

White Planning
Tony White
Wey Bank
Alton Road
Farnham
GU10 5EL

Applicant:
Mrs L Bruce and Mrs J Cooper

PART I - DETAILS OF APPLICATION

Date of Application

20th January 2022

Application No.

22/00120/FUL

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Change of use from 8 transit caravan pitches to 8 permanent Gypsy/Traveller pitches

Land Adjacent To New Stocks Farm, Paices Hill, Aldermaston, Reading

PART II - DECISION

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council GRANTS planning permission for the development referred to in Part I in accordance with the submitted application form and plans, subject to the following condition(s):-

1. Commencement of development

The development hereby permitted shall begin not later than three years from the date of this decision.

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).

2. Occupation

The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1: Glossary of Planning Policy for Traveller Sites (or its equivalent in replacement national policy).

Reason: The site is allocated for Gypsy and Traveller provision and has been assessed in light of this. The site lies in a locality where permission would not normally be granted for residential development. The condition is recommended in accordance with ADPP1, ADPP6, CS7 of the West Berkshire Core Strategy (2006-2026) and TS1, TS3 of the West Berkshires Housing Site Allocations DPD.

3. Pitch and Caravan Numbers

There shall be no more than 8 pitches within the site and for those pitch hereby approved no more than 2 caravans as defined in the Caravan Sites and Control of Development Act 1960 and the Caravans Sites Act 1968 (or any subsequent legislation that defines caravans), shall be stationed at any time, of which only 1 caravan shall be a static caravan.

Reason - To control the level of residential use on the land, and in the interests of amenity and safety. This condition is imposed in accordance with Policies ADPP1, ADPP5, CS7, CS14, CS17 and CS19 of the West Berkshire Core Strategy 2006-2026, and Policy TS3 of the Housing Site Allocations DPD 2006-2026.

4. Approved plans

The development hereby permitted shall be carried out in accordance with the following approved plans/documents:

Location Plan submitted on the 20/01/2022

Block Plan submitted on the 29/07/2022

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

5. Soft landscaping (prior approval)

No unit shall be first occupied until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. 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 / first occupation of the new dwelling (whichever occurs first). 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 CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.

6. Hard landscaping (prior approval)

No unit shall 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. 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 CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.

7. SUDS in accordance with details

The development shall be undertaken in accordance with the Surface Water Drainage Strategy for Planning produced by UNDA July 2022. Prior to the first occupation of any caravan on site the SUDS shall be constructed in full.

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, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (June 2006) and SuDS Supplementary Planning Document (Dec 2018).

8. Electric Charging Point (as per the plans)

The use shall not commence until electric vehicle charging points have been provided for that dwelling/unit in accordance with the approved plans. Thereafter, the charging points shall be maintained, and kept available and operational for electric vehicles at all times.

Reason: To secure the provision of charging points to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026.

9. Parking (approved plans)

The use shall not commence until vehicle parking and turning spaces for that unit have been completed in accordance with the approved plans (including any surfacing arrangements and marking out). Thereafter the parking and turning spaces shall be kept available for parking and manoeuvring (of private cars and private light goods vehicles) at all times.

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 applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026.

10. Emergency Plan #1

The use shall not commence until a comprehensive Emergency Plan has been submitted to and approved in writing by the Local Planning Authority in relation to the construction phase.

Reason: in order to ensure protection of any construction staff should there be a radiation emergency at AWE Aldermaston.

11. Emergency Plan #2

The use shall not commence until an outline Emergency Plan for the site has been submitted to and approved in writing by the Local Planning Authority. In order to provide assurance that an effective plan will be put in place, normally this means that only the final contact details and names are not completed. The Emergency Plan must cover the processes for:

- o activation of the plan,
- o sheltering,
- o supporting the vulnerable residents, staff and visitors whilst in sheltering conditions
- o evacuation and
- o recovery

Reason: in order to ensure that the change of use will not have an impact on the AWE Off-Site Emergency Plan and therefore place the people on the site and the response at risk should there be a radiation emergency at AWE Aldermaston.

12. 3. Emergency Plan #3

No occupation of the permanent pitches, shall take place until a comprehensive Emergency Plan has been submitted to and approved in writing by the Local Planning Authority.

Upon occupation the approved measures within the Emergency Plans shall be implemented in full, shall be kept up-to-date by the site manager/operator and management/owners. Thereafter, the plan should be reviewed and amended as necessary and at least annually. The Local Planning Authority may at any time require the amendment of the plan by giving notice pursuant to this condition. The Local Planning Authority may at any time require a copy of the then current Emergency Plan for the site which shall be submitted to the Local Planning Authority within 1 month of notice being given.

Reason: in order to ensure that the site has integrated emergency plans that will not have an impact on the AWE Off-Site Emergency Plan and will mitigate the risk to those people on the site.

13. Restriction on Commercial Vehicles

No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site.

Reason: The site is located within the North Wessex Downs AONB and is visible from the wider area, including roads and public footpaths. This condition is required to minimise the impact on the character and appearance of the area and AONB. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS7, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and Policy TS3 of the Housing Site Allocations DPD 2006-2026.

14. Restriction on Commercial Use

No commercial activities shall take place on the land, including the storage of materials.

Reason: The site is located within the North Wessex Downs AONB and is visible from the wider area, including roads and public footpaths. This condition is required to

minimise the impact on the character and appearance of the area and AONB. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS7, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and Policy TS3 of the Housing Site Allocations DPD 2006-2026

The decision to grant Planning Permission has been taken having regard to the policies and proposals in the National Planning Policy Framework, South East Plan 2006-2026, West Berkshire District Local Plan 1991-2006 (WBDLP) Saved Policies 2007, the Waste Local Plan for Berkshire, adopted 1998, the Replacement Minerals Local Plan for Berkshire 1991-2006 (incorporating the alterations adopted in December 1997 and May 2001) and to all other relevant material considerations, including Government guidance, Supplementary Planning Document; and in particular guidance notes and policies:

The reasoning above is only intended as a summary. If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

- 1 The applicant's attention is drawn to the fact that above conditions must be complied with in full before any work commences on site, failure to do so may result in enforcement action being instigated.
- 2 The above Permission may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. For example, "*Prior to commencement of development written details of the means of enclosure will be submitted to and approved in writing by the Local Planning Authority*". This means that a lawful commencement of the approved development cannot be made until the particular requirements of the pre-condition(s) have been met. A fee is required for an application to discharge conditions.
- 3 This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.

Decision Date :- 30th September 2022

Bob Dray
Interim Development Control Manager

TOWN AND COUNTRY PLANNING ACT 1990

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online using the Planning Portal at www.planningportal.co.uk.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.