

| Item No. | Application No. and Parish | Statutory Target Date | Proposal, Location, Applicant |
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| (2) | 20/00540/FUL Lambourn Parish Council | 27 th April 2020 | General purpose agricultural storage building to allow storage of grain; other agricultural products; and farm machinery Trabbs Farm, Seven Barrows, Lambourn E F Walters Ltd |

The application can be viewed on the Council's website at the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/00540/FUL>

Recommendation Summary: To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to conditions

Ward Member(s): Councillor Howard Woollaston

Reason for Committee Determination: The Council has received more than 10 letters of objection.

Committee Site Visit: Owing to social distancing restrictions, the option of a committee site visit is not available. Instead, a collection of photographs is available to view at the above link.

Contact Officer Details

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1. Introduction

- 1.1 This application seeks planning permission for the erection of an agricultural barn on land at Trabbs Farm.
- 1.2 The application site is a parcel of land which forms part of Trabbs Farm, Seven Barrows, Lambourn. It lies to the north-east of the main farmstead at Trabbs Farm and directly north of Trabbs Farmhouse and is outside of any defined settlement boundary but within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).
- 1.3 The new building is required as a store for grain, other produce from the farm enterprise, and for machinery for agricultural use. The structure would be a typical agricultural style barn constructed of steel profile cladding for the walls and fibre cement roof sheets. The 6 bay building would measure 36.576m x 15.150m with an eaves height of 6.096m and a maximum height of 7.806 m.

2. Planning History

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

| Application | Proposal | Decision / Date |
|----------------|--------------------------------|------------------------------|
| 18/00611/AGRIC | Agricultural grain store. | Application required 5/4/18 |
| 18/01642/AGRIC | Agricultural storage building. | Application required 31/7/18 |

3. Procedural Matters

- 3.1 Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 A site notice was displayed at the site on 5th March 2020; the deadline for representations expired on 26th March 2020.
- 3.3 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). Given that this barn is proposed for agricultural use, it would appear unlikely that the scheme would be CIL liable. However, CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

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| Lambourn Parish Council: | Objections have been raised by some members of the Parish Council. In particular, flooding is a concern. |
| WBC Highways: | Visibility splays of 2.4 metres x 215 metres have been shown on the drawings which is acceptable. The gates are shown 16 metres back from the carriageway to enable the largest grain lorry to exit the highway before opening the gates. This is required and should be conditioned. The access is surfaced with concrete which is acceptable. There is adequate hardstanding to the rear for vehicles to park and manoeuvre. Trip rates: This is stated as 18 movements annually. This is very low and is therefore considered to be acceptable. The highway aspects of this proposal comply with current guidelines. The highway recommendation is for conditional approval. |
| Public Protection: | I have no EH objections to the proposed development. |
| Archaeology: | As indicated previously the application to construct a new agricultural building here is of some archaeological interest. Trabbs Farm (first called Seven Barrows barn) lies in the same dry valley as the famous Lambourn Seven Barrows cemetery. There are in fact about 40 known burial mounds, the earliest being a Neolithic long barrow under 2km to the north, on the Oxfordshire county boundary. Many different types of Bronze Age round barrows were then constructed southwards along either side of the valley (which might have had a seasonal stream running down it). Secondary burials around some of the barrows occurred in the Saxon period. Many of the different barrows are nationally designated as scheduled monuments and are visible as upstanding earthworks, but others only survive as cropmarks. Though the development site is some 700m south of the Seven Barrows scheduled monuments, there are in fact two unscheduled outliers much closer in the same field, along the northern boundary. These are numbered as Seven Barrows 26 and 27 and can be seen as ring ditches in aerial photographs, most recently on the Google Earth time slider of 6/2/2009. There will be no impact on these archaeological features from the development, but there are also cropmarks of a probable Iron Age or Roman field system which do overlap with the proposed building area. There is also a background of finds from many periods in the area, from the prehistoric to medieval era. Due to this potential, the development might have some impact on heritage assets of archaeological interest. I would therefore suggest that the applicants be asked to commission a programme of archaeological supervision (watching brief) during the excavation of the foundations and any related groundworks for the agricultural building. |

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| | This should be secured by condition. |
| SuDS: | We can confirm that we have no comments on the above application. |
| Ecology: | No response received. |
| Tree Officer: | No response received. |
| North Wessex Downs AONB Board: | No response received. |

Public representations

- 4.2 Representations have been received from 13 contributors, all of which object to the proposal.
- 4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:

