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WESTERN AREA PLANNING COMMITTEE

**MINUTES OF THE MEETING HELD ON
WEDNESDAY 21 JANUARY 2026**

Councillors Present: Phil Barnett (Chairman), Clive Hooker (Vice-Chairman), Adrian Abbs, Antony Amirtharaj, Paul Dick, Nigel Foot, Tony Vickers and Howard Woollaston

Also Present: Bob Dray, Sam Chiverton, Thomas Radbourne, Paul Goddard, Matthew Shepherd.

Apologies for inability to attend the meeting: Councillor Denise Gaines

PART I

1. Minutes

The Minutes of the meeting held on 22 October 2025 were approved as a true and correct record and signed by the Chairman.

2. Declarations of Interest

There were no declarations of interest received.

3. Schedule of Planning Applications

(1) 25/01081/FUL - High Street, Church Lane, Chieveley, Newbury

1. The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 25/01081/FUL in respect of demolition of industrial units and pigsty and construction of 4 no. residential dwellings and parking provision, buildings and land to rear of Londis Stores, High Street, Church Lane, Chieveley, Newbury.
2. Mr Matthew Shepherd introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was acceptable in planning terms and officers recommended that the Development Manager be authorised to grant planning permission, subject to the conditions and legal agreement outlined in the main and update reports.
3. The Chairman asked Mr Paul Goddard if he had any observations relating to the application.
 - It was confirmed that no highways issues had been raised in previous applications, and no highway reasons for refusal had been considered by the Planning Inspector. The proposal would generate traffic from the four dwellings, however the previous commercial use would also have generated a level of traffic generation, and officers did not expect a noticeable increase in traffic to and from the site. The proposal was in line with car parking standards, and there was provision for cycle storage and electric vehicle charging points. Refuse vehicles could reach into the site, however, refuse collection was expected to

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take place as per the existing dwellings adjacent to the site. The local highway authority had no objection to the proposal, as per the previous proposal.

4. In accordance with the Council's Constitution, Mr David Cowan, Parish Council representative, Mr Neil Courtney, objector, Mr David Lee, agent, addressed the Committee on this application.

Parish Council Representation

5. Mr Cowan addressed the Committee. The full representation can be viewed here: [Western Area Planning Committee – Recording](#)

Member Questions to the Parish Council

6. Members asked questions of clarification and were given the following responses:
 - The Parish Council Representative had noted the conditions for the scheduling of materials in architecture details. However, he highlighted that the previously application had been refused 18 months ago and he felt that more detail should have been included in the proposal regarding materials that would be appropriate on the site.
 - The use of rendered walls and slate roofing was considered to be out of character with the Conservation Area. and this could have been addressed before reaching the committee.

Objector Representation

7. Mr Courtney addressed the Committee. The full representation can be viewed here: [Western Area Planning Committee - Recording](#)

Member Questions to the Objector

8. Members asked questions of clarification and were given the following responses:
 - The number of parking spaces was considered to be insufficient at two per household. If the owners had adult children, then they would likely need to park on the High Street or find parking elsewhere.

Applicant/Agent Representation

9. Mr Lee addressed the Committee. The full representation can be viewed here: [Western Area Planning Committee – Recording](#)

Member Questions to the Applicant/Agent

10. Members asked questions of clarification and were given the following responses:
 - If clay tiles were regarded as more acceptable by the local community than slate, they would be accommodated as part of the discharge of the condition three. As solar panels were an integral part of the design of the building, they would likely not stand proud of the tiles. They could also be installed on east and west facing roofs.
 - The applicant was open to installing solar panels on other parts of the roof (e.g. southeast and west side).
 - The proposal was an efficient use of land, and the previous application had been deemed satisfactory by planning officers and the Conservation Team. At appeal, the Planning Inspector agreed that the layout, scale, and amenity were acceptable. Therefore, the same proposal had been brought back before the Committee.

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- The agent had put forward a scheme that had the best chance of getting approval as possible. It complied with policy, the NPPF and the views of the Planning Inspector.
- The agent disagreed with the views raised by the objectors regarding the level of impact on the Conservation Area.

Member Questions to Officers

11. Members asked questions of clarification and were given the following responses:

- It would be difficult for officers to defend a refusal at appeal, given the previous Planning Inspector's decision, which was a material consideration. The Planning Inspector had indicated that the proposal was policy compliant, and they had not raised an issue with the character of the area or the design. Planning Inspectors needed to be consistent with in their decision making. Officers did not think an Inspector would agree with the councils' reasons for refusal if they replicated the previous reasons for refusal.
- Officers believed that they had covered all the aspects that could be secured in terms of materials. They accepted that they could have had drawings presented to Members showing white dwellings with no colour. A condition had been included requiring details of materials for approval. There was a biodiversity net gain of 13 percent, which was not a great deal over the minimum requirement, but was an improvement over the previous application. There was retention of the landscaping features. There were enhancements in terms of the solar panels, which was a new requirement for policies going forward. Officers felt that there was no further way of achieving more from this development through planning conditions.
- It was recognised that there was a public footpath along the road, and that Church Lane was an access road to the church. The proposal was expected to generate 24 vehicle movements per day, while a bakery, with staff, and deliveries, could have similar or higher levels of traffic than the proposal.
- Officers felt that a bakery would have different movement patterns to the proposal, however, officers did not consider that to be sufficient reason to object to the proposal.
- Biodiversity Net Gain, gains were to be delivered onsite, with nutrient neutrality to be delivered offsite.
- The proposed car parking design was commonplace. Sometimes spaces were split up into individual spaces with green areas between them. Officers noted that the applicant had to maximise the number of parking spaces on the site to try and be as efficient as possible, if a space was lost it would make parking issues highlighted by objectors worse. Officers considered the design to be acceptable and noted that it had not been objected to previously. It was not considered a poor enough design to refuse the application.
- Condition 3 related to a schedule of materials and samples, should officers request them. Planning officers would consult with conservation officers. Officers had been very clear within the report, and the Inspector's decision, that slate tiles should not be used. Officers could not be prescriptive regarding materials, but they had been clear within the report what might be or might not be acceptable. If slate tiles were proposed, they would likely be refused.

