

Notice of Meeting

District Planning Committee

Tuesday, 30th August, 2016 at 6.30 pm

**in the Council Chamber Council Offices
Market Street Newbury**

Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Friday, 19 August 2016

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Council Chamber, Market Street, Newbury between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148

Email: planapps@westberks.gov.uk

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk



Agenda - District Planning Committee to be held on Tuesday, 30 August 2016 (continued)

To: Councillors Pamela Bale, Jeff Beck, Paul Bryant, Keith Chopping, Hilary Cole (Vice-Chairman), Richard Crumly, Clive Hooker, Alan Law, Alan Macro, Graham Pask, Anthony Pick and Garth Simpson

Substitutes: Councillors Lee Dillon, Billy Drummond, Paul Hewer, Marigold Jaques, Mollie Lock, Tim Metcalfe and Virginia von Celsing

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 16/01034/OUTMAJ Land Opposite Hall Place Farm Stables, Sulham Hill, Tilehurst** 5 - 10

Proposal:	Outline application for residential development for up to 39 new dwellings with all matters reserved
Location:	Land opposite Hall Place Farm Stables, Sulham Hill, Tilehurst
Applicant:	Darcliffe Homes Limited
Recommendation:	To DELEGATE to the Head of Planning & Countryside to GRANT PLANNING PERMISSION subject to the schedule of conditions (Section 8.1 of the report at Appendix 1) and the completion of a Section 106 agreement; OR If the legal agreement is not completed by the 30 th November 2016, to DELEGATE to the Head of Planning & Countryside to REFUSE PLANNING PERMISSION , for the reason set out in Section 8.2 of the report at Appendix 1 or to extend the periods for completion if it is considered expedient to do so.



Agenda - District Planning Committee to be held on Tuesday, 30 August 2016 (continued)

- (2) **Application No. & Parish: 16/01223/OUTMAJ Land adjacent to Stonehams Farm, Dark Lane, Tilehurst** 11 - 16

Proposal:	Outline application for up to 66 residential units with access from Long Lane. Matters to be considered: Access.
Location:	Land adjacent to Stonehams Farm, Dark Lane, Tilehurst
Applicant:	Darcliffe Homes Limited
Recommendation:	To DELEGATE to the Head of Planning & Countryside to GRANT PLANNING PERMISSION subject to the schedule of conditions (Section 8.1 of the attached report at Appendix 1) and the completion of a Section 106 agreement; OR If the legal agreement is not completed by the 30th November 2016, to DELEGATE to the Head of Planning & Countryside to REFUSE PLANNING PERMISSION , for the reason set out in Section 8.2 (of the report at Appendix 1) or to extend the periods for completion if it is considered expedient to do so.

- (3) **Application No. & Parish: 16/00657/FULEXT Land at former Travis Perkins site, Mill Lane, Newbury** 17 - 18

Proposal:	Proposed conversion of extant permission of B1[a] office use to 22 dwellings, 11 of which are to be affordable. Associated access and parking.
Location:	Land at former Travis Perkins site, Mill Lane, Newbury
Applicant:	David Wilson Homes (Southern) Limited
Recommendation:	The Western Area Planning Committee, at the meeting on 10 th August 2016, recommended that the application be approved subject to the first completion of the required s106 planning obligation.

- (4) **Application No. & Parish: 16/00971/OUTD Delamere Stables, Baydon Road, Lambourn** 19 - 20

Proposal:	Outline application for demolition of existing dwelling and erection of three dwellings. Matters to be considered – access and layout
Location:	Delamere Stables, Baydon Road, Lambourn
Applicant:	Mr. A. Hallows
Recommendation:	The Western Area Planning Committee, at its meeting on 20 th July 2016, recommended that the application be approved subject to conditions.

Andy Day
Head of Strategic Support

Agenda - District Planning Committee to be held on Tuesday, 30 August 2016 *(continued)*

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.