- Material increase in large vehicle traffic along the lane and through Lambourn.
- There already exists a building that could be used for this purpose.
- There are no other substantial agricultural buildings along the lane.
- The use of the barn for storing product from elsewhere is unacceptable.
- The new barn would be an ugly and inappropriate scar which would ruin the aesthetic enjoyment of the lane.
- The barn would be highly visible from the surrounding countryside and rights of way.
- From an environmental perspective, it is irresponsible to construct a surplus building in this location.
- The area where the building is sited is already prone to flooding.
- The Bronze Age cemetery nearby is an SSSI and scheduled monument and just behind the proposed site is another SSSI, Crokers Hole.
- Unnecessary relocation of commercial buildings in the AONB.
- The scale of the building is commercial overdevelopment.
- The access is dangerously close to the lane.
- Should be sited adjacent to the existing farmstead.
- Lambourn is known as the Valley of the Racehorse – this development is not in keeping with this.
- There should be no grain dryer installed at the site.
- The proposed landscaping will not be sufficient to screen the building.

5. Planning Policy

- 5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP5, CS13, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2014-19

6. Appraisal

6.1 The main issues for consideration in this application are:

- The principle of development
- Design, character and appearance
- Neighbouring amenity
- Highway matters
- Flooding and drainage
- Ecology
- Archaeology

Principle of development

6.2 The application site forms part of Trabbs Farm, an agricultural holding which is located outside of any defined settlement boundary and within the North Wessex Downs Area of Outstanding Natural Beauty, where there is a general presumption against new development. However, policy CS10 of the West Berkshire Core Strategy seeks to encourage development that would help support the rural economy.

6.3 In this instance, Trabbs Farm itself is a relatively small farm which occupies approximately 16 hectares of land. However, the applicant has an interest in a significant amount of agricultural land at a number of other sites throughout West Berkshire and its surroundings. As set out within the Planning Statement, the applicant is involved with the farming of over 800 hectares of land outside of the Trabbs Farm holding. Whilst the applicant manages a number of different sites, they are not within his personal ownership (he is a tenant) and it is stated that there would be difficulties in establishing a new agricultural building at those other sites. Therefore, this application requests that a new building be constructed at Trabbs Farm, which is to be used for the storage of grain and other seeds produced at Trabbs Farm and the applicants other sites, as well as the storage of machinery used at Trabbs Farm and elsewhere.

6.4 Half of the new building is proposed to be dedicated to produce storage and is to be of a sufficient size to store 550 tonnes of grain. It is expected that approximately 250 tonnes of grain and seed would be produced at Trabbs Farm and the remainder of the grain and seed to be stored would be brought in from other farm units with which the applicant has an interest. The remainder of the building would be used to securely store equipment which is principally used at Trabbs Farm but which may also be operated elsewhere and for part of the year, there is a need to store soil fertiliser.

6.5 It has been noted by objectors to the scheme that there are existing buildings at Trabbs Farm which could be suitable for use. However, the Planning Statement provides a summary as to why the existing vacant buildings at the site would be unsuitable for

produce and machinery storage. The existing Dutch Barn is an open sided building which could not be readily converted to store grain and seed. Furthermore, the structure is damaged and therefore, it is not considered a cost effective solution to re-use this building. An existing storage building is to remain on site as it is structurally sound but it is too low to accommodate modern farm machinery. The existing wooden barn is considered inappropriate for modern farming needs and may be removed. However, it is considered that this building could be of historic interest so there is no intention to remove this until a detailed study of the structure has been undertaken. On this basis it is concluded that the applicant has provided sufficient justification of the need for a new building rather than the re-use of an existing structure.

- 6.6 It is considered that the applicant has provided sufficient justification for the need for the new building. Whilst it is larger than required to accommodate the needs of Trabbs Farm itself, it would allow for the storage of the produce and machinery of the applicant, who farms a significant amount of agricultural land as a tenant of other holdings.

