

OBSERVATIONS OF TOWN/PARISH COUNCIL

| PARISH/ APPLICATION NO. | LOCATION AND APPLICANT | PROPOSAL |
|----------------------------|--|--|
| Wokefield Parish Council | Pitchkettle Farm Goodboys Lane Grazeley Green Reading RG7 1ND Pitchkettle Investments Ltd | 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 |

21/02710/FUL

Date of despatch by WBC: **4th November 2021**

Comments to be returned by **25th November 2021**

NO OBJECTIONS

SUPPORT

OBJECT

REASONS:

Please see below.

Date of Parish/Town Council Meeting:
23rd November 2021

All relevant documentation may be viewed on the Council's website at the following address:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02710/FUL>.

WOKEFIELD PARISH COUNCIL comments on Planning Application 21/02710/FUL

Summary

Wokefield Parish Council (WPC) is opposed to this application. Anecdotally this site has a history of retrospective planning applications to justify inappropriate uses.

WPC believe the application should be rejected because:

- There is precedent for a similar application in the immediate vicinity having been rejected
- It is ill thought through with basic factual errors
- We have concerns for increased levels of traffic in Goodboys Lane

Below can be found the Parish Council's detailed comments in relation to various documents supporting of the Application.

Application Form – 5. Description of Proposal

The application is for “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 (part retrospective) “

A previous proposal 12/00016/FUL requesting similar changes of use from an adjacent property within 150 yards in Goodboys Lane, Pierces Farm, was declined for the following reasons:

“1. The proposal would generate traffic movements in an area where it is unlikely that other forms of transportation to the motor vehicle would be utilised to access the site, contrary to sustainability objectives which underpin national and local planning policies that seek to minimise the need to travel. Therefore the proposed change of use is considered to be contrary to the aims of the National Planning Policy Framework which requires that proposed developments are environmentally sustainable, Policy CC1 of the South East Plan 2009 and Policy OVS.1 of the West Berkshire District Council Local Plan 1991-2006 Saved Policies 2007.

2. The applicant has not submitted sufficient information to demonstrate that the proposed change of use of land would be of sufficient benefit to the rural economy that would outweigh the harm caused by the lack of sustainable location as given in reason for refusal 1, above. In addition to this, without a significant proven benefit to the rural economy, it is considered that activities associated with the proposed use of the site would cause a level of noise and disturbance that would have an unacceptable impact on the quiet, countryside setting of the site. Therefore the proposed change of use is considered contrary to the National Planning Policy Framework and Policies ENV.16 and ENV.19 of the West Berkshire District Council Local Plan 1991-2006 Saved Policies 2007 “

WPC feel the same criteria could be applied to this application.

Application Form – 6. Existing Use

The application answers “No” to questions about contamination. WPC believe the site was previously used for an unlicensed skip/landfill business and it is unknown what was actually disposed of there.

Application Form – 11. Flood Risk

The application says surface water will be disposed of via “Main Sewer”. There is no Main Sewer in Goodboys Lane.

Application Form – 13 Foul Sewage

The application says Foul Sewage will be disposed of via “Main Sewer”. There is no Main Sewer in Goodboys Lane.

Application Form – 14 Waste Storage and Collection

The application says there are no plans to store and aid collection of waste. Local residents have observed recent use of the site

by a skip hire & self storage business. Additionally, WPC believe that due to the site being originally woodland and now “made up ground”, filled by a previous occupiers skip hire business, there has been no satisfactory attempt to assess or address the impact of surface water on residential properties downhill of the site.

Application Form – 19 Opening Hours

Since the opening hours are not disclosed it isn't possible to judge whether these are relevant. What is known is that Goodboys Lane is very narrow at its extremities with several blind bends not conducive to heavy through traffic and frequently blocked by articulated lorries. It is punctuated with several residential properties with their front doors and vehicle access opening very close to the highway. Any increase in traffic due to extended operating hours will be unwelcome.

Planning Statement- 5.6 Policy CS10 (Rural Economy)

No evidence is offered that this proposal will “*provide local job opportunities and maintain the vitality of smaller rural settlements*”. WPC see no evidence that jobs will be generated for local residents.

Planning Statement- 5.7 Policy CS14 Design Principles

This states that “*new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area*”. In WPC's opinion the new building and gateway do not enhance the appearance of, and are at odds with, the character of the area.

Planning Statement- 5.9 Policy CS14

The statement says that the policy states “*that the replacement dwelling must be proportionate to the size and scale of the existing, uses appropriate materials and does not have an adverse impact on the character and local distinctiveness of the rural area.....*”

WPC believe the new building does not meet the aims of this policy.

Planning Statement- Paras 6.9 and 6.10

These paragraphs make what WPC consider to be a somewhat convoluted argument to suggest that due to a reduction in the level of activity at the next-door-neighbour business, Woodside Recycling, there is likely to be no increase in the number of people using the site.

However,

- WPC note that Woodside Recycling have recently constructed a new roadside entrance to their site (without planning permission as far as we know) and replaced a grass paddock with a hard surface car park.
- Local residents observe the frequent use, by Woodside, of the highway for the storage of vehicles and skips indicating that the area inside the premises is not sufficient to carry out current activities.

Both points suggesting that far from diminishing, Woodside's business is thriving and therefore not likely to result in a reduction of personnel across the two sites.

Added to which since the nature of any future business which might be installed on the site it isn't possible to say how many people would be involved.

WOKEFIELD PARISH COUNCIL

24th November 2021