

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	21/03260/COMIND Sulhamstead	29 th April 2022 (extension of time agreed until 16 th September 2022)	Change of use of agricultural land to equestrian and erection of stable block/yard, menage and creation of associated access. Retention of 4 No. temporary field shelters and mobile stable unit on skids. Land North and West Of Glebe End Accessed by Shortheath Lane, Sulhamstead, Reading Mrs Amanda Cottingham

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/03260/COMIND>

Recommendation Summary: To delegate to the Service Director of Development & Regulation to GRANT PLANNING PERMISSION subject to conditions.

Ward Member: Councillor Ross Mackinnon

Reason for Committee Determination: 12 objections were received

Committee Site Visit: 7th September 2022

Contact Officer Details

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1. Introduction

- 1.1 This application seeks planning permission for the change of use of agricultural land to equestrian and the erection of stable block/yard, menage and creation of associated access. It also seeks permission for the retention of 4 no. temporary field shelters and a mobile stable unit on skids.
- 1.2 The application site is located within the East Kennet Valley, on the southern side of Shortheath Lane, to the west of Burghfield Common. The site comprises of agricultural land. There are residential properties to its west and east sides.

2. Planning History

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

Application	Proposal	Decision / Date
14/02929/SCREEN	EIA Screening Request for Proposed Solar PV Farm on Land at Shortheath Lane	Not required. 29.01.2015
03/02715/TELE56	Application relating to land to the south-west of Holly Tree House - Proposed installation of 6 antennas and 4 dishes onto an existing pylon plus a ground level fenced compound enclosing an equipment cabin, and ancillary development thereto	No objection 03.02.2004
97/51638/FUL	Change of use from agricultural land to private grazing for horses (kept for recreational/leisure purposes)	Approved 28.11.1997
92/42081/ADD	9 hole pay as you play" golf course with building approx 45' x 21' for changing and office use/bowling green."	Refused 11.02.1993
86/27529/ADD	Dwelling house garage	Refused 27.11.1986

3. Procedural Matters

- 3.1 **EIA:** Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 **Publicity:** A site notice was displayed at site on 23.02.2022 for 21 days. The expiry of these site notice was on 16.03.2022. A further site notice was displayed at site on 01.04.2022 for amended plans for 21 days. The expiry of these site notice was on 22.04.2022.

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.

Highway Authority:	<p><u>Access</u></p> <p>The existing access onto Shortheath Lane is proposed to be utilised.</p> <p>This application will result in regular, daily vehicle movements to and from the site and so it must be ensured that a safe access is provided.</p> <p>Please could I request an access plan is submitted detailing achievable visibility splays at a 2.4 metre set-back, provided to the nearside carriageway edge in both directions. The road in this location is subject to a 60 mph speed limit. In accordance with Design Manual for Roads and Bridges (DMRB) visibility splays of 2.4 metres x 215 metres should be provided unless actual vehicle speeds are below this (normally demonstrated through a 7-day speed survey). Details of what is achievable from the access must therefore be confirmed.</p> <p>Are alterations to the access surfacing or provision of gates proposed? Details of both of these should also be shown on the plans.</p> <p><u>Vehicle movements</u></p> <p>I would request details of the anticipated daily and weekly vehicle movements are submitted. This should include the type of vehicle and the frequency of movement of each vehicle. Will any staff will be employed? If so, how many? Are there any existing vehicle movements generated from this access?</p> <p><u>Parking and turning</u></p> <p>Whilst the site is obviously sufficiently large enough to easily accommodate the required parking and turning, details of the area to be available for this should be detailed on the plans. This should also include a turning area for any delivery vehicles that will need to access the site. What will the surfacing of this be?</p> <p>The applicant submitted amended information and the Highway Officer raised no objection.</p>
Tree Officer:	<p>TPO – 875</p> <p>Objected to the submitted parking area shown on the block plan. It should be set 5m further south of the hedge with Shortheath Lane. This will avoid damaging the Root Protection Area of the</p>

