

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
4(1)	23/00376/FULMAJ Beenham	26 th May 2023	<p>Full application for the change of use of the site to a flexible events venue, [120 guests maximum] including the provision of overnight accommodation. The barn/site to be used for no more than 28 weddings/major events per annum, on Saturdays only.</p> <p>Land at Awberry Farm, Beenham.</p> <p>Mr N Hopes</p>

¹ Extension of time agreed with applicant until 7th July 2023.

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=23/00376/FULMAJ>

Recommendation Summary: That the Service Director of Development and Regulation be authorised to GRANT conditional permission.

Ward Member(s): Councillor Boeck

Reason for Committee Determination: Call in by ward member where application recommended for approval. The number of objections exceeds 10.

Committee Site Visit: 28th June 2023.

Contact Officer Details

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1. Introduction

- 1.1 This application seeks planning permission for the use of a curtilage listed barn at Awberry Farm, in conjunction with other existing outbuildings, for the use as a wedding venue for no more than 28 days in any one year, on Saturdays only.
- 1.2 The application site lies to the north of Beenham village outside the defined settlement boundary, in the open countryside, in policy terms. It also lies in the North Wessex Downs Area of Outstanding Natural Beauty. As noted the barn is curtilage listed by dint of the main farmhouse being grade 2 listed. The barn itself was renovated in 2006/7 and is accordingly in good condition, as the site visit and photos will indicate. A public right of way (BEEN/6/1) runs past the application site to the east. The sole vehicular access to the site is from the public highway to the south and is between two properties and adjacent to the public right of way.
- 1.3 The application includes the following—the barn itself will be the main venue for weddings, an associated barn to the west will be for kitchen preparations and beyond that will be parking for up to 70 cars, for wedding guests. The total number to attend will be limited to 120 guests. Units which are no longer in commercial use will be converted to onsite wedding guest accommodation (9 bedrooms) with associated toilet facilities. The parking area is to be screened by planting to the north and west and includes disabled parking spaces. There will be cycle storage racks and electric vehicle charging points. An acoustic fence at 2.5m high and 35m in length will be constructed around both sides of the main vehicle access for noise attenuation purposes.
- 1.4 As noted the application, if approved, will be conditioned to operate for no more than 28 days per year and being an events venue will not be restricted only to weddings—it is understood however that the latter will be the predominant use. The times of use of the venue will be restricted from 12 noon on the event day to no later than 11.45pm on that event day. This will be controlled by planning condition.

2. Planning History

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

Application	Proposal	Decision / Date
22/02406/lbc	Retention of retrospective works to barn. Erection of porch to west elevation.	Withdrawn. 13 th February 2023.
22/02625/FULMAJ	Similar application to the current scheme, but in addition 12 events pa for the village.	Withdrawn 13 th February 2023.
23/01014/lbc	Retrospective works to listed barn plus additional extensions and sound insulation works.	Partner application at this Committee.
147261	Conversion of barns to B1c use for precision engineering company .Personal consent.	Approved 1995.

- 2.2 Considerable number of applications include listed building consents for various extensions to the listed farmhouse.

3. Procedural Matters

- 3.1 Given the nature and scale 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 where the site is in the sensitive location of the North Wessex Downs Area of Outstanding Natural Beauty. As such, EIA screening has been undertaken and concluded that the proposal does not constitute EIA development and an Environmental Statement is not required.
- 3.2 Initial site notice erected on the 8th March 2023. Expiry on the 29th March 2023. Advertised in the Newbury Weekly News on the 16th March 2023.
- 3.3 The application, if approved, will not be CIL liable.
- 3.4 If planning permission is granted a separate licence for holding public functions with alcohol will be required at the venue.

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.

Beenham Parish Council	Objection. The Council has carefully weighed up both sides of the argument and decided to object to this application on the basis of unacceptable noise to residents and loss of tranquility, unacceptable number of vehicles and traffic noise, and unacceptable environmental impact within an area of outstanding natural beauty (AONB).
Bradfield Parish Council	Whilst on first glance, one might think that an event venue at Awberry Farm would have no impact on the parishioners of Bradfield, the contours of the land and the prevailing wind could result in noise (particularly music) and light intruding on residents of Bradfield Southend, particularly on summer evenings. Awberry Farm lies within the AONB and any changes should conserve and enhance the local distinctiveness, sense of place and setting of the AONB whilst preserving the strong sense of remoteness, tranquillity and dark night skies. Concern was also raised about the narrow single track access to Awberry Farm when travelling to the site from both the south and the north.
Highways	Conditional permission is recommended. Whilst there are some outstanding concerns regarding the overall sustainability of the site and the relatively poor highways network accessing the site, the additional traffic generation over the year in relation to that as permitted in the commercial units [if occupied] is still greater than that projected for the wedding venue over the 28 days. In addition the access is acceptable as is the overall parking provision.
Conservation officer	No objections. The application if permitted will allow the re use of a currently underused curtilage listed barn for an economic purpose which will assist in its future retention as a valued