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- Officers felt that specifying clay tiles would be too prescriptive. Officers had given the applicant the information and the direction which they felt was appropriate within the reports.
- In relation to concerns about plot sizes, Members were reminded that they had to determine the application that had been put before them, and that it was the same designed that that had been previously considered.
- Officers noted that the supplementary planning guidance would require plot sizes of 100 square metres. Although plots three and four were 88 and 83 square metres, and were below the recommended area, they were still functional as a space and provided outdoor seating areas and storage for bicycles and access to bins, and access around the side of the property. This would be consistent with the Inspector's decision.
- Officers applied conditions because they were particularly concerned with ensuring the architectural details were right and respected the conservation area. This would address concerns about tolerance in interpreting approved plans.

Debate

12. Councillor Tony Vickers opened the debate by noting that the Planning Committee should aim to avoid an expensive appeal and felt that officers were not confident in upholding an appeal. Members had to consider the new information, which was mostly a nutrient neutrality issue. He felt that there was no viable way to refuse the application, and highlighted the concerns raised by the local community. He believed that the application was an improvement from the previous application and felt that the Committee had to approve the proposal.
13. Councillor Adrain Abbs believed that Members were reliant on the conditions that the officers had already included. He felt that if slate and solar panels were unpopular, there were newer solutions that could be used, such as solar clay tiles. He agreed with Councillor Vickers that there was no viable option to refuse the application. He wanted officers to be as robust as possible in the application of conditions three and four to make the application as acceptable as it could be.
14. Councillor Paul Dick agreed with the points raised by Councillor Abbs regarding the application of conditions three and four. He stated that he would vote against the application.
15. Councillor Howard Woollaston endorsed the comments made by Councillor Vickers, and stated that he would be happy to second the proposal.
16. Councillor Tony Vickers proposed to accept officer's recommendation and grant planning permission subject to the conditions listed in the main report and update report for the reasons listed in the main report and update report. This was seconded by Councillor Woollaston.
17. Officers recommended a condition, that no solar panels would be installed until the details were agreed. Planning officers would consult with conservation officers on the details.
18. Officers recommended that the conditions on roofing materials stay as set out in the main report and the update report. Officers agreed to note the strong view regarding the use of clay tiles in preference to slate tiles.
19. The Chairman invited Members of the Committee to vote on the proposal by Councillor Tony Vickers, seconded by Councillor Howard Woollaston to grant planning permission. At the vote the motion was carried.

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RESOLVED that the Development Manager be authorised to grant planning permission subject to the following conditions:

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 carried out in accordance with the approved plans and documents listed below:</p> <p>Location Plan. Drawing number 21-24-250. Received 9th May 2025</p> <p>Concept Bock Plan. Drawing number 21-24-251 Rev G. Received 1st December 2025.</p> <p>Plot 1 and 2 Floor Plans and Elevations. Drawing number 21-24-253 Rev A. Received 1st December 2025.</p> <p>Plot 3 and 4 Floor Plans and Elevations. Drawing number 21-24-254 Rev A. Received 1st December 2025.</p> <p>Preliminary Ecological Appraisal. Received 9th May 2025</p> <p>Arboricultural Impact Assessment. Received 9th May 2025</p> <p>Arboricultural Method Statement. Received 9th May 2025</p> <p>Tree Protection Plan. Received 9th May 2025</p> <p>Noise Impact Assessment. Technical Report: R9588-1 Rev 0. Date: 21st June 2022 Received 9th May 2025</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Schedule of materials</p> <p>No works above foundation level of the dwellings hereby approved shall take place until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Samples of materials shall be made available upon request. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the appropriate use of external materials. This condition is applied in accordance with the National Planning Policy Framework, Policy SP7 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006).</p>
4.	<p>Architectural details</p> <p>No works above foundation level of the dwellings hereby approved shall take place until full details of the following have been submitted to and approved</p>

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	<p>in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> - window/door arches, lintels, reveals and surrounds - eaves and fascia - parapets, cornices and pediments - brick detailing and decorative features <p>Thereafter the development shall incorporate and be undertaken in accordance with the approved details.</p> <p>Reason: To ensure that the materials are appropriate to the character of the Conservation Area and adjacent listed buildings. This condition is imposed in accordance with the National Planning Policy Framework and Policies SP7, SP9, DM9 and DM10 of the West Berkshire Local Plan Review 2023-2041.</p>
5.	<p>Hard landscaping</p> <p>The dwellings hereby permitted shall not be first occupied until the hard landscaping of the site has been completed in accordance with a hard landscaping scheme that has first been submitted to and approved in writing by the Local Planning Authority.</p> <p>The hard landscaping scheme shall include details of any boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) to be provided as part of the development.</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 SP7, SP8 and SP10 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.</p>
6.	<p>Soft landscaping</p> <p>The dwellings hereby permitted shall not be first occupied until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.</p> <p>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 completion of building operations or first occupation of the new dwellings (whichever occurs first).</p> <p>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 SP7, SP8 and SP10 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.</p>
7.	<p>Programme of Archaeological Works</p> <p>No development (including any demolition and site clearance/preparation)</p>

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	<p>shall take place until a project design for a programme of archaeological works has been submitted to and approved in writing by the Local Planning Authority. The project design shall include the methodology for undertaking the archaeological supervision, and provision should be made for the investigation and recording of any significant features, deposits and artefacts. Thereafter, the archaeological work shall take place in accordance with the approved project design, and a report shall be submitted to the Local Planning Authority within three months of the end of the programme (unless otherwise agreed in writing by the Local Planning Authority).</p> <p>Reason: To ensure that any significant archaeological remains that are found are adequately recorded. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP9, DM11 and DM14 of the Local Plan Review 2023-2041. A pre-commencement condition is necessary because the programme of archaeological works must take place before/during the development.</p> <p>A pre-condition is necessary because sufficiently detailed information does not accompany the application. These measures may require work/care to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.</p>
8.	<p>Archaeology Building Recording</p> <p>No development (including any demolition and site clearance/preparation) shall take place until a project design for a programme of building recording of the historic range has been submitted to and approved in writing by the Local Planning Authority. Thereafter, building recording shall take place in accordance with the approved project design, and a report shall be submitted to the Local Planning Authority within three months of the end of the programme (unless otherwise agreed in writing by the Local Planning Authority).</p> <p>Reason: To ensure that an adequate record is made of these buildings of architectural, artistic, historical or archaeological interest. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP9, DM11 and DM14 of the Local Plan Review 2023-2041. A pre-commencement condition is necessary because the programme of building recording must take place before/during the development.</p> <p>Such an approach is in line with paragraph 2018 of the 2024 National Planning Policy Framework. The level of recording necessary should be guided by the advice specified by Historic England in Understanding Historic Buildings: A guide to good recording practice (2016). Given the scale of works proposed I would advise that recording at level 2 (descriptive) would be appropriate in this instance, but if any archival material or local historical records are available that would help with the analysis.</p> <p>A pre-condition is necessary because sufficiently detailed information does not accompany the application. These measures may require work/care to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.</p>
9.	<p>Tree Protection during construction</p> <p>Prior to the commencement of any works including demolition all Tree Protective Fencing shall be erected in accordance with the submitted plans,</p>