	<p>hedge trees and help ensure their future retention and screening value.</p> <p>The applicant submitted amended information and Tree Officer raised no objection subject to informatives:</p> <ul style="list-style-type: none"> • To ensure that the trees/hedges which are to be retained are protected from damage, ensure that all works occur in a direction away from the trees. • In addition that no materials are stored within close proximity i.e. underneath the canopy of trees/hedges to be retained. • Ensure that all mixing of materials that could be harmful to tree/hedge roots is done well away from trees/hedges (outside the canopy drip line) and downhill of the trees if on a slope, to avoid contamination of the soil. • To ensure the above, erect chestnut pale fencing on a scaffold framework at least out to the canopy extent to preserve rooting areas from compaction, chemicals or other unnatural substances washing into the soil. • If this is not possible due to working room / access requirements The ground under the trees'/hedge canopies on the side of construction / access should be covered by 7.5cm of woodchip or a compressible material such as sharp sand, and covered with plywood sheets / scaffold boards to prevent compaction of the soil and roots. This could be underlain by a non permeable membrane to prevent lime based products / chemicals entering the soil. • If there are any existing roots in situ and the excavation is not to be immediately filled in, then they should be covered by loose soil or dry Hessian sacking to prevent desiccation or frost damage. If required, the minimum amount of root could be cut back using a sharp knife. • If lime based products are to be used for strip foundations then any roots found should be protected by a non permeable membrane prior to the laying of concrete.
Sulhamstead Parish Council:	No objection. Although the Parish Council have no objections, they wish to highlight that it is the intention of the applicants to install a water supply and an electrical supply, which doesn't appear to be included in the application.
Burghfield Parish Council:	No objection.
Ufton Nervet Parish Council:	No objections. The Parish Council questions if stabling for 16 horses is a business venture not just for personal use. There are also concerns that for security reasons there will be a requirement for residential accommodation.

Archaeology Officer:	We do hold information on the HER of archaeological cropmarks, possibly representing an area of medieval settlement, within the northern part of this land parcel. If present, they would appear to be close to where the proposed yard and menage would be constructed. However it also appears from historic mapping and our own records that this is an area of inactive mineral working (and presumably restored land). I would be grateful if some confirmation of this land-use could be provided. If this is the case, then clearly any below ground archaeological remains are likely to have been removed already - though oddly Historic England suggest the cropmarks were present in a 1994 aerial photo. I cannot see anything in more recent aerial images.
Planning Policy:	No comments received
Lead Local Flood Authority:	No comments received
Environmental Health:	No comments received
Ecology Officer:	<p>We are content that the applicants ecologist addresses our concerns in principle and that the following condition parameters can be applied:</p> <p>Condition parameters</p> <ol style="list-style-type: none"> 1. Biodiversity enhancements and mitigation measures plan: Including boundary treatments and species and habitat enhancements and Landscaping drawing(s) with a planting list and methods and timings to be used and a tree protection and retention plan as a pre commencement condition The Biodiversity enhancements and mitigation measures should clearly link up with the protected species and tree protection measures, isolux lighting plan and SuDS design and maintenance plan, being informed by the submitted and up to date at the time documents. The plans detail's/submission are to be subject to scrutiny by the LPA. This includes the environmental enhancement measures in submitted Ecology reports and the highlight text below in this email. 2. Construction method statement. Adherence to the protected species and tree protection measures and where materials storage areas are to be placed as a pre commencement condition, the plans details/submission are to be subject to scrutiny by the LPA. This includes the environmental safeguarding measures/RAMS in the submitted Ecology report. Have the materials storage areas been identified yet, if not then include in the construction method statement. 3. Lighting: A condition that requires the submission of an isolux lighting plan showing the predicted levels of lighting before external lighting can be installed, effectively removing PD rights for external lighting. Plans