	heritage asset. (See also associated listed building consent application).
Environmental health officer	The officer has carefully examined all the acoustic information submitted with the proposal and has concluded that with the additional acoustic insulation in the barn [see listed building consent application] the application with conditions will be acceptable in terms of overall noise generation.
North Wessex Downs AONB	Strong objection on the grounds of impact on tranquillity, dark skies, not a sustainable location, visual impact of cars parked in the AONB. Not a suitable location for an “intense” commercial use. Will negatively impact on users of the public right of way adjacent to the site and will impact local wildlife. In addition contrary to policy of the North Wessex Downs AONB management plan, the National Planning Policy Framework advice, and local plan policy.
Thames Water	No objections.
Archaeologist	No objection. Requested additional information on the renovated barn. This has been supplied.
Public rights of way	No objection but queries the impact of the proposed acoustic fencing on the adjacent footpath. This must not impinge upon the protected definitive line of the public right of way.
Lead Local Flood Authority	Conditional permission recommended.
Berkshire newt officer	A pond lies 155m to the west of the car park. An informative should be attached to any permission accordingly about newt protection.
Tree officer	Conditional permission for a landscaping scheme recommended.
Economic Development Officer	Supports the application. If approved it will assist in providing local employment in the wedding business, which is growing nationally post the pandemic. Considered to comply with policy CS10.

Public representations

4.2 Representations have been received from 123 contributors, 54 of which support, and 69 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:

4.4 Objections

- Unacceptable development in the AONB, clearly contrary to policy at local and national level.
- Will increase noise to an unacceptable level during wedding events, impact on amenity and local tranquillity.
- Impact on users of the footpath adjacent and local wildlife.
- Destroy local tranquillity of dark skies in the AONB.
- Very poor traffic network, not a sustainable location, the parking will be an eyesore, dangerous access point in addition.

- The retrospective works to the listed barn should not be encouraged by the grant of planning permission.
- If approved will set a precedent for events in the year to be increased.
- Link to the vitality of the local pub is spurious.
- Has divided the village community which is unfortunate.
- Positive impact on local economy has been overstated.
- Peace and quiet of village will be destroyed.

Support

- Will have a very positive impact on local employment facilities and jobs including for younger people in the village.
- Will be a very attractive wedding venue.
- The traffic problems by objectors have been overstated—it is only for 28 days pa and restricted to 140 persons.
- Will help to sustain the other facilities in the village eg the public house.
- Any noise will affect only a small number of residents close to the site.

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, CS10, CS13, CS14, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS). Policy P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS6 and ENV19 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)
- North Wessex Downs AONB Management Plan 2014-19

5.3 The application under consideration will be examined under the following planning issues - Policy, highways, AONB issues, rural employment, noise/amenity impact, heritage and Ecology.

6. Policy and visual impact

6.1 The main planning document against which this application is assessed is the West Berkshire Core Strategy. Policy ADPP1 is the main policy for any new development across the District. In this case, since the application site lies in the open countryside, the final bullet point of ADPP1 applies ie in this area “only appropriate limited development will be allowed, focussed on addressing identified needs and maintaining a strong rural economy.” Whilst there are a number of wedding venues across the District, including at Wasing Park, the applicant in marketing terms considers that there is a need. With regard to the rural economy policy CS10 notes that “proposals to diversify the rural economy will be encouraged, particularly where

they are located in or adjacent to Rural Service Centres and Service Villages. The site is adjacent to the settlement of Beenham, although Beenham is not identified as a Rural Service Centre or a Service Village by policy ADPP1” Nevertheless the proposal would assist the local economy by providing additional job opportunities and more business in the village.