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	<p>reference drawing numbers Arbtech TPP 01 dated Nov 2023. The protective fencing shall be implemented and retained intact for the duration of the construction of development.</p> <p>Within the fenced area(s), there shall be no excavations, storage or mixing of materials, storage of machinery, parking of vehicles or fires.</p> <p>Reason: Required to safeguard and to enhance the setting within the immediate locality to ensure the protection and retention of existing trees and natural features during the construction phase in accordance with the NPPF and West Berkshire Local Plan Review 2023-2041.</p>
10.	<p>Electric Charging Point</p> <p>No dwelling shall be occupied 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 potential use of electric cars.</p> <p>Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policies SP5, SP19, DM42 and DM44 of the West Berkshire Local Plan Review 2023 – 2041.</p>
11.	<p>Construction method statement</p> <p>No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:</p> <ul style="list-style-type: none"> (a) The parking of vehicles of site operatives and visitors (b) Loading and unloading of plant and materials (c) Storage of plant and materials used in constructing the development (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing (e) Wheel washing facilities (f) Measures to control the emission of dust and dirt during construction (g) A scheme for recycling/disposing of waste resulting from demolition and construction works (h) A site set-up plan during the works <p>Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policy DM42 of the West Berkshire Local Plan Review 2023 – 2041.</p> <p>A pre-condition is necessary because sufficiently detailed information does not accompany the application. These measures will be required to be in place prior to works commencing on any part of the development may and so it is necessary to approve these details before any development takes place.</p>
12.	<p>Hours of Construction Works</p> <p>No construction works shall take place outside the following hours:</p>

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	<p>0730 hours to 1800 hours Mondays to Fridays. 0830 hours to 1300 hours Saturdays; and No work shall be carried out at any time on Sundays or Bank Holidays</p> <p>Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policies DM5 and DM30 of the West Berkshire Local Plan Review 2023-2041.</p>
13.	<p>Road construction</p> <p>No development shall take place until details of road construction have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until associated road construction has been constructed in accordance with the approved drawings. The road construction shall comply with the Local Highway Authority standards and shall thereafter be maintained by appropriate legal agreements when required.</p> <p>Reason: In the interest of road safety and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policies SP19 and DM42 of the West Berkshire Local Plan Review 2023 – 2041.</p> <p>A pre-condition is necessary because sufficiently detailed information does not accompany the application. These 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>
14.	<p>Parking/turning in accord with plans</p> <p>No dwelling shall be occupied until the vehicle parking and turning space have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.</p> <p>Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policy DM44 of the West Berkshire Local Plan Review 2023 – 2041.</p>
15.	<p>Cycle parking</p> <p>No dwelling shall be occupied 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 2024 and Policies SP19, DM42 and DM44 of the West Berkshire Local Plan Review 2023 – 2041.</p>
16.	<p>Sustainable Drainage Methods</p> <p>No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to</p>

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and approved in writing by the Local Planning Authority.

These details shall:

- a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with paragraph 182 of the NPPF, the Non-Statutory Technical Standards for SuDS (2015), the SuDS Manual C753 (2015) and the WBC SuDS Supplementary Planning Document (2018) with particular emphasis on Green SuDS and water re-use and approved strategy 3121-02 Rev A noting that if the deeper soakaway is used, it will need to be positioned a minimum of 10m from all buildings and 5m from all site boundaries.
- b) Include flood water exceedance routes (low flow, overflow and exceedance routes), both on and off site. Exceedance routes should be provided on plans with level information showing the path of water noting any potential issues and mitigation measures used to control overland flow.
- c) Include full information of catchments and flows discharging into and across the site and how these flows will be managed and routed through the development and, where the flows exit the site, both pre-development and post-development information must be provided.
- d) Provide details of flood resistance and resilience measures. Show the measures on a plan and describe what measures are designed to prevent water accessing the property and speed up recovery times. e) Include a detailed drainage strategy for surface water run-off within the site in accordance with submitted information. This should include details on the interactions between the proposed infrastructure and permeable paving to provide an accurate representation of the volume of storage provided.
- e) Include run-off calculations based on current rainfall data models, infiltration rates and storage capacity calculations for the proposed SuDS measures (as applicable) based on a 1 in 100-year storm +40% for climate change. Hydraulic connectivity should be demonstrated.
- f) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Soakage testing shall be undertaken in accordance with BRE365 methodology and at the level of the proposed infiltration devices.
- g) Include with any design calculations an allowance for an additional 10% increase of paved areas (Urban Creep) over the lifetime of the development.
- h) Include construction drawings, cross-sections and specifications of all proposed SuDS and flood alleviation measures within the site
- i) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil, groundwater, watercourse or drain.
- j) Include a management and maintenance plan showing how the SuDS measures will be maintained and managed after completion for the lifetime of the development. This plan shall incorporate arrangements for adoption by the Council, Water and Sewage Undertaker,

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	<p>Maintenance or Management Company (private company or Trust) or individual property owners, or any other arrangements, including maintenance responsibilities resting with individual property owners, to secure the operation of the sustainable drainage scheme throughout its lifetime. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises. If any element of the SuDS design is to be adopted by the local authority whole life costing information relevant to all SuDS must be provided.</p> <p>The above sustainable drainage measures shall be implemented in accordance with the approved details before the use hereby permitted is commenced/before the building(s) hereby permitted is/are occupied/before the dwelling(s) hereby permitted is/are occupied/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 in the approved condition thereafter/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 and associated Planning Practice Guidance, National Standards for SuDS, Policy SP6 of the Adopted Local Plan (2023-2041)</p> <p>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>
17.	<p>Construction Environmental Management Plan</p> <p>No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:</p> <ol style="list-style-type: none">a) Risk assessment of potentially damaging construction activities.b) Identification of biodiversity protection zones.c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).d) The location and timing of sensitive works to avoid harm to biodiversity features.e) The times during construction when specialist ecologists need to be present on site to oversee works.f) Responsible persons and lines of communication.g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