Design, character and appearance

- 6.7 The application site is located to the north of the village of Lambourn and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). It is situated within Lambourn Open Downland which is described within the West Berkshire Landscape Character Assessment (WBLCA) as a dramatic rolling landform, incised by distinctive dry valleys, creating a remote and windswept landscape with open and expansive views dominated by large scale arable farmland, sparsely populated and consisting of scattered farmsteads and equestrian establishments. At present, the site and surrounding area is a good fit with the landscape character description and therefore, any new development must not have a harmful impact on this landscape character. The site forms a small part of a larger arable field which lies adjacent to an unclassified road.
- 6.8 The Local Planning Authority appointed a landscape consultant to assess the scheme and a report has been prepared setting out the impacts of the new building. This report shows that the new building will have a direct impact resulting in the loss of part of an arable field and whilst an arable field is not as valued as native grassland, the building and apron will have an adverse impact on the open undeveloped character of the site. However, the application provides a comprehensive planting scheme, which includes hedging and trees. Though it is not considered desirable for soft landscaping to hide development in wider views, it can be used to soften the impact of new buildings and can help to anchor the building into the landscape. In the area directly surrounding the application site, there is some existing development as well as copses of trees and significant amounts of hedging. Therefore, whilst the new building would certainly be visible in wider views, it would sit alongside other development along the valley floor. Furthermore, the introduction of trees and hedging would remain in keeping with the prevailing landscape character in the surrounding area.
- 6.9 Whilst this proposal would be seen as extending development along the valley floor, it would not be seen breaking the skyline and the matt colour proposed will reduce its visual prominence especially within the early years before the proposed planting becomes established. Furthermore, an existing hedgerow which runs alongside the public byway to the west will mature in time, further reducing the wider views available of the site.
- 6.10 The WBCLA states that any new agricultural barn should be sensitively designed to be fully integrated into the landscape. The proposed barn will extend development along the road, with a change in view from a number of public viewpoints. However, the building from longer views will be seen against the opposite valley side and its matt colour will reduce its visibility and, in time, the planting measures proposed within the

landscaping scheme will help to anchor the building into the surrounding vegetation pattern reducing any adverse impact on the wider landscape character.

- 6.11 This application seeks consent for the introduction of an agricultural building into an agricultural setting and it is considered that the design would remain in keeping with its surroundings. Furthermore, the conclusions of the landscape consultant's report are that whilst the proposed building will not enhance or conserve this area of the AONB, the proposed planting measures will in time reduce its visual prominence in the wider landscape setting.
- 6.12 Some recommendations have been made within the landscape consultant's report in order to lessen the impact of this development. Post and rail fencing should be avoided in visible locations and it is therefore recommended that a condition be attached to any consent which takes away the permitted development rights of the site in relation to fencing. Moreover, the design of the gateway and entrance should be rural in character. Full details of this entrance have not been submitted at this time and it is therefore considered necessary to add a condition which requires further details of this to be submitted to and approved by the Local Planning Authority.
- 6.13 Though it is clear that a new building in this location would have an impact on the landscape character of this area, it is considered that the proposed design and planting scheme would ensure this new agricultural building would sit comfortably within the landscape and, over time, the proposed planting would further reduce its impact.
- 6.14 In order to protect the AONB designation from further development at this site, it is suggested that a condition be attached to any proposed consent which removes the permitted development rights of the site in relation to the erection, extension or alteration of a building as set out within part 6 of the General Permitted Development Order.

Neighbouring amenity

- 6.15 To the north of the application site is Badgers and to the south is Trabbs Farmhouse. Neither site are within the applicant's ownership.
- 6.16 With regards to Badgers, there is approximately 200 metres between the application site and this dwelling. This distance is considered sufficient to ensure that the new structure would not have a significant impact upon the residential amenity of this dwelling in terms of loss of light or privacy. The dwelling at Trabbs Farm is closer but with over 60 metres between the dwelling and the new structure, it is again not considered to result in any significant loss of light or privacy.
- 6.17 It is acknowledged that the new structure may well be visible from both neighbouring dwellings but it is not considered that it would have an overbearing impact due to the distances between the sites. The building is agricultural in style and typical of what is to be expected in a rural setting such as this, and whilst it is not set adjacent to the existing farmstead, it has been established that the setting would have an acceptable impact on the character of the area and AONB. The proposed landscaping of the site and existing trees and hedges close to the site will help to soften the impact of the building in views from neighbouring properties. Additionally, it should be noted that the right to a view is not a material planning consideration and can therefore not form part of the consideration of the application.
- 6.18 Moreover, it is not considered that the new barn would lead to any significant issues of noise disturbance to any neighbouring properties. It would be used to store produce and machinery, with no plant proposed. The Council's Environmental Health Team were consulted and raised no objections to the development. However, in order to protect the amenity of the neighbouring dwellings, it is recommended that a condition be attached

to any proposed approval to ensure that should any plant or equipment, such as grain dryers, be proposed, details of this would need to be submitted to and approved in writing by the Local Planning Authority.