- 6.2 As noted the application site lies in the North Wessex Downs AONB. Policy ADPP5 specifically relates to the AONB. Bullet point 5 in the Economy section of that policy highlights the need to support small local businesses. Accordingly it is considered that the proposal is supported by these policies in terms of maintaining the rural economy.
- 6.3 Policy ADPP5 however notes that any new development across the AONB must conserve and enhance the local distinctiveness, sense of place and setting of this special landscape national designation. The case officer has visited the site on a number of occasions and has concluded that given that: no new buildings are being built on site but a sensitive conversion of buildings [some curtilage listed]; and the visual impact arising from the car parking use of the site will only occur 28 days per annum [7.7% of the total days in the year], the significance and tranquillity of the AONB will not be so harmed as to merit refusal, notwithstanding the objection from the North Wessex Downs AONB unit. Having said that it is noted that the visual impact of the proposed acoustic fence will of course be for the whole year, but the case officer considers that given this will be visually seen in the context of existing built form adjacent the settlement boundary of Beenham, this will be acceptable, having regard to the advice in policy CS19 in the WBCS. In this context, it is noted that the scheme is considered to comply with the advice in criterion [b] of policy CS19 which relates to landscape character [inter alia] and the historic environment. It is noted that new development should be appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character. In this location the farm buildings are relatively close to the built form of the village so are not visually isolated as such. This, in the officer view diminishes any potential visual harm the application might have upon the wider AONB landscape to the north of the village.
- 6.4 In conclusion, it is considered that the application complies with the advice in the NPPF relating to paragraph 176 which notes that [inter alia] “the scale and extent of development should be limited “. It is not considered that the impacts of the proposal will be visually harmful, and therefore comply with the aforementioned policies.

7. Highways

- 7.1 Policy CS13 in the Core Strategy notes that all new development that generates a transport impact will be required to fulfil a range of criteria as set out in that policy. But not all need to be met. In this case, the criteria relate to if the location is sustainable and whether the local highways network is suitable to accept the additional traffic loading on 28 Saturdays of the year.
- 7.2 Firstly these days are off peak so will not interfere with peak flows. Secondly it is accepted that the location of the site has few bus services nearby and the train station some miles distant at Aldermaston. Thirdly it is acknowledged by the officers that there were two existing commercial units on the site capable of generating up to 7250 vehicle movements per annum. This is notwithstanding the fact that the units are currently vacant. It is projected that the proposed 28 day use will generate 3920 vehicle movements over the year which is an overall reduction of 46% of flows albeit more concentrated on the 28 days in question. On this basis, despite the lack of a sustainable location in terms of public transport the highways officer is not objecting to the application.

- 7.3 The officer has also closely examined the access point itself and the available forward visibility splays required. It is acknowledged that speeds are low in the vicinity as are general traffic flows so the limited visibility is accepted by the officer. Finally in examining the allotted parking spaces it is accepted that 70 parking spaces will be sufficient for the maximum 120 guests at each event. This is on the basis of an average occupancy of 2.5 per car arriving at the venue. In conclusion the highways officer is not objecting to the application, but making a recommendation of conditional permission. It thus complies with policy CS13 in the WBCS.
- 7.4 For clarity the following is highlighted in the report for completeness. Application number 147621 was granted for the B1 use of the barns in 1995. That permission, was, most unusually, a personal permission to the applicant. Precision engineering have continued to occupy the buildings until very recently, but the units are now vacant as the business has ceased. Accordingly there is no actual traffic generation from the site from this business. However, it is clear that the use has not lapsed per se [the normal period for abandonment is a minimum of 10 years from the date of cessation of that use], and the applicant could anyway in theory re occupy the building, and the use has subsisted on the site for nearly 30 years in any event. So the background traffic generation taken into account by the highways officer remains relevant and accurate.

