

**EASTERN AREA PLANNING COMMITTEE
5TH OCTOBER 2022**

UPDATE REPORT

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| Item No: | (3) | Application No: | 22/01080/FUL | Page No. | 91-107 |
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Site: Manns Farm, Nightingale Lane, Mortimer, Reading, RG7 3PS

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| Planning Officer Presenting: | Gemma Kirk |
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| Member Presenting: | N/A |
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| Parish Representative speaking: | Councillor Danusia Morsley- Stratfield Mortimer Parish Council (via Zoom) |
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| Objector(s) speaking: | N/A |
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| Supporter(s) speaking: | Miss Melanie Wheeler (via Zoom) |
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| Applicant/Agent speaking: | Mr William Strang and Mrs Camilla Strang (in person) Mr James Fraser- BCM (in person) |
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| Ward Member(s): | Councillors Graham Bridgman, Royce Longton and Geoff Mayes |
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1. Additional Consultation Responses

No additional consultation responses nor public representations received.

2. Updated Recommendation

The recommended refusal reason is amended to reflect the consideration given to the Public Right of Way network in close proximity to the application site:

1. Unsustainable location

Manns Farm is located outside of a defined settlement boundary and therefore within the open countryside. Policies ADPP1 and ADPP6 in the Core Strategy advise only appropriate limited development will be allowed. Policy CS10 of the Core Strategy supports proposals to diversify the rural economy in appropriate locations and Policy CS11 directs main town centre uses to town and district centres. This is supported in the NPPF where proposals for local rural businesses are sensitive to the surrounding area, do not have an unacceptable impact on local roads and exploits opportunities to make a location more sustainable.

The proposed 'Wellness Centre' will significantly increase traffic in a remote rural location that has no nearby bus routes and is accessible only by rural roads and the Public Rights of Way network which are not conducive to cycling or walking (particularly in the evenings or winter months). Accordingly, by virtue of the nature, intensity and location of the development it would significantly increase traffic where the mode of travel can only reasonably be reached by the use of private car. The proposal is therefore in an unsustainable location.

The proposed development is therefore contrary to Policies ADPP1, ADPP6, CS10, CS11 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy C7 of the Stratfield Mortimer NDP (2017), Saved Policy ENV.16 of the West Berkshire District Local Plan (2007), the Local Transport Plan for West Berkshire (2011-2026), the NPPF and West Berkshire's Climate Change Emergency.