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	<p>h) Use of protective fences, exclusion barriers and warning signs.</p> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To avoid harm to protected species during demolition/construction and preparatory operations. This condition is applied in accordance with the National Planning Policy Framework and Policy SP11 of the West Berkshire Local Plan Review 2023-2041.</p> <p>A pre-commencement condition is required because the CEMP will need to be adhered to throughout construction.</p>
18.	<p>Lighting design strategy for light sensitive biodiversity</p> <p>Prior to occupation, a lighting design strategy for biodiversity for 4No. residential dwellings and parking provision 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; andb) 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 and Badgers 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 SP11 of the West Berkshire Local Plan Review 2023-2041.</p>
19.	<p>Submission of a copy of the EPS licence</p> <p>The following works demolition of industrial units shall not in any circumstances commence unless the Local Planning Authority has been provided with either:</p> <ul style="list-style-type: none">a) A licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; orb) A statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence. <p>Reason: To ensure the adequate safeguarding of protected species in</p>

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	<p>accordance with the National Planning Policy Framework, and Policy SP11 of the West Berkshire Local Plan Review 2023-2041. This strict protection condition helps to ensure that a developer will apply for an EPS licence and, if they do not, can be prevented in advance from undertaking the activities that might jeopardize the protected species, before the species is harmed. The use of planning conditions for this purpose has been established through case law and is also recommended in government.</p>
20.	<p>Biodiversity measures</p> <p>No dwelling shall be occupied until 2x bat boxes and 2x swift boxes and the hedgehog highways related to that dwelling have been installed/constructed in accordance with details shown on a submitted plan.</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 SP11 of the West Berkshire Local Plan Review 2023-2041.</p>
21.	<p>Biodiversity Gain Condition</p> <p>No development, demolition, earth moving shall take place until a Biodiversity Gain Plan has been submitted to and approved by the local planning authority. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Metric dated 16th of April 2025 prepared by Partners in Planning and Architecture Ltd and shall include:</p> <ul style="list-style-type: none"> a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat; b) the pre-development biodiversity value of the onsite habitat; c) the post development biodiversity value of the onsite habitat; d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development; e) any biodiversity credits purchased for the development. <p>The approved Biodiversity Gain Plan shall be implemented in accordance with the approved details.</p> <p>Reason: To secure no net loss / net gain for biodiversity in accordance with NPPF Section 15 and Policy SP11 of the West Berkshire Local Plan Review 2023-2041.</p>
22.	<p>Protection from external noise (prior approval)</p> <p>No dwelling shall be first occupied until mitigation measures to protect its occupants from externally generated noise have been provided in accordance with the details recommended in the submitted Noise Impact Assessment. Technical Report: R9588-1 Rev 0. Date: 21st June 2022 Received 9th May 2025</p> <p>Reason: To protect future occupiers of the development from excessive noise levels from the adjacent store and nearby roads, to ensure a good standard of amenity. This condition is applied in accordance with the National Planning Policy Framework, Policies DM5 and DM30 of the West</p>

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	Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.
23.	<p>Digital Infrastructure</p> <p>No works above foundation level of the dwellings hereby approved shall take place until a digital infrastructure strategy statement has been submitted to and approved in writing by the Local Planning authority. Such a statement shall set out how the development hereby approved will be served by high-speed reliable gigabit-capable broadband, wherever possible in the form of fibre to the premises (FTTP), or any new or alternative technologies that may come forward Where the document describes how it is not currently viable to deliver FTTP broadband, the fastest viable alternative connection should be provided, together with adequate ducting to allow FTTP connections to be made easily at a later date, without the additional costs of retrofitting.</p> <p>Thereafter the development shall not be occupied until the submitted details have been provided in accordance with the approved details.</p> <p>Reason: To ensure that the site is provided with high-speed communications infrastructure in the interests of the amenity of the occupants of the site in accordance with the requirements of the National Planning Policy Framework and policy DM41 of the West Berkshire Local Plan Review 2023-2041.</p>
24.	<p>Sustainability and Building Construction Measures</p> <p>The development hereby permitted shall incorporate the sustainability measures set out in the following documents</p> <ul style="list-style-type: none"> • 10 017 Clearline Fusion - PV16-M10 Fusion Flashing Detail • 10 020 Clearline Fusion - PV16 Short Slope Detail • 21-24-251G-Proposed Block Plan-18-11-25 • 21-24-253A - Proposed Plans Elevations (Plots 1 & 2) 18-11-25 • 21-24-254A - Proposed Plans Elevations (Plots 3 & 4) 18-11-25 • 25-01081-FUL Rev 18-11-2025 Carbon_Offsetting_Calculator • 38084 SK1 Viridian Fusion PV Arrangement - The Old Bakery • 80051 Clearline fusion Data Sheet 445AG-M10 v1-1-EN • Full SAP Calculation Combined_Plot 1_PV and Rooflight 18.11.25 • Full SAP Calculation Combined_Plot 2_PV and Rooflight 18.11.25 • Full SAP Calculation Combined_Plot 3_PV and Rooflight 18.11.25 • Full SAP Calculation Combined_Plot 4_PV and Rooflight 18.11.25 • Plot 1 Policy DM4 Supporting Information received 18.12.2025 • Plot 2 Policy DM4 Supporting Information received 18.12.2025 • Plot 3 Policy DM4 Supporting Information received 18.12.2025 • Plot 4 Policy DM4 Supporting Information received 18.12.2025 • Sustainability Statement (All Plots) • Typology 1 Plot details (All Plots) received 18.12.2025 <p>No dwelling shall be occupied until all sustainability measures have been provided in full accordance with these approved details.</p>