8. Acoustic issues

- 8.1 The Council's Environmental Health officer has carefully examined the submitted acoustic assessment provided by the applicant and has visited the site on a number of occasions. The following is apposite in determining whether the proposal will be acceptable in terms of the advice in the NPPG on noise and saved policy OVS6 in the WBDLP of 1991 to 2006.
- 8.2 Policy OVS6 notes that [inter alia] the Council will require appropriate noise mitigation measures in proposals which generate noise, in order to ensure no adverse impact on local amenity and that this is especially so in the AONB in which the site is located. It specifically does not say such applications should automatically be rejected. In this instance the following is relevant. The number of guests will be limited to 120, the number of event days is 28 pa maximum on Saturdays alone, the use of the external courtyard will cease after 10pm, no amplified music will be permitted outside the barn itself, sub woofers will not be used in the barn after 10pm, and all music will cease by 11pm at the latest. The barn itself will be vacated by 11.30pm at the latest. In addition, in respect of traffic noise, the applicant is proposing the 35m long acoustic fence adjacent to the access, and the car park itself is some distance from any housing as well with intervening buildings, reducing noise impact.
- 8.3 In addition to this sound insulation will be inserted into the roof/walls of the listed barn [see the listed building consent application] which via condition must be undertaken prior to any wedding venue use of the barn taking place. In addition any glazing will be double glazed. In order to keep the barn doors closed to reduce noise emanation the applicant is also proposing a bespoke ventilation system, which itself will be conditioned, before any venue can operate. Given all these additional works and factors both the case officer and the EH officer are accepting the sound implications of the application.
- 8.4 The Government has published advice in the NPPG regarding noise levels and whether they can be acceptable or not in new development projects, taking into account the social and economic benefits of the scheme. It notes that where there are significant adverse impacts of a development on receptors, such applications should be refused. In this case the use will only occur on 7.7% of the days of the

year, albeit it is recognised this is Saturdays and potentially more in the summer than the winter. Secondly officers do not consider that the noise generated will have significant adverse impacts which would make residents alter behaviour on a regular basis. This is the test applied in the NPPG. Thirdly the aforementioned appropriate conditions can be put in place to ensure noise mitigation is ensured.

- 8.5 A number of the objectors appear concerned that the applicant will not abide by the above conditions. Suffice to say that if permission is granted, the Council does have wide ranging noise abatement powers under health as well as planning legislation should problems occur in the future. In addition some objectors are worried about the precedent which would be set if the application is approved, for greater numbers of days in the future. Applications would need to be made for such variations. The Local Planning Authority is required to determine applications on their present merits, not what might happen in the future.
- 8.6 To conclude the noise impact issues are considered to be acceptable in the context of this application as described above by the imposition of conditions to mitigate potential noise impacts. It is considered the proposal will comply with the advice in saved policy OVS6 and that in the NPPG re noise.

9. Heritage

- 9.1 As noted the listed barn is the one to be converted to the wedding venue. A separate listed building consent has been submitted to facilitate the works required to the barn, which will include additional sound insulation and ventilation works, and approval of retrospective works. These issues will be examined in more detail under the listed building consent application. In summary a heritage impact assessment has been undertaken and the Conservation Officer does not object to the proposal in heritage terms. As such the change of use proposed is considered to comply with policy CS19.

10. Biodiversity

- 10.1 Policy CS17 requires all development to maximise opportunities for net gain in biodiversity as well as mitigation of any diversity impacts of development. Furthermore, the site is within a biodiversity opportunity area where enhancements from development are required. An ecology survey has been submitted with the application.
- 10.2 The applicants submitted ecology survey notes that there are protected species in the listed barn and some of the outbuildings to be converted. These are protected in legislation by the Wildlife and Countryside Act of 1981 and the Habitat Regulations of 2017. If planning permissions are granted by local planning authorities, which might impact upon the future conservation status of these species, the Local Planning Authority is required to apply derogation tests to ensure the scheme is legally compliant.
- 10.3 These are as follows. Firstly is there a satisfactory alternative? In this instance if the venue is to successfully proceed, there would be no reasonable alternative on site other than the listed barn in which to satisfactorily hold the venue, other than the application being refused. Secondly, will the derogation be harmful to the future population of the species in question in their natural range? Appropriate conditions can be applied to mitigate impacts such that it would not be harmful to the future population of the protected species. Thirdly, if the application does proceed to permission, are there overriding social and economic reasons why this should occur, and beneficial consequences for the environment? As identified in the planning

balance section, the scheme will confer future conservation of a curtilage listed barn, plus there will be both social and economic benefits arising from the wedding venue. To conclude officers, in advising the local planning authority, consider the three derogation tests can be adhered to and accordingly if planning permission is granted a Natural England licence can be granted for the works to the barn to proceed, in a lawful manner.

- 10.4 The applicant's submitted ecology survey notes that measures are required during the conversion works include obtaining a licence for the works from Natural England, certain works to be undertaken outside of winter hibernation, bat boxes to be installed on site, and external lighting. These measures can be secured by condition. Where the site is in a biodiversity opportunity area further details of the biodiversity enhancements to be provided on site as part of the development to comply with Policy CS17 is also to be conditioned. With these conditions the development is considered to comply with the development plan policies on biodiversity.

