

TOWN AND COUNTRY PLANNING ACT 1990

Mursell And Co
Colin Gillah
Bank House
13-15 High Street
THATCHAM
RG19 3JG

Applicant:
The Child Beale Trust

PART I - DETAILS OF APPLICATION

Date of Application

14th March 2013

Application No.

validated 26 March **13/00575/OUT**

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Thames Heritage Boat Museum - Matters seeking approval: Access and Layout

Child Beale Wildlife Trust, Beale Park, Lower Basildon, Reading

PART II - DECISION

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council REFUSES OUTLINE 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 existing buildings within the Beale Park complex are low key and sit discretely within the park. The lake and surrounding parkland is a feature of the site set within a sensitive rural landscape. In the absence of any details to demonstrate otherwise, a large building in this prominent position is considered to harm the open, largely undeveloped appearance of the site and detract from the natural beauty of the North Wessex Downs Area of Outstanding Natural Beauty.

As such the proposal is contrary to the guidance within the National Planning Policy Framework 2012 with regard to design and the conservation and protection of the open countryside and areas of national landscape importance. Furthermore the proposal fails to comply with Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, July 2012 and Policy RL.5A of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007 and the guidance within the Area of Outstanding Natural Beauty Management Plan 2009-2014 and the Basildon Village Design Statement.

2. Insufficient information has been provided to assess the full impact of the development on the designated Local Wildlife Site and on existing flora and fauna with limited information provided on which trees need to be removed as part of the development. Furthermore the application makes clear that it is the intention for boats to leave the museum by water, yet no details are given of works outside the application site necessary for this to happen. The site is potentially of significant

nature conservation value and in the absence of this information the full impact of the scheme cannot be determined.

As such the proposal fails to comply with the guidance within the National Planning Policy Framework with regards to Local Wildlife Sites and nature conservation. Paragraph 118 requires Local Planning Authorities to aim to conserve and enhance biodiversity when determining planning applications. The proposal further fails to comply with Policy CS17 of the West Berkshire Core Strategy 2006-2026, July 2012 and the guidance contained within the ODPM Circular 06/2005 - Biodiversity and Geological Conservation and the Basildon Village Design Statement.

3. The proposed siting of the building will result in an unacceptable threat to the sustainability of trees that contribute to the landscape character of the area. Damage that would lead to their decline is unacceptable because the loss of the trees would impact on the local amenity and no evidence has been submitted to indicate this impact can be satisfactorily mitigated. This is contrary to the guidance within the National Planning Policy Framework with regards to the protection of the natural environment and Policies CS14 and CS19 of the West Berkshire Core Strategy July 2012 and the guidance within the Basildon Village Design Statement.

4. The flood risk assessment submitted with this application does not comply with the requirements set out in paragraph 9 of the Technical Guide to the National Planning Policy Framework. The submitted flood risk assessment does not therefore provide a suitable basis for assessment to be made of flood risks arising from the proposed development. In particular, the submitted flood risk assessment fails to show how losses in floodplain storage will be mitigated for.

For these reasons the proposal fails to comply with the guidance contained within the National Planning Policy Framework and Policy CS16 of the West Berkshire Core Strategy 2006-2026, July 2012.

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 been unable to find an acceptable solution to the problems with the development.

Decision Date :- 21st May 2013

A handwritten signature in dark ink, appearing to read 'G. Lugg', written in a cursive style.

Gary Lugg
Head of Planning & Countryside

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 at www.planningportal.gov.uk/pcs.
- 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.