accompanied by an Arboricultural Impact Assessment. This document is of the opinion that the proposed development could not take place without the removal of several trees. Proposed tree losses include A & C grade trees, together with the relocating of an A grade Liquidambar. Much of this work has already occurred, which is disappointing (though I have no objection to the proposed relocation) and contravenes NPPF para 136 and Policies SP10 & DM15 in my opinion. A grade A tree could have been retained if a different layout had been proposed. The result of this work is that any development would require significant landscaping to mitigate the tree losses and improve screening of the site from the nearby Public Footpath.
- 6.63 In the view of the case officer, whilst the objection is understood this reason is not sufficient to overrule the recommendation to approve as the benefit of 2 additional dwellings and appropriate siting vis a vis adjoining dwellings, is a more significant factor in the planning balance. In terms of sustainability, as advised in policy DM4, it is noted that for outline applications where the final build details cannot be known the energy statement will be conditioned and so controlled at the reserved matters stage. Drainage on the site is taken to be acceptable as the suds officer has not objected so this can be again secured by condition. Policy SP6 is met. If the drainage officer responds prior to the EAPC this will be placed on the update sheet.

7. Planning Balance and Conclusion

- 7.1 On the one hand the views of the objectors are understood in the sense that a previously open area of land will be developed. There are legitimate worries about impact on green infrastructure, impact on amenity and highways safety, and impact on services, and ecology /trees, but no statutory consultee has objected to the application, apart from the Parish Council, and the tree officer.
- 7.2 On the other hand the site will make the best use of “urban” land given the context albeit at a low density of 8 units /hectare, will not harm the wider visual setting of the NWDNDL so complying with policy SP2, and will provide 2 additional homes in the District so to a small degree assisting the local rural economy both during and after the construction phase. The dwellings in the future will not harm local amenity to any appreciable degree, and will be accessed safely. The localised impact on ecology will be minimal and drainage is acceptable. The scheme fully complies with extant Development Plan policy. The application is accordingly recommended for approval, with conditions.

8. Full Recommendation

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

Conditions

1	Reserved matters -a Details of the appearance, landscaping, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place. The development shall be carried out in accordance with the approved details. Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2	Reserved matters -b Application(s) for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
3	Reserved matters-c. The development hereby permitted shall take place not later than two years from the date of approval of the last of the reserved matters to be approved. Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
4	Approved plans The development must be carried out in accord with the following approved plans -- 2506-PL01-A, 2506-PL03-C, PL05-A. Reason -to clarify the permission and to control access and layout at this stage in accord with the DMPO of 2015.
5	Drainage

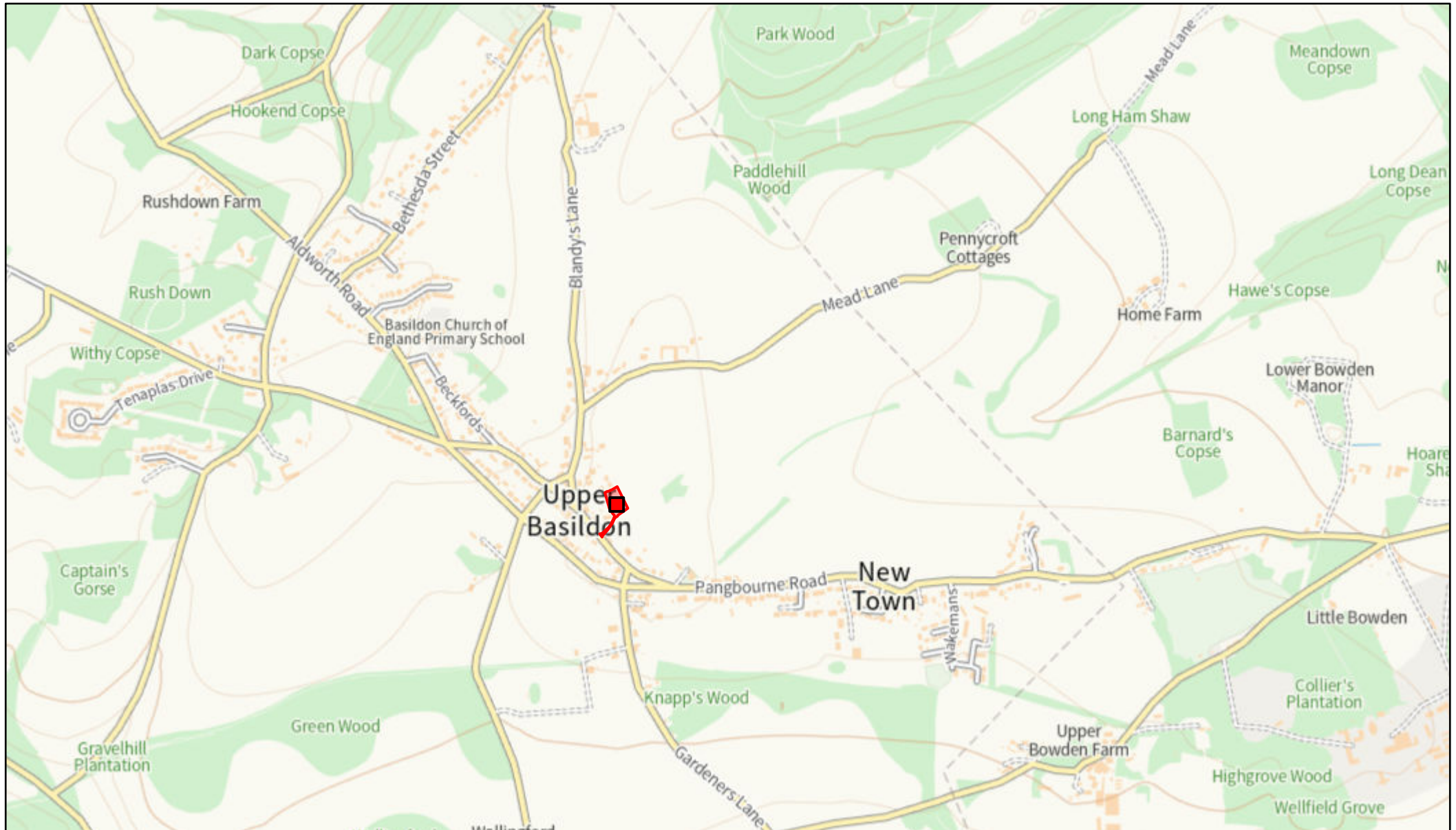
	No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority. These details shall: a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (2015), the SuDS Manual C753 (2015) and the WBC SuDS Supplementary Planning Document (2018) with particular emphasis on Green SuDS that provide environmental/biodiversity benefits and water re-use; b) Provide an assessment of natural drainage patterns and existing drainage infrastructure (e.g. capacity, condition). c) Justify the drainage discharge destination, following the discharge hierarchy. d) Include written confirmation from Thames Water of their acceptance of the discharge from the site into the surface water sewer and confirmation that the downstream sewer network has the capacity to take this flow, if applicable. e) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse or piped system at no greater than 1 in 1 year Greenfield runoff rates; f) Include run-off calculations based on current rainfall data models, discharge rates (based on 1 in 1 year greenfield run-off rates), and infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change. If not achievable, evidence must be provided and a suitable rate agreed with the LLFA. g) Provide an infiltration assessment demonstrating feasibility (if infiltration is proposed). If in an area at risk of flooding, or with high groundwater levels include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Soakage testing shall be undertaken in accordance with BRE365 methodology; h) Provide a Maintenance Plan for the proposed drainage system over its lifetime (100 years for residential, 60 years for commercial). The above sustainable drainage measures shall be implemented in accordance with the approved details before the dwellings are occupied/in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained in the approved condition thereafter/The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter. Reason: To ensure that surface water will be managed in a sustainable manner; 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 SP6 of the WBLPR as adopted and part 4 of Supplementary Planning Document Quality Design (2006) and SuDS Supplementary Planning Document (2018).
6	Ridge height restriction No dwelling hereby permitted shall exceed 2 storeys in height, with no rooms in the roof allowed. Reason-to ensure the approved ridge lines of the houses will be reasonably low, in the context of the NWDNDL location close to the edge of the village in accord with the advice in policy SP2 in the adopted WBLPR of 2023 to 2041.
7	Unforeseen contamination