11. Planning Balance and Conclusion

- 11.1 This is a highly contentious application in the /community of Beenham. This is clearly evidenced by the high level of objections and support. It is considered that conditions can be applied to mitigate the impact of the proposal to be compliant with planning policy. Nevertheless it is acknowledged that there will be negative impacts from increased traffic (compared to that currently), on the landscape character of the AONB and noise. There are also planning benefits from the proposal in supporting the local rural economy and the social benefit of a wedding venue for marriages.
- 11.2 Accordingly, in environmental, social and economic terms the application is considered on balance acceptable and so is accordingly recommended for conditional permission.

12. Full Recommendation

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

Conditions

1.	<p>Commencement of development</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
2.	<p>Approved plans</p> <p>The development hereby permitted shall be implemented in strict accordance with the following approved plans and documents.</p> <p>Location plan--by blue jet. Forge arrangements --22/10/41 Acoustic Fencing--22/10/60-A Listed barn elevations--22/10/16 A Workshop--22/10/21 B Floorplan-barn-22/10/14</p>

	<p>Open barn proposal --22/10/31 Block plan--22/10/50 B Comparative Site Sections 22/10/70 ET Planning, Design and Access Statement February 2023 Clarke Saunders Acoustics Noise Impact Assessment February 2023</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Restriction on use</p> <p>The use hereby permitted shall not be operated on site for more than 28 days each year and those days shall be Saturdays only. The event on each day shall not commence prior to 12:00 on that day, and must cease at 23:30 on that day. No more than 120 people shall be present onsite at any time. (For clarity 40 people includes children).</p> <p>Reason. To clarify the permission in accord with the advice in policy OVS6 in the West Berkshire District Local Plan Saved Policies 2007, policy CS14 of the West Berkshire Core Strategy 2006-2026, and the National Planning Policy Framework.</p>

4	<p>Works to listed barn</p> <p>The use hereby permitted shall not commence until all of the works under application number 23/01014/lbc and all of the acoustic fence have been completed</p> <p>Reason. To ensure noise mitigation is installed to protect the amenity of other land users and occupiers in accordance with policy OVS6 in the West Berkshire District Local Plan Saved Policies 2007, policy CS14 of the West Berkshire Core Strategy 2006-2026 and the National Planning Policy Framework.</p>
5	<p>Noise control</p> <p>The use hereby approved shall not commence until the noise control measures to the tithe barn, as set out in the Noise Impact Assessment (Clarke Saunders reference AS12735.230116.R1 dated 10/02/23) submitted with the application, are implemented. The noise control measures shall be retained and maintained in accordance with the noise impact assessment thereafter.</p> <p>Reason: To protect the occupants of nearby residential properties from noise in accordance with policy OVS6 of the West Berkshire District Local Plan Saved Policies 2007, policy CS14 of the West Berkshire District Core Strategy 2006-2026 and the National Planning Policy Framework.</p>
6	<p>Music noise</p> <p>The level of noise emitted from amplified music associated with the use hereby permitted shall not exceed 35dB LAeq, 15m at the nearest residential receptor. No amplified music shall be played on site other than within the tithe barn. Any sub woofers shall not be used after 22:00, and all music, amplified and non-amplified shall cease at 23:00.</p>

	<p>Reason: To protect the occupants of nearby residential properties from noise in accordance with policy OVS6 of the West Berkshire District Local Plan Saved Policies 2007, policy CS14 of the West Berkshire District Core Strategy 2006-2026 and the National Planning Policy Framework.</p>
7	<p>Noise Management Plan</p> <p>The premises shall be operated in compliance with all aspects of the Noise Management Plan appended to the Noise Impact Assessment (Clarke Saunders reference AS12735.230116.R1 dated 10/02/23) submitted with the application.</p> <p>Reason: To protect the occupants of nearby residential properties from noise in accordance with policy OVS6 of the West Berkshire District Local Plan Saved Policies 2007, policy CS14 of the West Berkshire District Core Strategy 2006-2026 and the National Planning Policy Framework</p>
8	<p>Noise limiter</p> <p>A noise limiting device shall be installed at the premises and maintained in such a manner as to control all sources of amplified music and speech at the premises. The device shall be:-</p> <ul style="list-style-type: none"> o used at all times during the event; o set at a level agreed in writing with the Local Planning Authority; and o sealed in a manner which is tamper proof. <p>Reason: To protect the occupants of nearby residential properties from noise in accordance with policy OVS6 of the West Berkshire District Local Plan Saved Policies 2007, policy CS14 of the West Berkshire District Core Strategy 2006-2026 and the National Planning Policy Framework</p>
9	<p>Doors and windows</p> <p>All external doors and windows must be kept closed, other than for access and egress during each event.</p> <p>Reason: To protect the occupants of nearby residential properties from noise in accordance with policy OVS6 of the West Berkshire District Local Plan Saved Policies 2007, policy CS14 of the West Berkshire District Core Strategy 2006-2026 and the National Planning Policy Framework</p>
10	<p>Noise of plant</p> <p>All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the rating level therefrom does not exceed the existing background noise level when measured in accordance with BS4142:2014 (or any subsequent revision).</p> <p>Reason: To protect the occupants of nearby residential properties from noise in accordance with policy OVS6 of the West Berkshire District Local Plan Saved Policies 2007, policy CS14 of the West Berkshire District Core Strategy 2006-2026 and the National Planning Policy Framework</p>
11	<p>Sustainable Drainage</p>