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	<p>Reason: To secure the sustainability measures that the development is contributing to the district's response to climate change in accordance with Policy SP5 and DM4 of the West Berkshire Local Plan Review 2023-2041.</p>
25.	<p>Maximum water consumption</p> <p>All new residential developments shall meet the Building Regulations optional higher water efficiency standard of 110 litres per person per day, using the 'Fittings Approach' as set out in table 2.2 of the Building Regulations part G2. No dwelling hereby permitted shall be occupied until this standard has been achieved for that dwelling. This standard shall be complied with for that dwelling and retained in perpetuity thereafter.</p> <p>Reason: To ensure development is designed to be water efficient and reduce water consumption in accordance with the National Planning Policy Framework and Policy DM7 of the West Berkshire Local Plan 2023-2041.</p>
26.	<p>Contaminated land (investigation and remediation)</p> <p>No development* shall take place until a scheme to deal with contamination at the site has been submitted to and approved in writing by the LPA. The above scheme shall:</p> <ul style="list-style-type: none"> (a) Include an investigation and risk assessment. A report of the findings shall: identify the nature and extent of any contamination on the site (irrespective of its origin); include an assessment of the potential risks to human health, property, and the environment; and include an appraisal of remedial options, and proposal of preferred option(s). (b) Include a remediation scheme* which ensures that, after remediation, as a minimum, the land shall not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. (c) Include a monitoring and maintenance scheme* to ensure the long-term effectiveness of the proposed remediation, and the provision of reports on the same that shall be submitted to and approved in writing by the LPA. (d) Be prepared by a competent person (a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation), and conducted in accordance with current best practice. <p>Thereafter, any approved remediation scheme and/or monitoring and maintenance measures shall be carried out in accordance with the approved details. Two weeks written notice shall be given to the LPA prior to the commencement of any remediation scheme.</p> <p>If any previously unidentified land contamination is found during the carrying out of the development, it shall be reported immediately in writing to the LPA. Appropriate investigation and risk assessment shall be undertaken, and any necessary remediation measures shall be submitted and approved in writing by the LPA. Thereafter, any remediation measures shall be carried out in</p>

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	<p>accordance with the approved details.</p> <p>The development shall not be occupied* until all approved remediation measures have been completed and a verification report to demonstrate the effectiveness of the remediation has been submitted to and approved in writing by the LPA.</p> <p>(* Unless otherwise agreed in writing by the LPA)</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is applied in accordance with the National Planning Policy Framework.</p> <p>A pre-commencement condition is required to ensure that adequate investigation and a suitable remediation and/or monitoring is agreed before it may be implemented throughout the demolition and/or construction phase.</p>
27.	<p>Unexpected contamination</p> <p>If any previously unidentified contaminated land is found during demolition and/or construction activities, it shall be reported immediately in writing to the Local Planning Authority (LPA). Appropriate investigation and risk assessment shall be undertaken, and any necessary remediation measures shall be submitted and approved in writing by the LPA. These submissions shall be prepared by a competent person (a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation) and conducted in accordance with current best practice. The remediation scheme shall ensure that, after remediation, as a minimum, the land shall not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. Thereafter, any remediation measures shall be carried out in accordance with the approved details. Unless otherwise agreed in writing by the LPA, the development shall not be occupied until any approved remediation measures have been completed and a verification report to demonstrate the effectiveness of the remediation has been submitted to and approved in writing by the LPA.</p> <p>Reason: To ensure that any unexpected contamination encountered during the development is suitably assessed and dealt with, such that it does not pose an unacceptable risk to human health or the environment. This condition is applied in accordance with the National Planning Policy Framework.</p>
28.	<p>Obscure glazing and restriction of opening of windows</p> <p>The windows (including rooflights) at first floor level in the East elevation shall be fitted with obscure glass and shall either be fixed shut or the opening mechanism must be restricted so that it cannot open more than 1.7 metres above the internal floor level of the room they serve before the dwellings hereby permitted are occupied.</p> <p>The obscure glazing and opening restrictions shall be permanently retained in that condition thereafter.</p> <p>Reason: To prevent overlooking of adjacent properties/land, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is</p>

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	applied in accordance with the National Planning Policy Framework, Policy DM30 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.
29.	<p>Permitted development restriction (windows/dormers)</p> <p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no windows/dormer windows (other than those expressly authorised by this permission) which would otherwise be permitted by Schedule 2, Part 1, Classes A, B and/or C of that Order shall be constructed at the dwellings hereby permitted without planning permission being granted by the Local Planning Authority on an application made for that purpose.</p> <p>Reason: To prevent overlooking of adjacent properties/land, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy DM30 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.</p>
30.	<p>Permitted development restriction (extensions/outbuildings)</p> <p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, AA, B, C and/or E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose.</p> <p>Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. This condition is applied in accordance with the National Planning Policy Framework, Policies SP8 and DM30 of the West Berkshire Local Plan Review 2023-2041, the Quality Design SPD.</p>

Additional Condition added by Committee

No solar panels shall be installed until details of their design and specification have been submitted to and approved in writing by the Local Planning Authority. Thereafter, no dwelling hereby permitted shall be first occupied until the solar panels for that dwelling have been installed in accordance with the approved plans and details approved pursuant to this condition.

Reason: To ensure the detailed design of the solar panels respects the character and appearance of the conservation area and AONB setting (in accordance with Policies SP7, SP8 and DM4 of the Local Plan 2023-2041), and to ensure the solar panels are provided to comply with Policy DM4 of the Local Plan 2023-2041.

(2) 25/00083/FULMAJ - Frenchmans View, Upper Lambourn, Hungerford, RG17 8QW

1. The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 25/00083/FULMAJ in respect of construction of additional training

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facilities to include 40 boxes, horse walker, storage barn, water treadmill barn, collecting ring, tack room/day facilities, racing office and a two-bed staff cottage with ancillary works. Frenchmans View, Upper Lambourn, Hungerford, RG17 8QW.

2. Mr Matthew Shepherd introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was acceptable in planning terms and officers recommended that the Development Manager be authorised to grant planning permission, subject to the conditions outlined in the main and update reports.
3. The Chairman asked Mr Paul Goddard if he had any observations relating to the application.
 - He noted that it was an existing yard with an existing access on to the B4000. The proposal was likely to generate an additional 10 vehicle movements per day. Officers felt that this should not cause any traffic impact. There would be some improvements to the sight lines to the right as a result of maintenance and clearance of the hedge. Members had raised concerns about mud and other material being transported from the site onto the B4000. Therefore, a condition was included in the update report that extended the hard surfacing further into the site in order to reduce that from happening. Officers had no concerns regarding the site layout as it was away from the public highway. Overall, the local Highway Authority had no objection.
4. In accordance with the Council's Constitution, Mr Ed Walker and Mr David Spragg, applicant/agent, and Councillor Howard Woollaston, Ward Member, addressed the Committee on this application.

