

Supplemental Items for Western Area Planning Committee

Wednesday 17 May 2017 at 6.30pm
in Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

- | | | |
|-----|--|---------|
| (1) | Application No. and Parish: 17/00190/ADV, The IbeX Inn, Chaddleworth
Proposal: 5 directional fascia board signs.
Location: The IbeX Inn, Chaddleworth.
Applicant: Chaddleworth Parish Council.
Recommendation: The Head of Planning and Countryside be authorised to REFUSE advertisement consent. | 5 - 8 |
| (2) | Application No. and Parish: 17/00420/FUL, The Fox and Hounds, Oxford Road, Donnington, Newbury
Proposal: Replacement of existing store with a building for 7 bedrooms. Single storey link and extension to restaurant.
Location: The Fox and Hounds, Oxford Road, Donnington, Newbury.
Applicant: Mr and Mrs Vine.
Recommendation: The Head of Development and Planning be authorised to REFUSE planning permission. | 9 - 10 |
| (3) | Application No. and Parish: 16/02191/OUTMAJ, Land East of Laylands Green and South of Craven Close, Kintbury
Proposal: Outline application for erection of 11 dwellings with associated access, car parking, landscaping and sustainable drainage infrastructure. Matters to be considered: Access and Layout.
Location: Land East Of Laylands Green and South Of Craven Close, Kintbury
Applicant: Donnington New Homes.
Recommendation: The Head of Development and Planning be authorised to APPROVE Outline Planning Permission subject to conditions. | 11 - 14 |



Supplemental Items

Western Area Planning Committee to be held on Wednesday, 17 May 2017 (continued)

- (4) **Application No. and Parish: 16/02452/FULD and 16/02453/LBC2, Manor Farm, Fidlers Lane, East Ilsley, RG20 7LG** 15 - 16
- Proposal:** Conversion of existing stables to C3 residential and erection of new build C3 residential (creation of 7 units in total), with associated access, parking and hard and soft landscaping.
- Location:** Manor Farm, Fidlers Lane, East Ilsley RG20 7LG.
- Applicant:** Maxted Farm Partnership
- Recommendation:** 16/02452 To **DELEGATE** to the Head of Development and Planning to **APPROVE** planning permission subject to the conditions set out in section 8.1 of this report.
- 16/02453 To **DELEGATE** to the Head of Development and Planning to **GRANT** listed building consent subject to the conditions set out in section 8.2 of this report.
- (5) **Application No. and Parish: 17/00360/HOUSE, 3 Love Lane, Donnington, Newbury** 17 - 18
- Proposal:** Loft Conversion, including rear skylights and change of use of bedroom to office.
- Location:** 3 Love Lane, Donnington, Newbury
- Applicant:** Alex Simeunovic
- Recommendation:** The Head of Development and Planning be authorise to **APPROVE** planning permission

Andy Day
Head of Strategic Support

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Jenny Legge on (01635) 503043/519441/519486 e-mail: jenny.legge@westberks.gov.uk / jessica.bailiss@westberks.gov.uk / rachel.craggs@westberks.gov.uk / jessica.bailiss@westberks.gov.uk

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

West Berkshire Council is committed to equality of opportunity. We will treat everyone with respect, regardless of race, disability, gender, age, religion or sexual orientation.

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



WESTERN AREA PLANNING COMMITTEE ON 17 MAY 2017

UPDATE REPORT

Item No: (1) **Application No:** 17/00190/ADV **Page No.** 35 - 40
Site: Ibex Inn, Main Street, Chaddleworth

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 Grahame Murphy

Ward Member(s): Councillor Clive Hooker

Update Information:

At the Western Area Planning Committee meeting on 5th April 2017, the application for the siting of five directional signs was deferred to enable further discussions to take place with regard to the form, nature and siting of directional signs for The Ibex Inn.

Following discussions with the Highway Authority, it has been agreed that a form of traditional 'Brown' directional sign can be accepted in the locations identified by the Parish Council on the clear understanding that the signs shall not be erected on Highway Authority land.

Illustrations of the proposed signs are attached and the recommendation is for approval.

DC

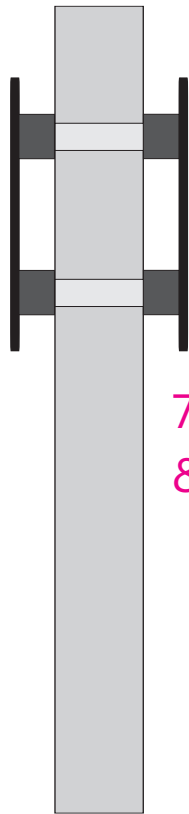
This page is intentionally left blank



Chaddleworth text
60mm high in white

Proposed rad signs.
Panel size 1000 x 236 with standard
channel and clip system, double sided
and fitted to a 76 mm dia post allowing
2 metres above ground.