Highways matters

- 6.19 The proposal includes the creation of a new access from the lane and sufficient visibility is required in order to ensure that this access would lead to no issues of highway safety. The Council's Highways Officer reviewed the proposal and notes that the visibility splays shown of 2.4 metres x 215 metres are acceptable. The access is surfaced with concrete and the gates are shown 16 metres back from the highway in order to enable the largest grain lorry to exit the highway before opening the gates.
- 6.20 Concern has been raised by objectors that the access is dangerously close to the lane and the development would lead to unacceptable levels of vehicle movements of large vehicles along this lane. The Council's Highways Officer has considered the trip rates set out within the planning statement and raises no objections as the stated number of movements is very low. Furthermore, as stated above, the gates at the access are to be set 16 metres from the highway ensuring that even the largest lorries could fully pull off the highway before opening the gates. The position of the gates well away from the highway is considered essential to protect highway safety and it is therefore recommended that a condition to ensure that the gates are set at that distance is attached to any consent.

Flooding and drainage

- 6.21 Part of the application site lies in an area of groundwater flood risk and this matter was raised as a concern by the Parish Council and objectors to the scheme. The site plan accompanying the application shows the drainage scheme for the development, which includes storm drains, French drains and two soakaways. The Council's Drainage Engineer was consulted and has responded with no comments on the application.

Ecology

- 6.22 Objectors to the scheme have noted that there are SSSI's close to the application site. However, the nearest SSSI at Croker's Hole lies approximately 300 metres from the application site and this new agricultural building is considered to have no significant impact upon this site. It is also worthy to note that the existing buildings at Trabbs Farm lie significantly closer to this designation at approximately 200 metres from it. The Council's Ecologist was consulted and no response was received.

Archaeology

- 6.23 The Council's Archaeologist noted that Trabbs Farm is of some archaeological interest. It lies within the same dry valley as the Lambourn Seven Barrows cemetery, there are in fact about 40 known burial mounds, the earliest being a Neolithic long barrow under 2km to the north, on the Oxfordshire County boundary. Though the development site is some 700m south of the Seven Barrows scheduled monuments, there are two unscheduled outliers much closer in the same field, along the northern boundary. These are numbered as Seven Barrows 26 and 27 and can be seen as ring ditches in aerial photographs, most recently on the Google Earth time slider of 6/2/2009. There will be no impact on these archaeological features from the development, but there are also cropmarks of a probable Iron Age or Roman field system which do overlap with the

proposed building area. There is also a background of finds from many periods in the area, from the prehistoric to medieval era.

- 6.24 Given the archaeological potential, the Council's Archaeologist has requested that a programme of archaeological supervision is commissioned during the excavation of the foundations and any related groundworks. This can be secured by a pre-commencement condition and the agent has confirmed by email sent to David Pearson on 6th May 2020 that the applicant accepts such a condition.

7. Planning Balance and Conclusion

- 7.1 It is considered that sufficient justification has been provided within the Planning Statement to prove a need for the new building on site and whilst it is acknowledged that there will be a landscape impact, it is considered that the proposed landscaping will successfully integrate the building into its surroundings. The impact on neighbouring properties has been considered and found to be acceptable and the Council's Highways Officer has confirmed that no objections are raised to this development subject to conditions. Though flooding has been raised as an issue by a number of objectors to the scheme, the proposal was reviewed by the Council's Drainage Engineer who had no comments to make and it is considered that the distance between the application site and the SSSI's ensures that there would be no ecology issues. The Council's Archaeologist has noted the archaeological potential of the site but considers that some archaeological supervision should be carried out and has recommended this be conditioned.
- 7.2 The National Planning Policy Framework is clear that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions. Conditions should only be imposed where they are: necessary; relevant to planning and to the development to be permitted; enforceable; precise; and reasonable in all other respects. It is also clear that whether it is appropriate for the Local Planning Authority to impose a condition on a grant of planning permission will depend on the specifics of the case. It is considered necessary to add conditions relating to a time limit for commencement, approved plans, materials as specified and conditions to ensure that the visibility splays and parking are provided prior to the development being brought into use and a condition to ensure that gates will be set back from the highway in order to ensure that there would be no issues of highway safety. Moreover, conditions which restrict the permitted development rights of the site in relation to fencing and extensions and alterations as well as a condition requiring further details of the access and gates are required in order to protect the visual amenity of the site. The landscaping scheme should also be conditioned to ensure that it is implemented and maintained within a reasonable timescale of the development being completed and should any alterations be proposed to the lighting, details of this should be submitted to and approved by the Local Planning Authority. Given the proximity of the site to residential properties, it is recommended that conditions which restrict the working hours on site and the installation of plant be attached to any consent. In order to ensure that adequate recording of archaeological features is carried out, a condition is considered necessary to secure the implementation of a programme of archaeological work.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