Applicant/Agent Representation

5. Mr Walker and Mr Spragg addressed the Committee. The full representation can be viewed here: [Western Area Planning Committee – Recording](#)

Member Questions to the Applicant/Agent

6. Members asked questions of clarification and were given the following responses:
 - There was no need for horses to go onto the public highway to access the gallops.
 - In terms of security, it was confirmed that staff would be present on site at all times, and the existing hostel and new accommodation were placed by the entrances. The entrance from Kings Down stables was gated, CCTV would be used in the stables, and there would likely be pop up bollards.
 - It was common for horse owners or agents to visit the site to see the facilities. There was a significant amount of traffic on the yard, especially on Saturdays. The layout and appearance of the site were very important and the applicant aimed to keep standards high.

Ward Member Representation

7. Councillor ward Woollaston addressed the Committee. The full representation can be viewed here: [Western Area Planning Committee – Recording](#)

Member Questions to the Ward Member

8. Members did not have any questions of clarification.

Member Questions to Officers

9. Members asked questions of clarification and were given the following responses:

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- Officers had no concerns regarding the parking on the site.
- Officers advised that it would be possible to add a maximum decibel level at a measurable point off site. However, if there was a noise problem that got to the level where it was a statutory nuisance, prejudicial to neighbours' health, the Environmental Health Team had powers to enforce that. The treadmill was not a noisy piece of equipment, and the worst-case scenario had been considered in the report. This was a working yard and a certain level of noise was to be expected. Controlling the use of the water treadmill in the way that had been suggested, with the necessary fallback position of Environmental Health enforcement, was considered suitable in order to avoid over-stipulating and producing a condition that was hard to monitor and hard to adhere to for the applicant.
- Drainage proposals had been reviewed by the SuDS Officers. The drainage documents showed the location of the soakaways where runoff water would be collected, and directed towards an aquifer away from any development on the High Street. Officers were satisfied the development dealt with the surface water issue adequately.
- The existing staff accommodation would be retained, and the application would include additional staff accommodation.

Debate

10. Councillor Adrian Abbs opened the debate by noting that it was a positive proposal for employment in the area. He believed there were plenty of valid reasons to object the proposal, however, these were overridden by the positives of the application. He indicated that he was in favour of the application.
11. Councillor Paul Dick indicated that he was in favour of the application.
12. Councillor Tony Vickers noted that the site visit was a valuable experience and he highlighted the value of the racing community in the local community and the local economy. He indicated that he was in favour of the application.
13. Councillor Martin Colston noted that the site would be suitable as a stand-alone yard, and was a benefit of the design. He indicated that he was in favour of the application.
14. Councillor Adrian Abbs proposed to accept officer's recommendation and grant planning permission subject to the conditions listed in the main report and update report for the reasons listed in the main report and update report. This was seconded by Councillor Paul Dick.
15. The Chairman invited Members of the Committee to vote on the proposal by Councillor Adrian Abbs, seconded by Councillor Paul Dick to grant planning permission. At the vote the motion was carried.

RESOLVED that the Development Manager be authorised to grant planning permission subject to the following conditions:

Conditions

1. Commencement of development

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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).

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2. Approved plans

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

- Location Plan. Drawing number 3.000. Revision 4. Received 16/05/2025
- Proposed Site Plan. Drawing number 3.005. Received 19/12/2025
- Proposed accommodation and Office Floor Plans. Drawing number 3.110 Revision 2. Received 19/12/2025
- Proposed accommodation and Office Elevations. Drawing number 3.210. Revision 3. Received 19/12/2025 Proposed Accommodation and Office Roof Plan. Drawing number 3.111 Revision 1. received 19/12/2025
- Proposed Tack Room and Day Facilities Elevations> Drawing number 3.205 Revision 3. Received 31/10/2025
- Proposed Tack Room and Day Facilities Floor Plans. Drawing number 3.105 Revision 4. Received 31/10/2025
- Proposed Water Treadmill Elevations. Drawing number 3.216. Revision 1. Received 16/05/2025.
- Proposed Storage Barns Elevation. Drawing number 3.215 Revision 1. Received 16/05/2025.
- Proposed Horse walker Elevations. Drawing number 3.217. Revision 1. Received 16/05/2025.
- Proposed Barn 2 Elevations. Drawing number 3.22. Revision 1. Received 16/05/2025.
- Proposed Barn 1 Elevations. Drawing number 3.201. Revision 1. Received 16/05/2025.
- Proposed Barn 1&2 Elevations. Drawing number 3.200. Revision 1. Received 16/05/2025.
- Proposed Water Treadmill Plans. Drawing number 3.116. Revision 2. Received 16/05/2025.
- Proposed Storage Barn Plans. Drawing number 3.115. Revision 1. Received 16/05/2025.
- Proposed Horsewalker Plans. Drawing number 3.117. Revision 2. Received 16/05/2025.
- Proposed Barn 1&2 Ground Floor Plan. Drawing number 3.100 Revision 1. Received 16/05/2025.
- Proposed Barn 1&2 Roof Plan. Drawing number 3.101. Revision 1. Received 16/05/2025.
- Proposed Tree Plan. Drawing number 3.006. Received 16/05/2025
- Proposed Tree Plan 2. Drawing number 3.007. Received 16/05/2025
- Proposed Tree Plan 3. Drawing number 3.008. Received 16/05/2025
- Proposed Collecting Ring Plans. Drawing number 3.120. Received 16/05/2025.

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- Access Visibility Assessment and Two-Way vehicle Tracking. Drawing number 538.0010.001.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. Schedule of materials

No works above foundation level of the development hereby approved shall take place until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Samples of materials shall be made available upon request. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the appropriate use of external materials. This condition is applied in accordance with the National Planning Policy Framework, Policy SP7 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006).

4. Racehorse use

The whole site known as Frenchmans View, including but not limited the storage buildings, officer buildings, new dwelling and other horseracing development hereby permitted shall remain as one unit in conjunction with the racehorse industry. No part of the site shall be used as a separate residential unit or B1 office, sold/leased/rented or used as a separate unit or commercial yard, and no separate curtilage shall be created.

