

# Notice of Meeting

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## Western Area Planning Committee

**Wednesday 22 February 2017 at 6.30pm**  
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: Tuesday, 14 February 2017

### 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](mailto:planapps@westberks.gov.uk)

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

Any queries relating to the Committee should be directed to Rachel Craggs on (01635) 519441 Email: [rachel.craggs@westberks.gov.uk](mailto:rachel.craggs@westberks.gov.uk)



**Agenda - Western Area Planning Committee to be held on Wednesday, 22 February 2017**  
(continued)

- To:** Councillors Howard Bairstow, Jeff Beck, Dennis Benneyworth, Paul Bryant (Vice-Chairman), Hilary Cole, Billy Drummond, Adrian Edwards, Paul Hewer, Clive Hooker (Chairman), Anthony Pick, Garth Simpson and Virginia von Celsing
- Substitutes:** Councillors Jeanette Clifford, James Cole, James Fredrickson and Mike Johnston

# Agenda

## Part I

Page No.

- (1) **Application No. and Parish: 16/03469/FULD - 3-5 Porchester Road, Newbury** 5 - 6
- |                        |  |
|------------------------|--|
| <b>Proposal:</b>       | Erection of third floor to provide four 1 bed flats with associated parking and amenity space  |
| <b>Location:</b>       | 3 - 5 Porchester Road, Newbury   |
| <b>Applicant:</b>      | Jayborth Properties Limited  |
| <b>Recommendation:</b> | To <b>DELEGATE</b> to the Head of Planning and Countryside to <b>GRANT</b> planning permission |
- (2) **Application No. and Parish: 15/03196/COMIND - Land off Tull Way, Thatcham** 7 - 8
- |                        |  |
|------------------------|--|
| <b>Proposal:</b>       | Flood alleviation scheme   |
| <b>Location:</b>       | Land off Tull Way, Thatcham  |
| <b>Applicant:</b>      | Highways and Transport Department, West Berkshire Council                                      |
| <b>Recommendation:</b> | To <b>DELEGATE</b> to the Head of Planning and Countryside to <b>GRANT</b> planning permission |

## Background Papers

- The West Berkshire Core Strategy 2006-2026.
- The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- The Human Rights Act.

Andy Day  
Head of Strategic Support

**Agenda - Western Area Planning Committee to be held on Wednesday, 22 February 2017**  
*(continued)*

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



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## WESTERN AREA PLANNING COMMITTEE ON 22 FEBRUARY 2017

### UPDATE REPORT

**Item No:** (1)      **Application No:** 16/03469/FULD      **Page No.** 19 - 28

**Site:** 3 – 5 Porchester Road, Newbury

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**Planning Officer Presenting:** Michael Butler.

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** Ms Sonya Green

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Mr Nick Cobbold

**Ward Member(s):** Councillor Mike Johnston  
Councillor Anthony Pick

#### Update Information:

The officers have undertaken a specific sunlight/daylight study on the application, having regard to the potential impact on existing dwellings to the north – Nos. 4 and 6 specifically. This has shown the impact between the existing and the proposed is negligible with the only possible impact being over the winter solstice. Slides are on the presentation.

The elevation plans for the south do not indicate the fire escapes which will still be required to be retained at the existing floor levels. However the applicant has confirmed for the four additional flats that a sprinkler system can be conditioned, so (potentially) obviating the need for external means of escape in the event of a fire from these four flats on the new as proposed top floor.

Additional condition recommended:-

Prior to the first occupation of the flats as permitted on the new top floor a sprinkler system shall be inserted in order to control/prevent fire.

Reason: In the interests of public safety, in accord with the advice in the NPPF-.

Officer note. The provision of sprinklers is normally a building control matter. However having regard to the tests regarding conditions in the NPPF it is considered in this case that given the fact that if sprinklers are applied this will negate the need for additional external fire escapes – which could cause potential additional harm to overlooking to rear gardens if not controlled, this proposed additional condition is duly recommended.

No further letters of representation received following the Committee report.