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| 1. | <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>The development hereby permitted shall be carried out in accordance with the approved plans listed below:</p> <ul style="list-style-type: none">- Drawing title: Plans and Elevations received 27th February 2020- Drawing titles: Location Plan; Block Plan; Site Plan; Visibility Splays; Landscape Plan received 6th July 2020 <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p> |
| 3. | <p>The materials to be used in the development hereby permitted shall be as specified on the plans, application forms and within the planning statement received 27th February 2020.</p> <p>Reason: To ensure that the external materials are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p> |
| 4. | <p>Any gates to be provided at the new access, shall open away from the adjoining highway and be set back a distance of at least 16 metres from the edge of the highway.</p> <p>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 CS13 of the West Berkshire Core Strategy 2006-2026.</p> |
| 5. | <p>No development shall take place until visibility splays of 2.4 metres by 215 metres have been provided at the access. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.</p> <p>Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy 2006-2026.</p> |
| 6. | <p>No development above ground level shall take place until full details of the visual appearance of access into the site and gates have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the access and gates are appropriate to the rural character of the area. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p> |

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| 7. | <p>The development shall not be brought into use until the vehicle parking and turning space have been surfaced and provided in accordance with the approved plan. The parking and turning space shall thereafter be kept available for parking 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, Policy CS13 of the West Berkshire Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p> |
| 8. | <p>No site works shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.</p> <p>Reason: To ensure that any significant archaeological remains that are found are adequately recorded. This is in accordance with the National Planning Policy Framework and policy CS19 of the West Berkshire Core Strategy 2006-2026.</p> |
| 9. | <p>No construction works shall take place outside the following hours:</p> <p>7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays; nor at any time on Sundays or Bank Holidays.</p> <p>Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p> |
| 10. | <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or an order revoking and re-enacting that Order, with or without modification), no fences, gates, walls or other means of enclosure shall be erected within the red line curtilage of the application site as shown on drawing title: Location Plan received 6th July 2020 without the express permission of the Local Planning Authority through the submission of a planning application made for that purpose.</p> <p>Reason: To protect the rural character of the surrounding landscape. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p> |
| 11. | <p>If any alterations are proposed to be made to the external lighting of the site, an external lighting plan should be submitted to and approved in writing by the Local Planning Authority by way of a formal application to discharge this condition.</p> <p>Reason: To ensure that the lighting of the site is appropriate given the surrounding landscape character and rural nature of this site which is located within the North Wessex Downs Area of Outstanding Natural Beauty. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p> |
| 12. | <p>No plant shall be installed on site until details have been submitted to and approved in writing by the Local Planning Authority in respect of a planning application. The plant and measures to minimise the effect of noise shall be installed prior to the</p> |

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| | <p>operation of the plant in accordance with the approved details. Details of the plant shall include:</p> <p>(a) written details of the plant associated with the development including:</p> <p>(i) the proposed number and location of such plant as well as the manufacturer's information and specifications</p> <p>(ii) the acoustic specification of the plant including general sound levels and frequency analysis under conditions likely to be experienced in practice.</p> <p>(iii) the intended operating times.</p> <p>(b) The findings of a noise survey to determine noise levels in the vicinity of the proposed development and calculations showing the likely impact of noise from the development;</p> <p>(c) a scheme of works or such other steps as may be necessary to minimize the effects of noise from the development;</p> <p>Reason: To protect the amenity of residents and nearby land users in accordance with the National Planning Policy Framework and policy CS14 of the West Berkshire Core Strategy 2006-2026 and Policies OVS5 and OVS6 of the West Berkshire District Local Plan Saved Policies 2007.</p> |
| 13. | <p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no development which would otherwise be permitted by Schedule 2, Part 6 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: In the interests of respecting the character and appearance of the surrounding area which is located in a sparsely developed area within the North Wessex Downs Area of Outstanding Natural Beauty. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p> |
| 14. | <p>All landscape works shall be carried out in accordance with the submitted plan, planting mix, and planting and maintenance details received 6th July 2020. The approved landscape works shall be implemented within the first planting season following completion of development. Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or seriously damaged within five years of completion of the approved 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: To ensure the implementation of a satisfactory scheme of landscaping which is essential to the scheme. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p> |

Informatives

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| 1. | HI1 |
| 2. | HI3 |
| 3. | HI4 |