Reason: The development is acceptable on the basis that it makes a contribution to the racehorse industry of West Berkshire. Any other uses may not be acceptable on this site. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP1, SP2 and DM37 of the West Berkshire Local Plan Review 2023-2041.

5. Rural Workers Dwelling

The dwelling hereby permitted shall be limited to a person solely or mainly working (or retired through old age or ill health) in the operation of a racehorse training establishment at Frenchmans View Upper Lambourn Hungerford RG17 8QW or a widow or widower of such a person and to any resident dependants.

Reason: This permission has been given because the need for the dwellings outweighs the planning objections to the development and to ensure the dwellings remain available for the training of racehorses. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP1, SP2, DM23, and DM37 of the West Berkshire Local Plan Review 2023-2041.

6. Manure storage and disposal

The development shall not be first brought into use until a Manure Management Document detailing the method of storage of manure and its removal has been submitted to and approved in writing by the Local Planning Authority. This will include information in regard to how the manure is disposed of outside of the River Lambourn

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SAC Catchment. Thereafter the methods of storage of manure shall be implemented in accordance with the approved details.

Reason: To prevent the proliferation of manure which would detract from the quality of the National Landscape and in the interests of amenity and to avoid any possible water/land contamination. To mitigate the increased risk of phosphorus on the River Lambourn SAC from the increased number of Horses on site. This condition is applied in accordance with the National Planning Policy Framework and Policy SP11 of the West Berkshire Local Plan Review 2023-2041

7. Foul Water from Water Treadmill

Prior to the first use of the Water Treadmill details of water management and the cesspool for foul water shall be submitted to and approved by the Council. This is to ensure no leaching of contaminated water into groundwater occurs. This document should include maintenance requirements.

Reason: In order to avoid adverse impact on the River Lambourn Special Area of Conservation (SAC) by way of additional phosphorous originating from the development in accordance with the Conservation of Habitats and Species Regulations 2017, the National Planning Policy Framework, and Policy SP11 of the Local Plan Review 2023- 2041

8. Hours of Water Treadmill Use

The Water Treadmill should only be used during the following hours. 0800 hours to 1800 hours Mondays to Fridays. 0830 hours to 1300 hours Saturdays and Sundays; and To not be used on Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policies DM5 and DM30 of the West Berkshire Local Plan Review 2023-2041.

9. Pasture Management Plan

Prior to the first use of the new development a pasture management plan shall be submitted and approved by the Local Planning Authority. This should include but not be limited to the following information: o

- No fertilisers to be applied;
- Dung to be collected regularly (at least twice each week in accordance with British Horse Society guidance <https://www.bhs.org.uk/horse-care-and-welfare/health-care-management/pasture-management/>);
- The grassland to be managed so as to encourage greater floral and invertebrate diversity;
- Grazing is controlled to protect the sward from over-grazing and poaching and is rested regularly;
- Ragwort and other noxious weeds are removed (these are toxic to horses);

Reason: In order to avoid adverse impacts on the River Lambourn Special Area of Conservation (SAC) by way of additional phosphorous originating from the development in accordance with the Conservation of Habitats and Species

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Regulations 2017, the National Planning Policy Framework, and Policy SP11 of the Local Plan Review 2023- 2041.

10. Archaeology

No development including site clearance shall take place within the application area until a Stage 1 written scheme of investigation (WSI) for a programme of archaeological work has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. 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 shall be submitted to and approved by the local planning authority in writing. For land that is included within the WSI no site clearance work or development shall take place other than in accordance with the agreed WSI, which shall include:

A. The Statement of significance and research objectives, the programme and methodology of archaeological site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting archaeological material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the Stage 2 WSI.

Reason: To ensure that any significant archaeological remains that are found are adequately recorded. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP9, DM11 and DM14 of the Local Plan Review 2023-2041. A pre commencement condition is necessary because the programme of archaeological works must take place before/during the development. A pre-condition is necessary because sufficiently detailed information does not accompany the application. These measures may require work/care to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

11. Access and Security Strategy

Prior to the occupation of the facility, an Access and Security Strategy shall be submitted to, and approved in writing by the Local Planning Authority. The Access and Security Strategy shall include details of proposed security measures and access control for the development. The development shall be carried out in accordance with the approved details prior to commencement of operations and shall be retained and maintained as such thereafter.

Reason: This condition is applied in accordance with the National Planning Policy Framework, Policy SP7 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006).

12. Tree Works and Protection carried out in accordance with details

The Arboricultural Method Statement and tree protection measures within the submitted report shall be implemented in full and tree protection measures and works

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carried out in accordance with the Assessment. No changes shall be made to the works unless amendments have been submitted to and approved in writing by the Local Planning Authority and shall include details of any changes to the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.

Reason: Required to safeguard and to enhance the setting within the immediate locality to ensure the protection and retention of existing trees and natural features during the construction phase in accordance with the NPPF and West Berkshire Local Plan Review 2023-2041.

13. Hard landscaping

The development hereby permitted shall not be first occupied/first used until the hard landscaping of the site has been completed in accordance with a hard landscaping scheme that has first been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include details of any boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) to be provided as part of the development.

Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7, SP8 and SP10 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.

14. Soft landscaping

The development hereby permitted shall not be first occupied/first used until the soft landscaping has been undertaken in accordance with the following documents

- Proposed Site Plan. Drawing number 3.005. Received 19/12/2025
- Proposed Tree Plan. Drawing number 3.006. Received 16/05/2025
- Proposed Tree Plan 2. Drawing number 3.007. Received 16/05/2025
- Proposed Tree Plan 3. Drawing number 3.008. Received 16/05/2025 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

Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7, SP8 and SP10 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.

15. Parking/turning in accord with plans

The use shall not commence until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

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Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy DM44 of the West Berkshire District Local Plan 2023- 2041.

16. Electric Charging Point

The development hereby permitted shall not be first occupied/first used until electric vehicle charging points have been provided for the dwelling and office buildings in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the charging points shall be maintained and kept available and operational for electric vehicles at all times.

Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policies SP5, SP19, DM42 and DM44 of the West Berkshire Local Plan Review 2023- 2041.

17. Visibility splays before occupation

The use shall not commence until the visibility splays at the access have been provided in accordance with drawing number 538.0010.001. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level. Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy DM42 of the West Berkshire District Local Plan 2023-2041.