	<p>details/submission are to be subject to scrutiny by the LPA.</p> <p>4. Ecology report validity: A condition stating that each ecological report (with regard to the aspect that it covers) is only valid for 3 years (for bat aspects of the report these will need updating after 12 months) from when it is written, this includes relevancy as to how these documents inform other necessary related submissions, the reports details/submission is subject to scrutiny by the LPA.</p>
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Public representations

4.2 Representations have been received from 21 contributors, 13 of which object to the proposal and 8 of which support the proposal. 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:

- Impact on traffic, highway and parking
- Noise and light pollution
- Change nature of area
- Impact on trees
- Work has been started on site
- Impact on wildlife
- Impact on character of the area
- Water and electricity supply
- Waste management
- Staff employment

5. Planning Policy

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

- Policies ADPP1, ADPP5, CS1, CS5, CS10, CS12, CS13, CS14, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies TRANS1, OVS.5, OVS.6, ENV.29 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
Quality Design SPD (2006)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Character and appearance
- Neighbouring amenity
- Highways
- Drainage and flooding
- Trees and ecology

Principle of development

6.2 According to Policy ADPP1, most development will be within or adjacent to the settlements in the hierarchy, and related to their transport accessibility and level of services. The urban areas will be the focus for most development. The scale and density of development will be related to the site's accessibility, character and surroundings. Only appropriate limited development in the countryside (outside of the defined settlement boundaries) will be allowed, focused on addressing identified needs and maintaining a strong rural economy.

6.3 The application site is located within the East Kennet Valley, the name given to the rural south-east of the district that lies east of Thatcham and outside of the AONB. The East Kennet Valley is also characterised by a number of villages along the route of the canal/river and others dispersed across farmland and some woodland. Policy ADPP6 is the spatial strategy for the East Kennet Valley. According to the policy, the character of all the settlements in this area will be conserved and enhanced by ensuring that any development responds positively to the local context. Development in the open countryside will be strictly controlled.

6.4 According to Policy CS12, proposals for equestrian related development that provides diversification opportunities for farmers, helps to strengthen the rural economy, and increases opportunities for people to enjoy the countryside in a sustainable way, will be supported.

6.5 According to Policy ENV.29, the Council will permit the erection of stabling and field shelters for horses, including the use of associated land for horse grazing, where:

- (a) the proposed buildings have been designed to blend in with the rural surroundings; and
- (b) the scale and location of such buildings and their use would not cause a material loss of amenity for the occupants of adjoining properties or other users of the countryside; and
- (c) there is sufficient space provided for the ancillary storage of food stuffs, bedding, tack and related equipment on a scale appropriate to the number of horses being accommodated; and
- (d) there is sufficient land being provided with the field shelter and / or stable to accommodate the number of horses; and
- (e) the access to and from the public highway is in a location and form which would prevent any hazard to riders and other users of the highway.

- 6.6 Notwithstanding the above factors such buildings will be unacceptable if they appear to urbanise an attractive rural area or spoil a key view or vista.
- 6.7 Taking together the above policies are generally supportive of equestrian uses within rural areas across the district, and where appropriately located and designed such uses and development are considered appropriate limited development in terms of Policy ADPP1. Criteria (a), (b) and (e) are considered in the remainder of this report, and the proposal is considered to comply.
- 6.8 With respect to criteria (c) and (d), it is considered that there is sufficient space for ancillary storage with 16 stables, and that there is sufficient land associated with the stabling. There will be also 4 mobile field shelters on site. Overall it is considered that the proposal comply with criteria (c) and (d).
- 6.9 The principle of development is therefore accepted.

