

**WESTERN AREA PLANNING COMMITTEE  
16TH JULY 2024 2:00 PM**

**UPDATE REPORT**

**Item No:** 2                      **Application No:** 22/02538/FUL                      **Page No.** 23-48

**Site:** Site Of Former Cope Hall Skinners Green Enborne Newbury

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**1. Registered Speakers**

Please refer to List of Speakers provided under separate cover.

**2. Further Representations**

A letter of objection has been received from Lichfields on behalf of a neighbouring property.

Summary of objections:

- Application is largely the same as the application recently dismissed appeal – this is an important material consideration
- Beyond ecological matters, no amendments have been made by the applicant to seek to overcome the reasons for the dismissed appeal i.e. character and appearance of the area (the design/siting etc of the proposal has not changed) and conflict with the Council’s strategy for the distribution of development.
- The adopted development plan remains unchanged.
- Principle of development contrary to Policy C1
- Site is not brownfield
- Harm to character of area - No new information/amended designs have been submitted to overcome the Inspector’s concerns about the proposals impact on the character of the area.
- Planning Inspector did not consider the design innovative as it is not unusual for new dwellings to be designed to high environmental standard.
- Harm to biodiversity

**3. Archaeology**

No objections subject to a condition requiring the submission of a Stage 1 written scheme of investigation (WSI) for a programme of archaeological work. If heritage assets of archaeological interest are identified by Stage 1, then for those parts of the site which have archaeological interest a Stage 2 WSI should be submitted to and approved by the local planning authority.

Summary of comments:

The archaeological officer has assessed the application and the four separate historic reports that were submitted with the application, three of which relate to previous appraisals and investigations at the site. A 2022 Desk-based assessment (DBA) collates information from the previous work and brings this up to date. Both the archaeological officer and Historic England do not feel that a new property within the woodland will interfere with the legibility of

the landscape or the understanding of the Civil War conflict. Therefore, there is no I do not have any in principle archaeological objection to the site having some development on it, but further fieldwork will be needed, as the 2022 Desk-based Assessment acknowledges.

#### **4. Updated Recommendation**

The recommendation remains as set out in the agenda committee report.