

Supplemental Items for Western Area Planning Committee

Wednesday 27 June 2018 at 6.30pm
in Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

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| (1) | Application No. and Parish: 18/00861/HOUSE - Cherry Hinton, Hampstead Norreys Proposal: Single storey rear extension, two storey side extension Location: Cherry Hinton, Hampstead Norreys Applicant: Mr Lee Clarke Recommendation: The Head of Development and Planning be authorised to GRANT planning permission. | 3 - 4 |
| (2) | Application No. and Parish: 18/00837/FULEXT - Land at former Oakes Bros site, Station Yard, Hungerford. Proposal: Erection of 30 flats and associated parking, landscaping and amenity space, with coffee shop. Location: Land at former Oakes Bros site, Station Yard, Hungerford. Applicant: Oakes Bros Limited. Recommendation: The Head of Development and Planning be authorised to GRANT planning permission. Subject to the completion of a s106 obligation. | 5 - 6 |

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 Jo Reeves on (01635) 519486
e-mail: joanna.reeves@westberks.gov.uk

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



Supplemental Items

Western Area Planning Committee to be held on Wednesday, 27 June 2018 *(continued)*

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



West Berkshire
C O U N C I L

WESTERN AREA PLANNING COMMITTEE ON 27 JUNE 2018

UPDATE REPORT

Item No: (1) **Application No:** 18/00861/HOUSE **Page No.** 27 - 34

Site: Cherry Hinton, Newbury Hill. Hampstead Norreys

Planning Officer Presenting: Derek Carnegie

Member Presenting:

Parish Representative speaking: Councillor David Barlow - Chairman

Objector(s) speaking: Ms Teresa Fleetwood
Mr Andy Wilcock
Mr Michael Binns

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Lee Clark
Mrs Kate Clark

Ward Member(s): Councillor Virginia von Celsing

Update Information:

No additional information.

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WESTERN AREA PLANNING COMMITTEE ON 27 JUNE 2018

UPDATE REPORT

Item No: (2) **Application No:** 18/00837/FULEXT **Page No.** 35 - 50

Site: Hungerford Railway Station Car Park, Station Road, Hungerford

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Parish Representative speaking: Councillor Carolann Farrell
Councillor Keith Knight

Objector(s) speaking: Ms Nicola Scott, Assistant Regional Development Manager East, Great Western Railway

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr James Cleary
Mr David Kerr

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

Update Information:

Transport Policy have raised an objection to the application. This is based on the continuing clear evidence that rail passenger travel continues to increase significantly on the local GWR network, which has clear sustainability advantages. Passenger growth has risen by 78% between 2006/7 to 2016/17. On this route. This is expected to rise further with electrification following significant investment by NR. The loss of the 96 space car park will serve to impinge upon this sustainability benefit, it will displace car parking in the town centre to its detriment [economic vitality] and there is little, capacity elsewhere on the network [e.g. Kintbury and Bedwyn] for more parking there. Finally local amenity and highways safety would be affected detrimentally by further pressures for on street parking in the vicinity of the station. The officer also makes the point that housing does not comply with policy CS9. The recommendation is accordingly to refuse the proposal.

Highways Officer - Amend proposed Conditions 12 and 13 to now read:-

The development shall not be brought into use until the 1.5 metre wide footway fronting the site from the proposed Café eastwards 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/cycleway 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).

The development shall not be brought into use until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the 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).

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