DC

## WESTERN AREA PLANNING COMMITTEE ON 22<sup>ND</sup> FEBRUARY 2017

### UPDATE REPORT

**Item No:** (2)      **Application No:** 15/03196/COMIND      **Page No.** 29-44  
**Site:** Land off Tull Way, Thatcham

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**Planning Officer Presenting:** Derek Carnegie

**Member Presenting:**

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**Parish Representative speaking:** N/A

**Adjoining Parish Representative speaking:** Councillor Richard Crumly

**Objector(s) speaking:** N/A

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** N/A

**Ward Member(s):** Councillor Garth Simpson

**Update Information:**

Condition 12 on page 41 of the main agenda restricts sheep netting to be attached to the proposed boundary fencing in order to provide for badgers through the site, unless details of a badger gate have been submitted to the Council. The appellant wishes to provide sheep netting and has therefore provided amended plans on the location and type of badger gate. It is therefore proposed to amend Condition 2 relating to plans to include the updated plan drawing numbers and the working of Condition 12 to require the badger gate to be installed.

It is also proposed to amend the wording of Condition 5 regarding materials to include 'unless otherwise agreed in writing with the Local Planning Authority'. This is to allow the condition to be discharged should any material other than that expressly approved be required.

The revision condition wording:

### **Plans**

The development hereby permitted shall be carried out in accordance with drawing numbers:  
3189-GA-100 Rev H, 3189-GA-01 Rev H and 81561-LD51-004 received on 17 February 2016;  
3189-SD-101 Rev G received on 20 January 2017; WBC/118/8K1/Rev E received on 11 July 2016;  
3189-ATR-01 Rev F, 3189-ATR-02 Rev E, 3189-ATR-03 Rev E, 3189-ATR-04 Rev E, 3189-GA-02 Rev F, 3189-GA-03 Rev E, 3189-RP-100 Rev E, 3189-RP-101 Rev E, 3189-RP-102 Rev D, 3189-SD-100 Rev D, 3189-SD-102 Rev D received on 28 August 2016; 3189-RP-01 Rev G and 3189-RP-02 Rev B received on 2 December 2015;  
Geotechnical Interpretative Report by Geo Environmental Services received on 20 November 2015;  
Geotechnical Lab Test Results Summary, documents GE10924-App6-1, GE10924 EWKSPEC and email received on 19 April 2016;  
Cotswold Archaeology project ref 77022 received on 22 February 2016.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against Policies ADPP1, ADPP2, ADPP3, CS13, CS14, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006 – 2026, TRANS.1 and OVS.5 of the West Berkshire District Local Plan Saved Policies 2007, the National Planning Policy Framework, and the Wildlife and Countryside Act 1981 (as amended) should it not be started within a reasonable time.

### **Materials**

Unless otherwise agreed in writing by the Local Planning Authority the materials to be used in the development hereby permitted shall be as specified on the plans and supporting documents and following details: the headwall and wingwall concrete finish shall be as per drawing 3189-SD-101 Rev G received on 20 January 2017; The bund shall be constructed in accordance with the details submitted within documents: Geotechnical Interpretative Report by Geo Environmental Services received on 20 November 2015; Geotechnical Lab Test Results Summary, documents GE10924-App6-1, GE10924 EWKSPEC and email received on 19 April 2016.

Reason: To ensure that the materials respond to local character and do not impact features of special interest for which the River Kennet Site of Special Scientific Interest is notified. This condition is imposed in accordance with the National Planning Policy Framework 2012, Policies CS14, CS17, and CS 19 of the West Berkshire Core Strategy 2006-2026, and the Wildlife and Countryside Act 1981 (as amended).

### **Sheep Netting and Badger Gate**

The badger gate identified on drawings 3189-GA-100-H, 3189-GA-01-H and 81561-LD51-004 received on 17 February 2017 shall be installed next to the footpath on the line of the badger run prior to the completion and first use of the development hereby approved. No sheep netting shall be attached to site fencing until the badger gate has been installed.

Reason: To ensure the protection of species protected by law and to accord with Policy CS 17 of the West Berkshire Core Strategy 2006-2026 and the National Planning Policy Framework 2012.

DC