	<p>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.</p> <p>These details shall:</p> <ul style="list-style-type: none"> a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and the WBC SuDS Supplementary Planning Document December 2018 with particular emphasis on Green SuDS and water-use; b) Include a Flood Risk Assessment (FRA) for developments located in areas at risk of flooding (in Flood Zone 2 and 3 or from surface water) or developments larger than 1 hectare; c) Include a Flood Response Plan identifying safe access and egress routes to the site and, where appropriate, areas of safe refuge for the occupants. Details of procedures to be followed and provisions to be available should be included within the pack for use during a flood event. The relevant emergency contact details should also be provided; d) Include details of how the existing flood routes will be sustained or mitigated (any measures for loss of flood routes shall not increase flood risk elsewhere); e) 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; <p>The above measures shall be implemented in accordance with the approved details before the use hereby permitted is commenced 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 and managed in accordance with the approved details thereafter.</p> <p>Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part4 of Supplementary Planning Document Quality Design (June 2006) and SuDS Supplementary Planning Document (Dec 2018). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.</p>
12	<p>Car parking</p> <p>The car parking as proposed on the application site shall be laid out in accordance with the approved plans prior to the use hereby permitted being commenced. The car parking shall be retained in perpetuity on the site in satisfactory condition, so long as the use permitted subsists on the site.</p> <p>Reason. To ensure that the site has sufficient parking on site in accordance with policy CS13 in the West Berkshire Core Strategy of 2006 to 2026 and the National Planning Policy Framework.</p>
13	<p>Ev points</p>

	<p>The use shall not commence until 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 use of an electric car.</p> <p>Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
14	<p>Cycle parking</p> <p>The use shall not commence until the cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.</p> <p>Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
15	<p>Soft landscaping</p> <p>The use 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 the first use of the venue for weddings. 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.</p> <p>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.</p>
16	<p>Biodiversity</p> <p>The development shall be undertaken in accordance with the bat mitigation measures identified in the John Wenman Ecological Consultancy Bat Emergency & Re-entry Survey Ref R3003/a. Prior to commencement of the relevant works to the listed building: a copy of the European Protected Species Mitigation Licence shall be submitted to the Local Planning Authority prior; bat boxes shall be installed, and the licensed ecologist shall give a toolbox talk to contractors.</p> <p>Reason: To ensure protected species on site are protected as part of the works in accordance with the National Planning Policy Framework and policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
17	<p>Lighting design strategy for light sensitive biodiversity</p>

	<p>Prior to the development being brought into use, a “lighting design strategy for biodiversity” for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall:</p> <ul style="list-style-type: none"> a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <p>Reason: Bats are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
18	<p>Biodiversity enhancement measures (prior approval)</p> <p>The development hereby permitted shall not be brought into use until biodiversity enhancements has been implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure biodiversity enhancements are incorporated into the development. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
19	<p>Time limit on development before further surveys are required</p> <p>If the conversion works hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within a year from the date of the planning permission, the approved ecological measures secured through Conditions 16 and 17 shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to (i) establish if there have been any changes in the presence and/or abundance of bats and (ii) identify any likely new ecological impacts that might arise from any changes.</p> <p>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 continuation of the works. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.</p> <p>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,</p>

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 that any working practices or other mitigation measures are informed by up-to-date survey information in the interests of protecting bat populations. A pre-commencement condition is required for updated surveys given the mobile nature of bats. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).