18. Set back of gates

The gates to be provided at access(es) where vehicles will enter or leave the site, shall open away from the adjoining highway and be set back as shown on the approved plans.

Reason: In the interest of road safety and to ensure that vehicles can be driven off the highway before the gates are opened. This condition is imposed in accordance with the National Planning Policy Framework and Policy DM42 of the West Berkshire District Local Plan 2023- 2041.

19. Hours of Construction Works

No construction works shall take place outside the following. hours:

0730 hours to 1800 hours Mondays to Fridays.

0830 hours to 1300 hours Saturdays;

and No work shall be carried out at any time on Sundays or Bank Holidays

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policies DM5 and DM30 of the West Berkshire Local Plan Review 2023-2041.

20. Construction Environmental Management Plan (CEMP)

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No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following: (a) (b) (c) Risk assessment of potentially damaging construction activities. Identification of "biodiversity protection zones". Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). (d) The location and timing of sensitive works to avoid harm to biodiversity features. (e) The times during construction when specialist ecologists need to be present on site to oversee works. (f) (g) Responsible persons and lines of communication. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. (h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid harm to protected species during demolition/ construction and preparatory operations. This condition is applied in accordance with the National Planning Policy Framework and Policy SP11 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is required because the CEMP will need to be adhered to throughout construction.

21. Lighting design strategy for light sensitive biodiversity

Prior to any external lighting being installed/constructed, a "lighting design strategy for biodiversity" for "training facilities to include 40 boxes, horse walker, storage barn, water treadmill barn, collecting ring, tack room/day facilities, racing office and a two bed staff cottage with ancillary works" shall be submitted to and approved in writing by the local planning authority. The strategy shall:

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.

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.

Reason: Bats, badgers, and otters 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 SP11 of the West Berkshire Local Plan Review 2023-2041.

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22. Biodiversity Gain Condition

No development, demolition, earth moving shall take place until a Biodiversity Gain Plan has been submitted to and approved by the local planning authority. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Metric dated 25th April 2024 prepared by Phillips Ecology, and shall include:

- i. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- ii. the pre-development biodiversity value of the onsite habitat; i
- iii. the post-development biodiversity value of the onsite habitat;
- iv. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development; v. any biodiversity credits purchased for the development.

The approved Biodiversity Gain Plan shall be implemented in accordance with the approved details.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990. A pre-commencement condition is required because the habitat and management arrangements need to be determined before existing habitats are affected.

23. Habitat Creation Management and Monitoring Plan (HCMMP)

Prior to the commencement of the development the HMMP shall be submitted to, and be approved in writing by, the local planning authority. The HMMP shall include:

- i. Summary of Habitat Proposal and Plans providing the biodiversity baseline assessment against which BNG outcomes are assessed and monitored;
- ii. Site Context Photos
- iii. Retention and Protection Measures Map
- iv. Management plan aims and objectives;
- v. Design Principles Informed by Baseline Information
- vi. a programme detailing the long-term phases of the management the number of years to achieve and then maintain the BNG targets;
- vii. Habitat targets. Habitat creation, enhancement condition management targets and prescriptions.
- viii. Habitat Creation, Enhancement and Management- Risk Register and Remedial Measures
- ix. A monitoring strategy and schedule to inform decisions about management, whether assessing progress towards the BNG targets is on track and whether changes to management are required to achieve the targets to include methods and intervals of reporting and adaptive management.
- x. If management is not delivering the biodiversity outcomes or deemed unlikely to (on the basis of trajectory of change in condition and known time to target condition), changes in the management regime shall be agreed in writing and implemented to deliver a successful outcome.

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- xi. Evidence of legal, financial, governance and practical arrangements for the long-term delivery and management of BNG measures. The approved HCMMP will be implemented in accordance with the approved details.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990. A pre-commencement condition is required because the habitat and management arrangements need to be determined before existing habitats are affected.

24. Maximum water consumption

All new residential developments shall meet the Building Regulations optional higher water efficiency standard of 110 litres per person per day, using the 'Fittings Approach' as set out in table 2.2 of the Building Regulations part G2. No dwelling hereby permitted shall be occupied until this standard has been achieved for that dwelling. This standard shall be complied with for that dwelling and retained in perpetuity thereafter.

Reason: To ensure development is designed to be water efficient and reduce water consumption in accordance with the National Planning Policy Framework and Policy DM7 of the West Berkshire Local Plan 2023-2041.

25. Digital Infrastructure

No works above foundation level of the dwellings hereby approved shall take place until a digital infrastructure strategy statement has been submitted to and approved in writing by the Local Planning authority. Such a statement shall set out how the development hereby approved will be served by high-speed reliable gigabit-capable broadband, wherever possible in the form of fibre to the premises (FTTP), or any new or alternative technologies that may come forward. Where the document describes how it is not currently viable to deliver FTTP broadband, the fastest viable alternative connection should be provided, together with adequate ducting to allow FTTP connections to be made easily at a later date, without the additional costs of retrofitting. Thereafter the development shall not be occupied until the submitted details have been provided in accordance with the approved details.

Reason: To ensure that the site is provided with high-speed communications infrastructure in the interests of the amenity of the occupants of the site in accordance with the requirements of the National Planning Policy Framework and policy DM41 of the West Berkshire Local Plan Review 2023-2041.

26. Sustainability and Building Construction Measures

The development hereby permitted shall incorporate the sustainability measures set out in the following documents- Easy EPC SAP10.2 & Policy DM4 Review 3787. No dwelling shall be occupied until all sustainability measures have been provided in full accordance with these approved details.

Reason: To secure the sustainability measures that the development is contributing to the district's response to climate change in accordance with Policy SP5 and DM4 of the West Berkshire Local Plan Review 2023-2041.

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27. Surfacing of access

The buildings hereby approved shall not be brought into first use until details of the surfacing arrangements for the vehicular access(es) to the highway have been submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access(es) for a distance of ten metres measured back from the carriageway edge. Thereafter the surfacing arrangements shall be constructed in accordance with the approved details.

Reason: To avoid migration of loose material onto the highway in the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policy SP19 of the West Berkshire Local Plan Review 2023 2041.

(The meeting commenced at 6.30 pm and closed at 8.14 pm)

CHAIRMAN

Date of Signature

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