DISTRICT PLANNING COMMITTEE ON 30 AUGUST 2016

UPDATE REPORT

Item No: (1) **Application No:** 16/01034/OUTMAJ **Page No.** 17-82
Site: Land Opposite Hall Place Farm Stables, Sulham Hill, Tilehurst

Planning Officer Presenting: Dave Pearson

Member Presenting:

Parish Representative speaking: Mr Kevin Page

Objector(s) speaking: Mrs Rowan Martin/Mr Iain Jones – Keep Tilehurst Green
Mr Richard Churchill

Supporter(s) speaking: N/A

Applicant/Agent speaking: Ms Angela Miles

Ward Member(s): Councillor Emma Webster
Councillor Tony Linden
Councillor Anthony Chadley

Update Information:

1. Additional information.

Please find below the Department for Communities & Local Government's position on the refusal of applications on the grounds of prematurity as set out on its website.



In what circumstances might it be justifiable to refuse planning permission on the grounds of prematurity?

[Annex 1 of the National Planning Policy Framework](#) explains how weight may be given to policies in emerging plans. However in the context of the Framework and in particular the [presumption in favour of sustainable development](#) – arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging [Local Plan](#) or [Neighbourhood Planning](#); and
- b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

2. Existing settlement boundary plan.



3. DPD Allocated housing site

Land to the east of Sulham Hill, Tilehurst - Policy HSA8



4. Five Year Housing Land Supply

As at March 2016
Produced August 2016

Housing Requirement.

The Core Strategy requirement of an average of 525 dwellings per annum (dpa) is no longer seen as up to date for the purposes of the five year land supply. The requirement is therefore shown on the basis of the Objectively Assessed Need (OAN) from the Strategic Housing Market Assessment (SHMA), on the "intermediate" requirement (which meets the demographic and economic-led projections) as well as on the Core Strategy requirement. The total requirement needs to include the shortfall and a 5 % buffer (20% if a record of persistent under delivery.)

	Core Strategy 525 dpa	Intermediate 595dpa	OAN 665dpa
5 year requirement	2,625	2,975	3,325
Shortfall (from 2013 for Intermediate and OAN)	238	207	417
Requirement + shortfall	2863	3,182	3,742
Total requirement with 5% buffer	3,006	3,341	3,929

Supply

Source of supply	Net Units 2016 - 2021
Allocated sites (including soft commitment at Sandleford Park)	1,425
Permissions at March 2016	1,191
Identified sites without permission at March 2016, incl Market Street	316
Sites identified through prior approval process	199
Windfall allowance	284
Total excluding HSA DPD sites	3,415
HAS DPD sites (75% of total allocations)	1,190
Total including HAS DPD sites	4,606

Summary

Excluding DPD Sites	Core Strategy 525 dpa	Intermediate 595dpa	OAN 665dpa
Surplus supply over requirement	409	74	-414
Supply in years	5.7	5.1	4.4

Including DPD Sites	Core Strategy 525 dpa	Intermediate 595dpa	OAN 665dpa
Surplus supply over requirement	1,600	1,265	677
Supply in years	7.9	7.0	5.9

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DISTRICT PLANNING COMMITTEE ON 30 AUGUST 2016

UPDATE REPORT

Item No: (2) **Application No:** 16/01223/OUTMAJ **Page No.** 83-136

Site: Land Adjacent to Stonehams Farm, Dark Lane, Tilehurst

Planning Officer Presenting: Dave Pearson

Member Presenting:

Parish Representative speaking: Mr Kevin Page

Objector(s) speaking: Mr Antony Dalton
Mr Iain Jones/Mrs Rowan Martin – Keep Tilehurst Green
Mr Richard Churchill

Supporter(s) speaking: N/A

Applicant/Agent speaking: Ms Angela Miles

Ward Member(s): Councillor Emma Webster
Councillor Tony Linden
Councillor Anthony Chadley

Update Information:

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 Department for Communities & Local Government

