

Pegasus Group
Mr Michael Ruddock
Querns Business Centre
Whitworth Road
Cirencester
GL7 1RT

Applicant:
Pitchkettle Investments Ltd

PART I - DETAILS OF APPLICATION

Date of Application

25th October 2021

Application No.

21/02710/FUL

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Part retrospective erection of two modular buildings following demolition and removal of existing structures, and change of use of site to flexible Class B2/B8/E(g) use

Pitchkettle Farm, Goodboys Lane, Grazeley Green, Reading RG7 1ND

PART II - DECISION

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

1. The site is poorly located and does not appear to have sufficient supporting infrastructure or opportunities for employees to reach the site by public transport, cycling and walking. The proposal would lead to intensification of employment generating uses which are not compatible with rural location. It has not been demonstrated it is imperative for the business to take place in a rural setting and has not demonstrated how the business and future business would make a contribution to the rural economy. Thus, the proposal does not to comply with policies ADPP1, CS9 and CS10 of Core Strategy.
2. The proposal would represent an intensification of an urban commercial use of the site in a rural area and the modular buildings would appear alien in this rural landscape which is considered to cause unacceptable harm to the rural character and appearance of the area. It is considered that overall the proposal would not be acceptable in terms of location, scale and design and conflict with both CS14 and CS19 of West Berkshire Core Strategy 2006-2026.
3. A noise assessment has not been received as part of this application and this means there is insufficient information to conclude that noise generated from the proposed flexible Class B2/B8/E(g) use will not have a harmful impact on residential amenity of occupier who live in the dwelling granted under 20/01304/CERTE. The proposal does not comply with OVS5 or OVS6 the West

Berkshire District Local Plan 1991-2006 (Saved Policies 2007) or policy CS14 of the West Berkshire Core Strategy 2006-2026.

4. The proposal will significantly increase traffic in a remote rural location that has no pedestrian or bus routes and is accessible only by rural roads which are not conducive to cycling. Accordingly, by virtue of the nature, intensity and location of the development it would significantly increase traffic where the mode of travel can only reasonably be the private car. There is a lack of information to demonstrate there will not be an increase in traffic along Goodboys Lane that is unsuitable for a significant increase in larger vehicles. An increase in larger vehicle would lead to a potential Highway Safety risk which would be harmful to road users. The proposal is therefore unsustainable and is contrary to Policies ADPP1, ADPP6, CS9, CS10 and CS13 of the West Berkshire Core Strategy 2006-2026, the Local Transport Plan for West Berkshire 2011-2026, and the National Planning Policy Framework
5. It has not been demonstrated that the proposed development would be built with minimum standards of construction of BREEAM Excellent. As such the proposal is not compliant with Policy CS15 of West Berkshire Core Strategy (2006-2026).
6. The application site is situated within the Detailed Emergency Planning Zone (DEPZ) surrounding the Burghfield Atomic Weapons Establishment (AWE). The use of the DEPZ in this context provides an area for development control consistent with the zone defined originally for emergency planning purposes. Off-site emergency arrangements are a requirement of the Radiation (Emergency Preparedness and Public Information) Regulations 2001 and are outlined within the AWE Off-Site Emergency Plan issue: January 2019. The purpose of the plan is to provide a detailed framework for all responding agencies to work to in order to facilitate the protection of the public and/or environment following an event involving an on-site accident at AWE Burghfield

There is insufficient information to demonstrate that the proposed development would not result in an increase in population within DEPZ. With no individual Emergency plan in place the proposal would have an adverse impact on the AWE Off-Site Emergency Plan due to distance meaning that evacuation after a period of shelter would be necessary, and in terms of recovery implications in the longer term.

According to Policy CS8 of the West Berkshire Core Strategy proposals in the consultation zones will be considered in consultation with the ONR. In the interests of public safety, development in planning consultation zone of AWE Burghfield is likely to be refused planning permission by the Council when the Office for Nuclear Regulation (ONR) has advised against that development. Both the ONR and Emergency Planning Team advise against this development because insufficient information has been received and this mean they have not been able to give consideration to the specific impacts of the development on the Off-Site Emergency Plan. As such, the proposal conflicts with the NPPF and Policy CS8 of West Berkshire Core Strategy 2006-2026.

If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

- 1 In attempting to determine the application in a way that can foster the delivery of sustainable development, the local planning authority has approached this decision in a positive way having regard to Development Plan policies and available guidance to try to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has also been unable to find an acceptable solution to the problems with the development so that the development can be said to improve the economic, social and environmental conditions of the area.

Decision Date :- 16th March 2023

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 via <https://www.gov.uk/appeal-planning-decision>.
- 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.