Text sizes and colours as indicated
on a none reflective white background.

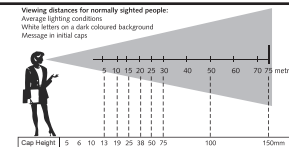


76mm post
& st-st clips

The IbeX Inn text
at 70mm high in white



Opposite Image



This page is intentionally left blank

WESTERN AREA PLANNING COMMITTEE ON 17 MAY 2017

UPDATE REPORT

Item No: (2) **Application No:** 17/00420/FUL **Page No.** 41 - 48

Site: The Fox and Hounds at Donnington, Oxford Road, Donnington.

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Stephen Wrzesinski

Ward Member(s): Councillor Hilary Cole

Update Information:

Ecology – the Council officer responsible for ecological matters has responded and concluded that if the application were to be approved and the ancillary barn demolished, there would be no impact on bat conservation grounds.

The officer has obtained an extension of time on the application to 19th May 2017 i.e. the new “8 week date”.

DC

This page is intentionally left blank

WESTERN AREA PLANNING COMMITTEE ON 17 MAY 2017

UPDATE REPORT

Item No: (3) **Application No:** 16/02191/OUTMAJ **Page No.** 49-76
Site: Land East of Laylands Green and South of Craven Close, Kintbury

Planning Officer Presenting: Derek Carnegie

Member Presenting:

Parish Representative speaking: Mr Steven Cook

Objector(s) speaking: Mr Lee Coleman
Ms Emma Davies

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Philip Simmons - Land Manager
Ms Lisa Jackson - Planning Consultant

Ward Member(s): Councillor Anthony Stansfeld and Councillor James Cole

Update Information:

Further consultation comments have been received since the Committee Report was written.

Planning Policy

The site is allocated in the Housing Site Allocations DPD through Policy HSA26 (formerly HSA27) and therefore the principle of development on the site is considered acceptable. The Housing Site Allocations DPD was adopted by the Council on 9th May 2017. It now forms part of the development plan for West Berkshire and carries full weight in the decision making process.

Policy HSA26 makes clear that the scheme will be developed in accordance with the LSA (landscape sensitivity assessment)(2011) and that the development design and layout will be further informed by a full and detailed LVIA (landscape visual impact assessment). The LSA sets out that appropriate buffers should be provided to protect the TPO in the north and the tree boundary to the south.

The definition of a 'landscape buffer' is set out in the glossary to the DPD. It makes clear that private

gardens would not normally be included in a landscape buffer in order to avoid urbanisation of the buffer but that they may be acceptable in some locations if specified in the DPD or LSA/LCA or agreed through a more detailed LVIA. I note that in this case the inclusion of some private gardens has been agreed through the more detailed LVIA and that the Tree Officer has no objections. In this instance therefore I can confirm that in policy terms this is acceptable. The removal of PD rights in respect of extensions and outbuildings will also be important.

I can also confirm that the Ecology Officer (Hampshire County Council) has no concerns.

Officer Comment: The removal of PD rights in respect of extensions and outbuildings is suggested as condition 26. The reason for this condition can be amended to:

Reason: To prevent the over-development of the site, to safeguard *the character of the area, landscape buffer and* amenities of neighbouring properties in accordance with Policies CS14, CS17, CS19 of the West Berkshire Core Strategy 2006-2026 and HSA DPD Policy HSA27.

This will ensure that the reason also includes the protection of important landscape buffers.

These additional comments do not affect the recommendation.

Ecology

A further response has been received from the Consultant Ecologist (Hampshire County Council). The proposed mitigation strategies for GCN and other protected species are acceptable. The applicant has confirmed agreement of the landowner for the proposed 0.2ha reptile receptor site. The applicant has also confirmed that the capture and relocation of GCN found on site during development will be secured through the required EPS Licence from Natural England. The suggested condition to secure GCN mitigation in accordance with the submitted Herpetofauna Mitigation Strategy (condition 25) remains. A further condition in respect of site wide ecological mitigation and management strategy is requested. This would be partly secured through suggested conditions 8, 18 and 25. However the following condition is also suggested:

Ecological Mitigation and Management

No development shall commence until, a single fully-detailed scheme of site-wide ecological mitigation, compensation and enhancement measures (to include but not necessarily restricted to: site plan showing all ecological features; location, extent and composition of mitigation/ enhancement and retained habitat; details of management of mitigation/enhancement/retained features; measures to protect ecological features; lighting strategy) has been submitted to, and agreed in writing by, the Local Planning Authority. Such details shall be in accordance with the outline mitigation, compensation and enhancement measures detailed within the Preliminary Ecological Assessment (Middlemarch, February 2016). Any such measures shall thereafter be implemented in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement measures shall be permanently retained and maintained.

Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NERC Act 2006, NPPF and Policy CS 17 of the West Berkshire Core Strategy 2006-2026.

Officer Comment: The additional requested condition can be attached to the list of conditions in the recommendation.

Highways

Additional Conditions recommended by Highways:-

HIGH1 - Layout and Design Standards (YHA1)

The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision. The road and footpath design should be to a standard that is adoptable as public highway. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety and flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

HIGH4 - Footway/cycleway provision (construct) (YHA11A)

No dwelling shall be occupied until the footway to be constructed on the eastern side of Laylands Green, between the proposed site vehicular access and the existing footway to the north has been constructed in accordance with the approved drawing(s) and any statutory undertaker's equipment or street furniture located in the position of this footway has been re-sited to provide an unobstructed footway/cycleway.

Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

Officer Comment: The additional requested conditions can be attached to the list of conditions in the recommendation and will replace suggested condition 10.

Recommendation:

The Head of Development and Planning be authorised to **APPROVE** Planning Permission subject to the conditions set out in section 8.1 of the committee report with additional ecology and highway conditions as set out above; removal of suggested condition 10 and a change in the reason for condition 26.

DC

This page is intentionally left blank

WESTERN AREA PLANNING COMMITTEE ON 17 MAY 2017

UPDATE REPORT

Item No: (4) **Application No:** 16/02452/FULD and 16/02453/LBC2 **Page No.** 77 - 104

Site: Manor Farm, Fidlers Lane, East Ilsley

Planning Officer Presenting: Derek Carnegie

Member Presenting:

Parish Representative speaking: Mr Roger Hick

Objector(s) speaking: Mr Simon Spencer

Supporter(s) speaking: Mr James Page

Applicant/Agent speaking: Mrs Sara Dutfield

Ward Member(s): Councillor Clive Hooker

Update Information:

An additional condition is suggested for application 16/02452/FULD:

Spoil

No development shall commence on site until full details of how spoil arising from the development will be used and/or disposed of have been submitted to and approved in writing by the Local Planning Authority. These details shall:

- a) Show where any spoil to remain on the site will be deposited,
- b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels),
- c) Include measures to remove the spoil from the site.
- d) Include a timescale for the spoil removal and associated works.

All spoil arising from the development shall be used and/or disposed of in accordance with the approved details.

Reason: To ensure appropriate disposal of spoil from the development and to ensure that any raising of ground levels on the site will not harm the character and amenity of the area or amenity of neighbouring land uses. In accordance with the NPPF and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

DC

WESTERN AREA PLANNING COMMITTEE ON 17 MAY 2017

UPDATE REPORT

Item No: (5) **Application No:** 17/00360/HOUSE **Page No.** 105 - 118
Site: 3 Love Lane, Donnington, Newbury

Planning Officer Presenting: Derek Carnegie

Member Presenting:

Parish Representative speaking: Ms Elizabeth Nonweiler

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Alex Simeunovic

Ward Member(s): Councillor Paul Bryant
Councillor Marcus Franks

Update Information:

An email from a neighbouring property has been received that expressed a wish to inform committee of the following.

“Would it be possible to inform the committee that the current fence between numbers 2 and 3 Love Lane is not the boundary line? The boundary is 12800mm from the centre of the pedestrian fence in front of number 2, which places the end of the fence approximately 45 cm closer to number 3. This is the measurement indicated on my deeds. The centre of the gate is the reference point as this is a shared path between numbers 1 and 2. I would like this mentioned as it reduces even further the parking space available to number 3. This has been discussed with the applicant as far back as October 2016 when he promised the fence would be replaced. I feel that this is an important point when looking at the area available for parking. I can make my deeds available as evidence to this point.”

The case officer has checked the red line and has noted that these match the Land Registry date of the WBC interactive map available to Officers. The location of fencing is not a subject of this application. The parking criteria has been condition and approved in writing by the Local Planning Authority in previous applications. If there is any difference in parking area this is an issue for Enforcement Officers to investigate and deal with in terms of a breach

in conditions.

In conclusion the case officer is content the right red line has been submitted from the evidence in front of me and that any boundary dispute is a civil matter between neighbouring properties.

DC