

Notice of Meeting



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Western Area Planning Committee Wednesday 10 October 2018 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.

Further information for members of the public

Note: The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded. **Those taking part in Public Speaking are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.**

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

Any queries relating to the Committee should be directed to Jo Reeves on (01635) 519486 Email: jo.reeves@westberks.gov.uk



Agenda - Western Area Planning Committee to be held on Wednesday, 10 October 2018
(continued)

Date of despatch of Agenda: Tuesday, 2 October 2018



Agenda - Western Area Planning Committee to be held on Wednesday, 10 October 2018
(continued)

To: Councillors Jeff Beck, Dennis Benneyworth, Paul Bryant (Vice-Chairman), Hilary Cole, James Cole, Billy Drummond, Adrian Edwards, Paul Hower, Clive Hooker (Chairman), Anthony Pick, Garth Simpson and Virginia von Celsing

Substitutes: Councillors Jeremy Bartlett, Jeanette Clifford, Mike Johnston and Gordon Lundie

Agenda

Part I

Page No.

- | | | |
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| (1) | Application No. and Parish: 18/01564/FULD - The Coach, Worlds End, Beedon, RG20 8SD Proposal: Erection of 2 semi-detached dwellings within curtilage of public house. Location: The Coach, Worlds End, Beedon, RG20 8SD. Applicant: Mr Thomson, Newperties Ltd. Recommendation: The Head of Development and Planning be authorised to grant planning permission. | 5 - 6 |
| (2) | Application No. and Parish: 18/01883/FULD - Land to the rear of The Sheiling, School Lane, East Garston, RG17 7HR Proposal: Conversion of existing stables and storage barn including new linking extension to form a 3 bedroom residential dwelling. Location: Land to the rear of The Sheiling, School Lane, East Garston, RG17 7HR. Applicant: Mr Davies and Dr Morgan-Jones. Recommendation: The Head of Development and Planning be authorised to refuse planning permission | 7 - 8 |
| (3) | Application No. and Parish: 18/01646/HOUSE - Oakville, Ashmore Green Road, Ashmore Green, Thatcham Proposal: Remove conservatory and replace with part 1 part 2 storey extension Location: Oakville, Ashmore Green Road, Ashmore Green, Thatcham Applicant: Mr and Mrs Mercer Recommendation: The Head of Development and Planning be authorised to REFUSE planning permission. | 9 - 10 |

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the

Agenda - Western Area Planning Committee to be held on Wednesday, 10 October 2018
(continued)

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.



WESTERN AREA PLANNING COMMITTEE ON 10 OCTOBER 2018

UPDATE REPORT

Item No: (1) **Application No:** 18/01564/FULD **Page No.** 9 - 25
Site: The Coach, Worlds End, Beedon, Newbury, RG20 8SD

Planning Officer Presenting: Lydia Mather

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Giles Rainy Brown
Peter Logie

Supporter(s) speaking: N/A

Applicant/Agent speaking: Chris Roberts (Agent)

Ward Member(s): Councillor Clive Hooker

Update Information:

Delivery Vehicles: Amended plans submitted showing tracking of delivery vehicles for the existing site layout and the proposed site layout. Highways have been consulted on these details and they consider there is sufficient space for delivery vehicles with the proposed layout. A condition restricting the hours of delivery is possible if there are particular times of day that would cause conflict between deliveries and the operation of the public house.

Footway: Amended plans of the proposed site layout have been submitted. These show a 1.5m width footway next to the road. Condition 17 is therefore proposed to be amended to that below, with the reason unchanged:

No dwelling hereby permitted shall be occupied until the 1.5 metre wide footway is provided in accordance with the approved drawing 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.

Storage: The amended proposed site layout also shows a bin store area, storage shed and new underground propane tank within the blue line of the application to the rear of the public house. The plan indicates that there is sufficient space on site for these to be accommodated. A condition is recommended on the means of refuse storage for the public house for these to be provided prior to the occupation of the new dwellings.

No dwelling hereby permitted shall be occupied until storage has been provided in accordance with details of the means of refuse and any external storage for the public house which have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of amenity and highway safety in accordance with policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007, Supplementary Planning Document: Quality Design, and the National Planning Policy Framework 2018.

Public House Garden: The amended proposed site layout shows planting, grass and paving areas for the public house garden. A condition is recommended for details of the public house garden. The condition can require the garden to be provided in accordance with the approved details prior to the occupation of the new dwellings.

No dwelling hereby permitted shall be occupied until the public house garden has been provided in accordance with details of the layout and planting which have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of amenity for public house users in accordance with policy CS14 of the West Berkshire Core Strategy 2006-2026, Supplementary Planning Document: Quality Design, and the National Planning Policy Framework 2018.

Amended Floor Plans and Elevations: Amended plans have been submitted clearly showing that the rear elevation balconies have been changed to Juliet balconies. It is therefore recommended that condition 2 be amended to incorporate the submitted amended plans, with the reason unchanged:

The development hereby approved shall be carried out in accordance with the approved drawing numbers 3934 GA01 Revision C received 4 September 2018, 3934 GA04 Revision A received on 19 September 2018, 1809064-TK02 received on 1 October 2018, 3934 GA02 Rev C, 3934 GA03 Rev C, 3934 SK10 Rev A received on the 2 October 2018, Extended Phase I Ecological Assessment by Pro-Vision, Design and Access Statement and Heritage Statement and Desk-Based Archaeological Assessment of Development Proposals by Keevill Heritage Ltd received 3 July 2018, and Arboricultural Report reference SCD 05139/2018 by Duckworths Arboriculture received on 21 September 2018.

No other information submitted before the 5 working day prior to Committee meeting deadline under the Council's Constitution.

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WESTERN AREA PLANNING COMMITTEE ON 10 OCTOBER 2018

UPDATE REPORT

Item No: (2) **Application No:** 18/01883/FULD **Page No.** 27 - 37

Site: The Sheiling, School Lane, East Garston, Hungerford, RG17 7HR

Planning Officer Presenting: Lydia Mather

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Thomas Cassells-Smith

Supporter(s) speaking: N/A

Applicant/Agent speaking: Dr Davies and Dr Morgan-Jones (Applicants)
Steven Smallman (Agent)

Ward Member(s): Councillor A.G. Lundie
Councillor A G Jones

Update Information:

Nothing further since the main agenda report.

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WESTERN AREA PLANNING COMMITTEE ON 10TH OCTOBER 2018

UPDATE REPORT

Item No: (3) **Application No:** 18/01646/HOUSE **Page No.** 39 - 46
Site: Oakville, Ashmore Green Road, Ashmore Green, Thatcham

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Parish Representative speaking: Bernard Clark

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr and Mrs Mercer (Applicants)

Ward Member(s): Councillor Garth Simpson

Update Information:

No additional information submitted.

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