

# Notice of Meeting

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## Western Area Planning Committee

**Wednesday, 5th April, 2017 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: Tuesday, 28 March 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 Jenny Legge / Rachel Craggs / Jo Reeves on (01635) 503043/519441/519486 Email:  
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**Agenda - Western Area Planning Committee to be held on Wednesday, 5 April 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)	<b>Application No. and Parish: 16/03061/OUTMAJ - Land to the south of Priory Road, Hungerford.</b>	5 - 8								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"><b>Proposal:</b></td> <td>Outline application for approximately 100 dwellings, public open space and landscaping. Access onto A338. Matters to be considered; access only.</td> </tr> <tr> <td><b>Location:</b></td> <td>Land to the south of Priory Road, Hungerford</td> </tr> <tr> <td><b>Applicant:</b></td> <td>Cala Management Ltd and Wates Developments</td> </tr> <tr> <td><b>Recommendation:</b></td> <td><b>The Head of Planning and Countryside be authorised to GRANT conditional planning permission, subject to the first completion of a s106 planning obligation</b></td> </tr> </table>	<b>Proposal:</b>	Outline application for approximately 100 dwellings, public open space and landscaping. Access onto A338. Matters to be considered; access only.	<b>Location:</b>	Land to the south of Priory Road, Hungerford	<b>Applicant:</b>	Cala Management Ltd and Wates Developments	<b>Recommendation:</b>	<b>The Head of Planning and Countryside be authorised to GRANT conditional planning permission, subject to the first completion of a s106 planning obligation</b>	
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**Agenda - Western Area Planning Committee to be held on Wednesday, 5 April 2017**  
*(continued)*

**Background Papers**

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) 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.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Andy Day  
Head of Strategic Support

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 5 APRIL 2017

### UPDATE REPORT

**Item No:** (1)                      **Application No:** 16/03061/OUTMAJ                      **Page No.** 17 - 36  
**Site:** Land South of Priory Road, Hungerford

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**Planning Officer Presenting:** Michael Butler.

**Member Presenting:** N/A

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**Parish Representative speaking:** Councillor Martin Crane

**Objector(s) speaking:** Ms Jan Giggins  
Mr Tim Bevan – also speaking on behalf of  
Mr Stuart Davies  
Mrs Claudia Meyer  
Mr Malcolm Meyer

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

**Applicant/Agent speaking:** Mr Steven Smallman – Pro Vision  
Mr Andrew Blacker – WSP Parsons Brinckerhoff  
Ms Fiona McKenzie – EDP

**Ward Member(s):** Councillor Paul Hewer  
Councillor James Podger

#### **Update Information:**

The Planning Policy Section have formally responded to the application. They have concluded [in summary] that since the DPD is at a very advanced stage, significant weight should be given to the policy allocation in the decision making process. Accordingly the principle of development on the site is accepted so the application is not premature.

The Council's Archaeology Section have responded. They are requesting conditional permission be granted, since there is some degree of archaeological interest on the site.

Proposed additional condition:-

No development shall commence within the application site until the applicant has secured the implementation of a programme of archaeological works in accord with a written scheme of investigation, to be submitted and approved in writing by the LPA. The development shall be carried out in accord with the above.

Reason. To ensure any significant archaeological remains that are found are properly recorded in accord with the advice in para 141 of the NPPF.

The Environment Agency have responded to the application - they have no comments to make since, although the site area exceeds 1ha, it lies in Flood Zone 1 - a designation of land least likely to flood. Accordingly no conditions are recommended nor any objections put forward.

SUDS. Now recommending conditional permission as submission of satisfactory amended /further drainage details have been prepared. See condition 8.

For clarity the Housing Section response should have "up to" deleted before the number "40" units.

Typographical error - delete "s" after "play" in first line of public open space response.

One additional letter of objection received on the application since the main report was written. No new issues have been raised. Total representations - 112 in objection, 12 in support and 4 ambiguous / comment.

For clarity, although the red line planning application site is not aligned with the red line in the policy allocation, this is not a "problem" since the latter was merely an indicative designation informed by the landscape character assessment and does not tie any subsequent applicants as such. Indeed as the presentation indicates, the eastern end of the application site is many metres north of the policy designation.

The land parcel outside the application site but north of the existing landscaped belt to the south will remain as agricultural land - it will not be public open space.