	If, during development, contamination not previously identified is found to be present at the site, works shall cease immediately and the Local Planning Authority shall be informed without delay. A site-specific remediation strategy shall be submitted to and approved in writing by the Local Planning Authority before development recommences. The approved remediation scheme shall be fully implemented, and a verification report demonstrating the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. Reason-to protect public health in accord with the advice in policy DM5 in the WBLPR of 2023 to 2041.
8	Hours of working The proposed development is located within an established residential area, and construction activities have the potential to result in noise disturbance to neighbouring residential properties. In order to protect residential amenity, the hours of construction work, including the use of plant and machinery, shall be restricted to: 07:30 to 18:00 hours Monday to Friday 08:30 to 13:00 hours on Saturdays No construction work on Sundays or Bank Holidays No audible construction noise shall occur outside of these hours. Reason-to protect local amenity in accord with the advice in policy DM5 in the adopted WBLPR.
9	EV points No development shall take place until details of electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the electric vehicle charging points have been provided in accordance with the approved drawings. The charging points shall thereafter be retained and kept available for the potential use electric cars. Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policies SP5, SP19, DM42 and DM44 of the West Berkshire Local Plan Review 2023 2041.
10	Surfacing of access No development shall take place until details of the surfacing arrangements for the vehicular access(es) 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(es) for a distance of 3 metres measured back from the carriageway edge. Thereafter the surfacing arrangements shall be constructed in accordance with the approved details, before occupation of the 2 dwellings hereby permitted. 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 2024 and Policy SP19 of the West Berkshire Local Plan Review 2023 2041.

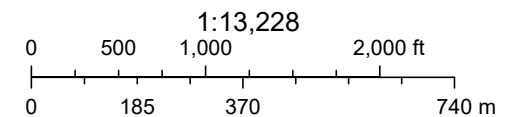
11	Visibility splays No development shall take place until visibility splays of 2.4 metres by 43.0 metres have been provided at the access to the nearside carriageway edge in both directions. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level. Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policy SP19 of the West Berkshire Local Plan Review 2023 2041.
12	Parking No development shall take place until details of the vehicle parking and turning space/areas have been submitted to and approved in writing by the Local Planning Authority. Such details shall show how the parking spaces are to be surfaced and marked out. No dwelling shall be occupied until the vehicle parking and turning spaces/areas have been provided in accordance with the approved details. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or 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 which would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policy DM44 of the West Berkshire Local Plan Review 2023 2041.
13	Cycle parking on site. No development shall take place until details of the proposed cycle parking and storage space have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the cycle parking and storage space has been provided in accordance with the approved details and retained for this purpose at all times. Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policies SP19, DM42 and DM44 of the West Berkshire Local Plan Review 2023 2041.

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