

**WESTERN AREA PLANNING COMMITTEE
21 SEPTEMBER 2022**

UPDATE REPORT

Item No: 4(1) **Application No:** 21/03083/COMIND **Page No.** 5-28

Site: Land Adjacent To M4, Membury Airfield, Road Known As Ramsbury Road, Lambourn Woodlands, Hungerford

Planning Officer Presenting: Jake Brown

Member Presenting:

Parish Representative Speaking: Lambourn Parish Council – Councillor Bridget Jones (in person)

Objector(s) speaking: Mr Alan Pearce (in person)

Supporter(s) speaking: N/A

Applicant/Agent Speaking: Mr Andrew Turvill, Artland Ltd (in person)

Ward Member(s): Councillor Howard Woollaston

1. Update information

Additional Representation Received

An updated representation from a previous objector has been received objecting to the proposal. In summary, the additional points raised upon those previously set out in the agenda are:

- A previous application 21/00496/COMIND for the installation and operation of an asphalt plant and associated ancillary development is not included within the case officer's report;
- National Highways failed to declare a conflict of interest in the application, having a need for an adequate supply of asphalt production to support the national road network;
- National Highways raised a holding objection;
- National Highways have installed soakaways on the access road, but no evaluation has taken place to say whether they are fit for purpose to prevent nutrients entering the aquifer;
- There is currently no adopted policy, masterplan, or development plan document for Membury Industrial Estate.

In respect of the points made above, the previous planning application for the installation and operation of an asphalt plant and associated ancillary development was withdrawn. As such it is not included in section 2 of the agenda report.

Following the holding objection from National Highways on 21 December 2021, National Highways provided a further response to the application on 20 January 2022 advising of no objections as they are now satisfied that this proposal will have no meaningful impact on the safe and efficient operation of the Strategic Road Network – the M4 motorway. Any road drainage works implemented by National Highways do not form part of this application.

The current adopted policy for Membury Industrial Estate is Policy CS9 of the West Berkshire Core Strategy.

Request for Previous Permission Officer Report and Decision Notice

As requested at the previous committee site visit, a copy of the officer's report and decision notice is provided on pages 19 to 25 of the agenda report.

2. Updated Recommendation

Having considered the additional representation received, officer recommendation remains for approval subject to the proposed conditions as set out in the agenda committee report.