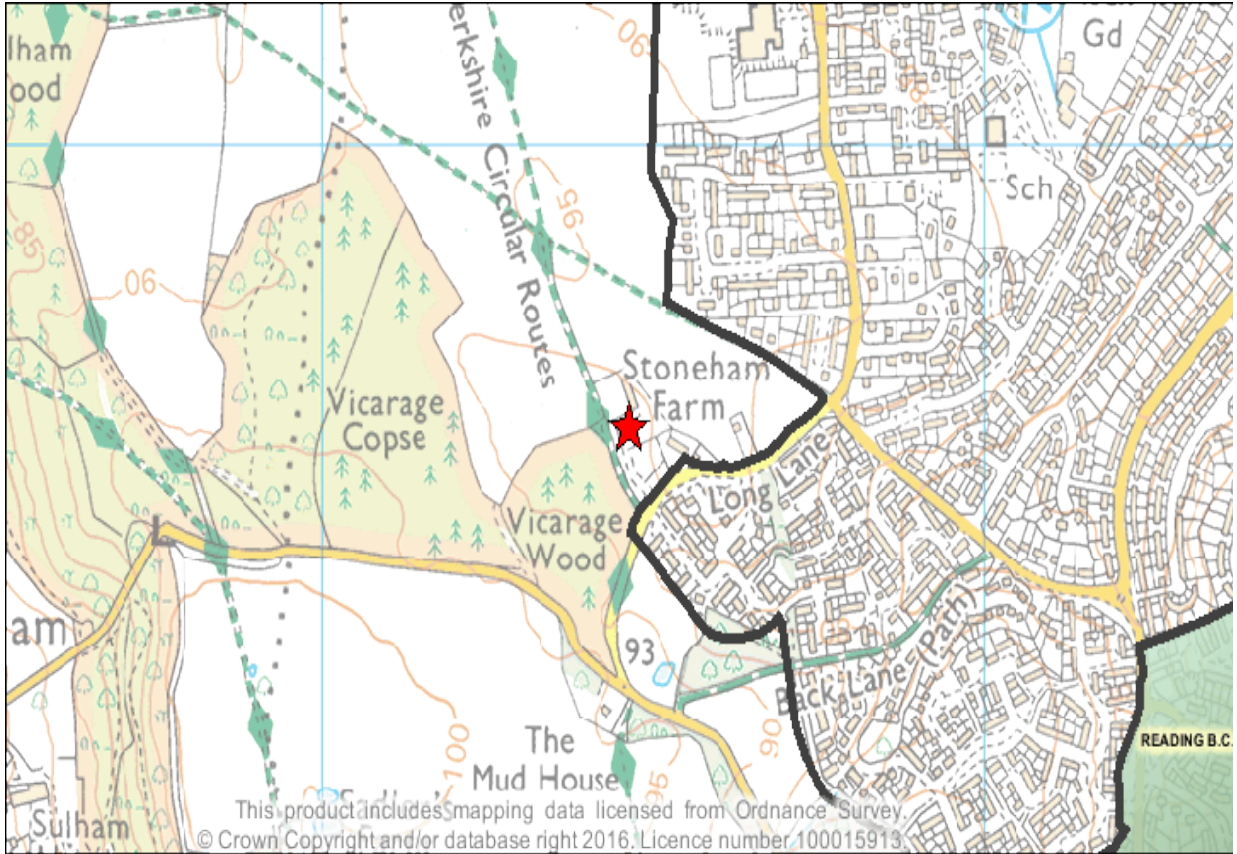
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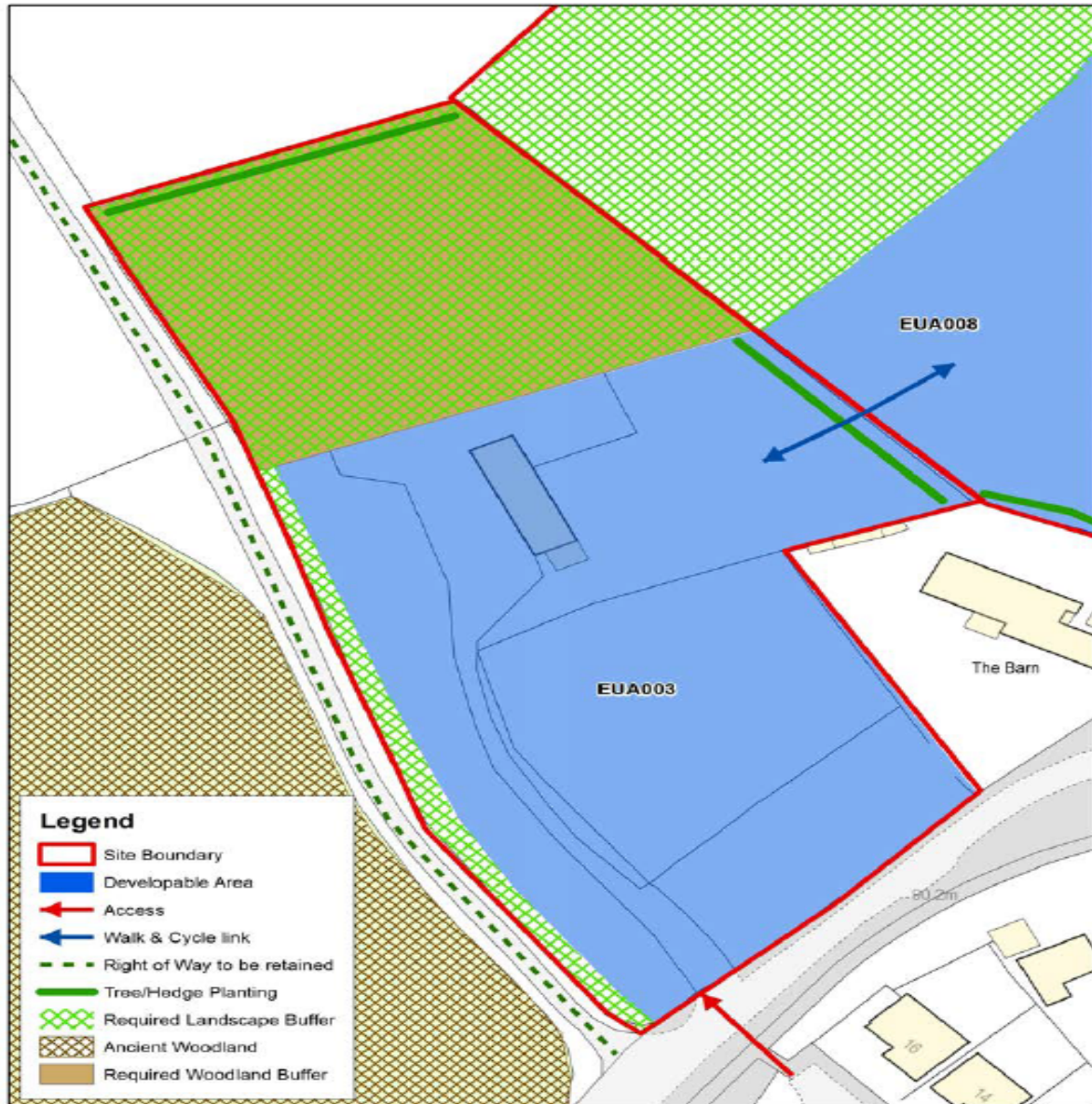
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2. Existing settlement boundary plan.



3. DPD Allocated housing sites

Stonehams Farm, Tilehurst (EUA003) - Policy HSA9



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Stonehams Farm, Tilehurst (EUA008) - Policy HSA10



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4. Five Year Housing Land Supply

**As at March 2016
Produced August 2016**

Housing Requirement.

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DISTRICT PLANNING COMMITTEE ON 30 AUGUST 2016

UPDATE REPORT

Item No: (3) **Application No:** 16/00657/FULEXT **Page No.** 137 - 162

Site: Land at Former Travis Perkins, Carpenters Close, Newbury

Planning Officer Presenting: Derek Carnegie

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Simon Kirk

Ward Member(s): Councillor Dennis Benneyworth
Councillor James Fredrickson

Update Information:

No update information to report.

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DISTRICT PLANNING COMMITTEE ON 30 AUGUST 2016

UPDATE REPORT

Item No: (4) **Application No:** 16/00971/OUTD **Page No.** 163-192

Site: Delamere Stables, Baydon Road, Lambourn

Planning Officer Presenting: Derek Carnegie

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Mark Campbell

Ward Member(s): Councillor Gordon Lundie
Councillor Graham Jones

Update Information:

No update information.

DC

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