

**WESTERN AREA PLANNING COMMITTEE
24 JULY 2024**

UPDATE REPORT

Item No: (2) **Application No:** 23/02802/FUL **Page No.** 59-76

Site: Priors Court Farm, Priors Court Road, Hermitage

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	<p>1 additional representation received. Additional concerns raised are summarised as follows (<i>officer response in italics below</i>):</p> <ul style="list-style-type: none">- Proposal does not generate additional jobs so cannot be said to comply with Policy CS10. <p><i>Whilst the proposed self-storage units do not result in an increase in additional on-site jobs, they do provide indirect benefits to the local economy due to the role they play in supporting small local start-up businesses who require affordable and flexible storage space.</i></p> <ul style="list-style-type: none">- The scheme should be assessed as general B8 storage use in terms of its trip rates as there is nothing in the description of development which would limit the storage use to only self-storage for householders and small businesses. <p><i>Condition 2 in section 8 of the committee report restricts the use of the site to self-storage. It is recommended that this condition is tightened as set out in the 'Updated Recommendation' section below.</i></p> <ul style="list-style-type: none">- Noise generation – Environmental Health Officer (EHO) has concerns that the existing pallet storage use and the proposed self-storage use may blur making it difficult to enforce access to the site outside of opening hours. <p><i>The EHO has raised no objections to the proposed self-storage use and confirmed in an email sent on the 26th January 2024 that they are satisfied that the access out of hours will be suitably controlled and that lighting will not be a concern. It is also important to note that the proposal for self-storage units will supersede the existing pallet storage use on site (which had no restrictions on operating hours).</i></p> <ul style="list-style-type: none">- No landscaping condition has been attached to ensure long
--------------------------------	---

	<p>term retention, management and maintenance of the landscaping scheme.</p> <p><i>A landscaping condition is recommended below in the updated recommendations section.</i></p> <ul style="list-style-type: none"> - Unclear which parts of the proposal are retrospective. <p><i>The application description states that the proposal is part retrospective. The retrospective elements include:</i></p> <ul style="list-style-type: none"> • <i>Timber fencing above brick boundary wall by site access;</i> • <i>73 self-storage containers have already been placed on site.</i>
--	---

3. Clarification of access code entry system

In terms of the management of opening times and access to the site, the applicant has confirmed that this is controlled by an entry system. The system has 2 'areas', one which relates to Furniture 4 Events and one that relates to the container storage (with both businesses using the same gates). The container storage area operates under 'area 2'. The phone numbers of all customers are entered into the system (under area 2) and when they arrive at the site they call a number and the gates are opened (the gates will not open for a number not entered on the system). The system is set to only allow access to numbers in 'area 2' between the hours of 08:00am and 18.30pm Monday to Friday and 08:00am and 13:00pm on Saturdays with no access on Sundays and bank holidays. Outside of these times the gates simply will not open. The Applicants as owners of the site have access outside of these times for safety reasons and as part of their neighbouring Furniture 4 Events business.

4. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following changes to conditions.

Removal of condition 4 Tree Protection Scheme as no building work is proposed (including site clearance or preparatory works).

Inclusion of the following additional/amended conditions.

	<p>Landscaping Scheme to be submitted (to be added)</p> <p>Within 3 months of the date of this decision a detailed scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <p>schedules of plants noting species, plant sizes and proposed numbers/densities an implementation programme providing sufficient specifications to ensure successful cultivation of trees, shrub and grass establishment.</p> <p>The scheme shall ensure;</p> <ul style="list-style-type: none"> a) Completion of the approved landscape scheme within the first planting season following completion of development.
--	--

	<p>b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.</p> <p>Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. This is to ensure the implementation of a satisfactory scheme of landscaping in accordance with the NPPF and Policies ADPP1, ADPP5, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
	<p>Limit to number and height of containers (to be added)</p> <p>This consent relates to a maximum of 84 self-storage containers that shall not be placed other than as shown on the approved drawings, and individually these shall measure no more than 2.4m (W) x 2.6m (H) x 6.0m (L), and shall all be placed at ground level and finished in dark green.</p> <p>REASON: In the interests of the amenities of the area in accordance with the National Planning Policy Framework, Policies ADDP1, ADDP5, CS13, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
	<p>Vehicular size limit (to be added)</p> <p>Vehicles entering the container storage facility (other than to deliver the containers) shall not exceed 3.5T in size.</p> <p>REASON: In the interests of the amenities of the area in accordance with the National Planning Policy Framework, Policies ADDP1, ADDP5, CS13, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
	<p>Use Restriction to Self-storage only (to be amended)</p> <p>Notwithstanding the provisions of The Town and Country Planning (General Permitted Development)(England) Order 2015 (or any statutory instrument revoking or re-enacting that Order with or without modification), the development hereby permitted shall be used as a self-storage facility for personal and business use only and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005, (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).</p> <p>Reason: It is considered necessary to restrict the use of the Class B8 to Self-Storage only. This use would be considered compatibly with the site and the surrounding uses. This condition is applied in accordance with the National Planning Policy Framework and ADPP1, CS9, CS10 of the West Berkshire Core Strategy 2006-2026.</p>