The North Wessex Downs AONB unit have formally requested the National Planning Casework Unit, under their delegated powers [on behalf of the Secretary of State] under s77 of the 1990 Act, to call in the proposal should the Council resolve to approve the application. This is on the basis [in their view] that the Council has not demonstrated exceptional circumstances to permit the application, given the acknowledged visual harm which will arise. They refer specifically to paragraph 116 in the NPPF and consider that the case officers "balancing exercise" is not sufficient justification to mitigate the harm that will arise. Officers disagree with this for the reasons set out in the main report and in addition, note that the approval of the application IS in the overall public interest, as the advice in para 116 of the NPPF allows.

Transport Policy - No objections to the development since it is well located to many local facilities such as the schools and town centre, rail station etc. Conditions required. Transport plan submitted requires some minor updates. Details can be revisited at the Reserved Matters stage in respect of e.g. car parking.

Conditions requested by Transport Policy:-

A Travel Plan Coordinator shall be appointed 3 months prior to first occupation and there shall be a Travel Plan Coordinator in post for the duration of the Travel Plan. The Residential Travel Plan shall be implemented from first occupation. It should be reviewed and updated if necessary within 3 months of the initial baseline survey including the written agreement of targets with the Local Planning Authority. After that

the Travel Plan shall be annually reviewed and updated for a period of five years from first implementation, or two years after completion of the development, whichever is later. All reasonable and practicable steps shall be made to achieve the agreed targets and measures within the timescales set out in the Residential Travel Plan and any subsequent revisions. The developer shall commit to funding the Residential Travel Plan including all measures, including a cycling voucher to the value of £50 for every household that can be redeemed against cycle purchase or repair, the development of a walking and cycling map covering the development and the Hungerford area, and the implementation of the Travel Plan Coordinator role for the full duration of the Travel Plan.

Reason: To ensure the development reduces reliance on private motor vehicles. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), Supplementary Planning Document Quality Design (June 2006), and Policy LTP SC1 of the Local Transport Plan for West Berkshire 2011-2026.

Full details of how the development will be delivered to enable residents to have access to electric vehicle charging points shall be provided and approved in writing by the Local Planning Authority before development commences.

Reason: To ensure that the development provides for predicted future growth in electric vehicle ownership.

This condition is imposed in relation to policy CS13 in the West Berkshire Core Strategy 2006 to 2026.

Minor correction in report. Under CPRE Response – page 19. Third line. “Believed to be” should be replaced with “In their view it will be “contrary to policy ADPP5.

Typographical error – para 6.1.7 – second line – “retail” should read “retain”.

DC

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# Agenda Item 4.(2)

## WESTERN AREA PLANNING COMMITTEE ON 5 APRIL 2017

### UPDATE REPORT

**Item No:** (2)      **Application No:** 17/00190/ADV      **Page No.** 37 - 42

**Site:** Ibex Inn, Main Street, Chaddleworth

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**Planning Officer Presenting:** Derek Carnegie

**Member Presenting:** N/A

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**Parish Representative speaking:** Mr John Ballard

**Adjoining Parish - Leckhampstead:** N/A

**Adjoining Parish – Farnborough:** N/A

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

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

**Applicant/Agent speaking:** Mr Grahame Murphy

**Ward Member(s):** Councillor Clive Hooker

#### Update Information:

**Correction:** Page 41 of the Agenda - Sign No.2 shown in red should be located at the next road junction to the west.

Additional correspondence:

Leckhampstead Parish Council – No objections

The Council's Traffic & Road Safety Team have provided the applicant with details on how to apply for a brown sign. However, please note that a previous application was rejected as it was considered that the signs were unnecessary given that the pub can be easily found as it is in the centre of the village.

A Department for Transport Directive requires Local Authorities to reduce street clutter. To qualify for a brown sign the destination has to either be a 'tourist destination' (which does not include pubs) or a 'leisure facility'. Leisure facilities which can have a brown sign are indicated in TSRGD 2016 Sched 12 Parts 14, 15, 16 and 18.

DC

# Agenda Item 4.(3)

## WESTERN AREA PLANNING COMMITTEE ON 5 APRIL 2017

### UPDATE REPORT

**Item No:** (3)      **Application No:** 17/00315/FULD      **Page No.** 43 - 54

**Site:** Woodridge House, Bucklebury Alley, Cold Ash

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**Planning Officer Presenting:** Derek Carnegie

**Member Presenting:** N/A

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**Parish Representative speaking:** Councillor M Munro

**Objector(s) speaking:** Mr Bob Thorley

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

**Applicant/Agent speaking:** Mr Howard Waters

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

**Update Information:**

No further information to add.

DC

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