Character and appearance

- 6.10 As outlined in the principle of development policy ADPP1 includes consideration of character and surroundings.
- 6.11 According to Policy CS14, new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. Good design relates not only to the appearance of a development, but the way in which it functions. Considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place.
- 6.12 Policy CS19 relates to landscape character. It states that particular regard be given to the sensitivity of the area to change and that development be appropriate in location, scale and design in the context of the existing settlement form, pattern and character.
- 6.13 The proposed permanent stable and menage would be located at western side of the site. The proposed stable would be 18m x 32m with height to eaves at 2.2m and to ridge at 3m. The stable would have a pitched roof with rooflights with timber claddings and framing. The proposed menage would be 40m x 60m. There will be new access from Shortheath Lane at northwest of the site with area covered in tarmac plantings. There are 1 mobile stable and 4 mobile field shelters on site which would be moved to 4 different locations in summer and winter. The scale and massing would be modest and the materials are timber which is considered appropriate.
- 6.14 Overall the proposal would be modest in terms of height, scale and massing and appropriate in terms of location and design. The materials would be appropriate. In the context of the wider site it is considered that the overall landscape character would be sufficiently protected and not result in a significant loss of landscape features. Overall it is considered that the proposal complies with policies ADPP1, ENV.27 and CS19.

Neighbouring amenity

- 6.15 According to Policy CS14, new development must demonstrate high quality and sustainable design that makes a positive contribution to the quality of life in West Berkshire. Paragraph 127 of the NPPF states planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.

- 6.16 Consequently, all development should be designed in a way to avoid any unacceptable harm to neighbouring living conditions. Applications will typically be assessed in terms of any significant loss of light, overlooking of neighbouring buildings or land, and whether the proposal would result in any undue sense of enclosure, overbearing impact, or harmful loss of outlook to neighbouring properties.
- 6.17 The proposed elements would have sufficient distance from the residential properties to its west, south and north. The scale and massing of the proposed elements are considered modest. Therefore it would not give rise to amenity issues, such as loss of privacy, overlooking, over shadowing or loss of natural light.
- 6.18 Objections have been raised in regards to noise. Given the scale and location of the proposal, it is considered it will not give rise to unaccepted noise levels which would be materially harmful to neighbouring amenity.
- 6.19 Two of the mobile shelters would be moved close to adjoining properties at eastern side during 'winter 2' time. Given the scale and massing of the structure and the fact the location is temporary, it is not considered to cause significant amenity impact to warrant refusal to the application.
- 6.20 Taking the above matters into account, it is considered the proposal will not have a materially harmful impact on neighbouring amenity. The proposal is considered comply with policy CS14 of the West Berkshire Core Strategy 2006-2026 and OVS5 of the West Berkshire Local Plan Saved Policies 2007.

Highways

- 6.21 Policy CS13 of the Core Strategy concerns transport. It emphasises that road safety in West Berkshire is a key consideration for all development. Particular focus should be given to the safety of pedestrians, cyclists, and other vulnerable road users.
- 6.22 The Council's Highway Officer requested information for access plan with visibility splays, parking and turning details. The applicant submitted the information and Highway Officer raised no objection.
- 6.23 Given the proposed location and scale of the proposal, it is considered the proposal will not have a material impact on highways. It is considered the proposal is compliant with CS13 of West Berkshire Core Strategy (2006-2026), and TRANS.1 West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Drainage and flooding

- 6.24 The site is not located within Flood Zone 2 and 3, which indicates the lowest risk of fluvial flooding. It is not located within any critical drainage area identified by the Strategic Flood Risk Assessment for the district. The proposal is therefore considered not to have unacceptable impact on drainage.
- 6.25 Notwithstanding the absence of any flood risk objections, Policy CS16 states that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS) in accordance with best practice and the proposed national standards and to provide attenuation to greenfield run-off rates and volumes, for all new development and re-development and provide other benefits where possible such as water quality, biodiversity and amenity. The Council has adopted a Sustainable Drainage SPD which supports this policy, and provides examples of measures that can be incorporated into even minor developments.
- 6.26 Conditions will be attached to decision regarding drainage.

