

**WESTERN AREA PLANNING COMMITTEE
18 SEPTEMBER 2024**

UPDATE REPORT

Item No: (2) **Application No:** 23/02550/FULMAJ **Page No.** 61 - 88

Site: Elm Farm, Hamstead Marshall, Newbury, RG20 0HR

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Representations and Consultation Responses

Public representations:	An additional representation has been received supporting the application proposal. The additional representation, in summary, considers: <ul style="list-style-type: none">• The farmyard is largely redundant.• The existing site is not a bucolic addition to the village and visual impact continues to decline.• The proposal will enhance the village and make a significant impact to biodiversity net gain in the area.• The proposal will result in removal of large redundant underused buildings and hardstanding.• The existing site is not open countryside.• The development would be sustainable.• The existing site serves no farm, is isolated and an ecological blight.
WBC Tree Officer response to amended plans and additional information:	No objections.

3. Height of Existing Barns and Proposed Dwelling

Paragraph 6.28 of the agenda report incorrectly states the height of the existing barn structures on site. The correct maximum heights from ground level of the barns to be removed or relocated, when scaled from the Existing Barn Elevations Plan submitted (drawing number 15 Rev P0), are:

- Barn 1: 5.6m (the barn to be reduced in size and relocated)
- Barn 3: 7.3m (closest to Elm Farmhouse)

Unfortunately, no existing elevations plan of Barn 2, the barn located to the south of the site and where the proposed dwelling is located, have been provided. However, a Site Elevation

Plan (drawing number 012 Rev P1) has been submitted which shows this barn in grey and having a height of 8.5m.

The existing slurry tank to be removed is 4.8m tall.

From the Proposed Elevations, Scheme B Plan (drawing number 016 Rev P0) submitted the ridge height of the dwelling is as follows:

- 9.2 metres on the front (northeast) elevation.
- 9.8 metres on the side (southeast and northwest) elevations.
- 9.5 metres on the rear (northeast) elevation.

Overall, the dwelling at its highest ridge point from ground level as shown on the elevation plan submitted would be 9.8 metres, some 1.3 metres taller than the existing barn in the location of which it would be sited.

The height of the dwelling including the chimney from ground level as shown on the elevation plan submitted would be 11.6 metres (southeast side elevation), some 3.1 metres taller than the existing barn upon which it would be sited.

4. Updated Recommendation

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