

WESTERN AREA PLANNING COMMITTEE
28 APRIL 2021

UPDATE REPORT

Item No: (2) **Application No:** 19/02979/OUTMAJ **Page No.** 39-76

Site: Land South Of Tower Works, Lambourn Woodlands, Hungerford

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Written submissions

Parish Council: Cllr. Sue Cocker - Lambourn Parish Council

Objector(s): Piers Yeld
Tony King

Supporter(s): N/A

Applicant/Agent: Philip Walker, Walker Logistics (Applicant)
Jim Tarzey, Pegasus Group (Planning Consultant)
Ian Southwell, Vectos (Highways Consultant)

Ward Member(s) speaking: Howard Woollaston

1. Additional Consultation Responses

Public representations:	An additional 4 letters of support have been received since publication of the agenda. These do not raise any additional matters beyond those reported. Amended numbers of representations are reported below.
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2. Representations

An error in the report refers to 17 letters of support and 20 letters of objection. This is incorrect. On the day of writing this update report the number of representations received are as follows-

Object: 56
Support: 34

3. Updated Recommendation

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

14.	<p>Hours of external operation</p> <p>No external operations (including deliveries and unloading of lorries, but excluding use of the car park by employees for parking of private motor cars and access to and from the logistics warehouse building hereby approved) shall take place except in accordance with the following hours:</p> <p>7:00am to 8:00pm Mondays to Fridays; 9:00am to 1:00pm on Saturdays; No external operations on Sundays and Bank holidays.</p> <p>Reason: In the interests of the amenity of nearby residential occupants in accordance with the NPPF, Policy CS14 of the West Berkshire Local Plan Core Strategy 2006-2026 and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.</p>
15.	<p>Personal permission</p> <p>The logistics warehouse building and ancillary offices hereby permitted shall be occupied only by Walker Logistics Limited unless planning permission is granted on a planning application made for this purpose.</p> <p>Reason: The applicant has demonstrated through submissions accompanying this application that the associated vehicle movements and hours of external works relating to the operation of the site for his business are such as to allow for the applicant's particular business to operate on the site under the restrictions of the conditions of this planning permission without resulting in undue detriment to the amenity of neighbouring residential occupants, highway safety and the amenity of the highway network that might result from the operation of an uncontrolled B8 or other industrial use of the site. This condition is imposed in order that the use of the site by any alternative future occupant can be given details consideration in terms of the associated impacts on highways safety and residential amenity in the interests of residential amenity and highway safety in accordance with the NPPF, Policies CS5, CS13 and CS14 of the West Berkshire Local Plan Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan Saved 1991-2006 Saved Policies 2007.</p>
17	<p>Public access to museum</p> <p>The museum hereby approved shall not be taken into use until details of arrangements for public access have been submitted and approved in writing by the Local Planning Authority. Such access arrangements shall provide for the public to have visiting access to the museum on no less than 28 days per year, and shall include details of how such arrangements can be booked and will be publicised. The museum shall be made available for public visits in accordance with the approved details thereafter.</p> <p>Reason: To secure the public benefit of the museum and its relationship to the wider Membury airfield site as a heritage asset, in the interests of the conservation and enhancement of heritage assets and their associated public benefits in accordance</p>

	with the NPPF and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy 2006-2026.
18.	<p>Travel plan</p> <p>The building hereby approved shall not be brought into use until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented as approved on commencement of the use as a school and its provisions shall continue to be implemented thereafter.</p> <p>Reason: To ensure the efficient function of the site and to promote sustainable forms of transport. 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>
19.	<p>Use restriction (additional condition)</p> <p>Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015, as amended, or any subsequent revision thereof, the building hereby approved for a logistics warehouse shall be used only for purposes of use Class B8 storage and distribution and ancillary office accommodation, and the building hereby approved as a museum building shall only be used as a museum unless planning permission is granted on a planning application made for the purpose of changing the use of the buildings hereby approved.</p> <p>Reason: The acceptability of the approved building in planning terms is dependent on an assessment of the associated level of vehicle movements and external works that relate to the buildings in their approved use. This condition is imposed in the interests of preventing a change of use of the approved buildings that might otherwise result in an intensification of associated vehicle movements and associated activities in accordance with the requirements of the NPPF, Policies CS5, CS13 and CS14 of the West Berkshire Local Plan Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan Saved 1991-2006 Saved Policies 2007.</p>