Tree and Ecology

- 6.27 There is a TPO tree on site. The Council's Tree Officer objected to the submitted parking area shown on the block plan and requested it to be set 5m further south of the hedge with Shortheath Lane. This will avoid damaging the Root Protection Area of the hedge trees and help ensure their future retention and screening value. The applicant submitted amended information and Tree Officer raised no objection subject to informatives.
- 6.28 The Council's Ecologist raised concerns regarding impacts to the hedgerow, improved grassland and general site biodiversity value. The applicant confirmed that:
- A native hedgerow will be planted along the west site boundary measuring 243m in length with a 2m buffer from the new access track.
 - As stipulated through the Arboricultural Impact Assessment, a 5m buffer from the hedgerow enclosing the north of the site will be retained thus eliminating potential ecological impacts.
 - The field is already grazed, and has been for a prolonged period. The grassland retains a very poor structural and species diversity and its baseline ecological value is limited; this was confirmed through the PEA.
 - A grassland buffer will be retained between the grazing boundary and woodland on the east site boundary and will be left to grow long and diversify. This area measures approximately 10m at its widest and 3m at the most narrow sections due to the curved boundary of the woodland and straight boundary fence. This grassland buffer will provide suitable compensation for the improved grassland lost as a result of the access track and will in fact provide a significant ecological enhancement.
- 6.29 With this additional information, the Council's Ecologist raised no objection subject to conditions.
- 6.30 Subject to these provisions it is considered that the proposal would comply with Policy CS17.

7. Planning Balance and Conclusion

- 7.1 In conclusion, an in-depth consideration has been given to a range of planning matters and it is considered that the proposed development is in accordance with the aforementioned policies of the development plan, and is compliant with the National Planning Policy Framework. There are not considered to be any material considerations that justify withholding planning permission. Therefore, it is recommended that this application is approved.

8. Full Recommendation

- 8.1 To delegate to the Service Director of Development & Regulation to **GRANT PLANNING PERMISSION** subject to the conditions listed below.

Conditions

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

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

2. **Approved plans**

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

- J0045728-21-03 Location Plan received 28.01.2022;
- Block Plan Showing Parking received 22.02.2022;
- Stable Proposed Side Elevations received 28.01.2022;
- Stable Proposed Front/Rear Elevations received 28.01.2022;
- Stable Proposed Internal Side Elevations received 28.01.2022;
- Stable Proposed Internal Front/Rear Elevations received 28.01.2022;
- Proposed Arena Fencing received 28.01.2022;
- Stable Yard Floor Plan received 28.01.2022;
- Menage Proposed Cross Sections 28.01.2022;
- Proposed Arena Surface Details received 28.01.2022
- Mobile Field Shelters received 22.02.2022;
- Twin Stable Elevations received 22.02.2022;
- Mobile Stable received 22.02.2022;
- Field Shelter 1 received 22.02.2022;
- J0045728-21-03 Proposed Mobile Shelters 22.02.2022;
- Information on Proposed Gateway received 22.02.2022
- Plan 8490/201 Site Access & Visibility Splay received 09.03.2022
- Parking Plan with 5m Hedge Root Protection Zone received 31.03.2022

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

3. **Construction method statement**

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

- (a) A site set-up plan during the works;
- (b) Parking of vehicles of site operatives and visitors;
- (c) Loading and unloading of plant and materials;
- (d) Storage of plant and materials used in constructing the development;
- (e) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing;
- (f) Temporary access arrangements to the site, and any temporary hard-standing;
- (g) Wheel washing facilities;
- (h) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction;
- (i) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- (j) Hours of construction and demolition work;
- (k) Hours of deliveries and preferred haulage routes;

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-

commencement condition is required because the CMS must be adhered to during all demolition and construction operations.

4. **Construction Environmental Management Plan**

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

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

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

Reason: To ensure the conservation and enhancement of the biodiversity assets of the site. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS17 and CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because the CEMP will need to be adhered to throughout construction.

5. **Tree protection scheme**

No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012. All such fencing shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

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

6. **Landscaping**

The use hereby permitted shall not commence until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information. All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme within the first planting season following completion of building operations / first use of the land for equestrian purposes (whichever occurs first). Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

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

7. **Biodiversity Mitigation and Enhancement Plan**

No development shall take place until a Biodiversity Mitigation and Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. This plan shall include measures to mitigate the impact of the development on existing ecological assets, and deliver biodiversity enhancements. The plan may include (but not necessarily be limited to) using the landscaping scheme to deliver biodiversity enhancements. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the conservation and enhancement of the biodiversity assets of the site. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because the Mitigation and Enhancement Plan will need to be adhered to throughout construction.

8. **Lighting strategy (Landscape/Ecology)**

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

- (a) Include isolux contour diagram(s) of the proposed lighting.
- (b) Ensure all lighting levels are designed within the limitations of the appropriate lighting zone, as described by the Institute of Lighting Engineers.

No external lighting shall be installed within the application site except in accordance with the above strategy.

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

9. **Ecology report valid for 3 years**

If the development hereby approved does not commence by 10th February 2025 (3 years from the original ecology survey), a further ecology survey shall be carried out and a report submitted to the Local Planning Authority for approval before any development takes place. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be

submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

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

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

10. Materials

The materials to be used in the development hereby permitted shall be as specified on the plans and the application forms.

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

11. Hours of work (construction/demolition)

No demolition or construction works shall take place outside the following hours, unless otherwise agreed in writing by the Local Planning Authority:

8:30am to 6:00pm Mondays to Fridays;

9:00am to 1:00pm Saturdays;

No work shall be carried out at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS14 of the West Berkshire Core Strategy 2006-2026.

12. Drainage

The construction of the stables and/or menage shall not commence until a drainage strategy for the development has been submitted to and approved in writing by the Local Planning Authority. The stables and/or menage shall not be brought into use until the drainage measures have been provided in accordance with the approved details.

Reason: To ensure that surface water will be managed in a sustainable manner. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (June 2006), Sustainable Drainage SPD (2008).

13. Number of horses

No more than 16 horses shall be stabled on the site at any one time.

Reason: To ensure the scale and intensity of the development is appropriate to its location. This condition is applied in accordance with the National Planning Policy Framework, Policies CS12, CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Policy ENV.29 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

14. **Hay store/tack room use**

The bedding & hay store and tack area(s) as indicated on the plans submitted with the application shall be used solely for these purposes, and shall not be used for the accommodation of horses.

Reason: To ensure the scale and intensity of the development is appropriate to its location, and to ensure adequate facilities are maintained. This condition is applied in accordance with the National Planning Policy Framework, Policies CS12, CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Policy ENV.29 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Informatives

1. **Damage to footways, cycleways and verges**

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

2. **Damage to the carriageway**

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

3. **Trees**

- To ensure that the trees/hedges which are to be retained are protected from damage, ensure that all works occur in a direction away from the trees.
- In addition that no materials are stored within close proximity i.e. underneath the canopy of trees/hedges to be retained.
- Ensure that all mixing of materials that could be harmful to tree/hedge roots is done well away from trees/hedges (outside the canopy drip line) and downhill of the trees if on a slope, to avoid contamination of the soil.
- To ensure the above, erect chestnut pale fencing on a scaffold framework at least out to the canopy extent to preserve rooting areas from compaction, chemicals or other unnatural substances washing into the soil.
- If this is not possible due to working room / access requirements The ground under the trees/hedge canopies on the side of construction / access should be covered by 7.5cm of woodchip or a compressible material such as sharp sand, and covered with plywood sheets / scaffold boards to prevent compaction of the soil and roots. This could be underlain by a non permeable membrane to prevent lime based products / chemicals entering the soil.
- If there are any existing roots in situ and the excavation is not to be immediately filled in, then they should be covered by loose soil or dry Hessian sacking to prevent desiccation or frost damage. If required, the minimum amount of root could be cut back using a sharp knife.
- If lime based products are to be used for strip foundations then any roots found should be protected by a non permeable membrane prior to the laying of concrete.

4. **Proactive statement**

This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has

been a need to balance conflicting considerations, the local planning authority has secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.