

Supplemental Items for Western Area Planning Committee

Wednesday 21 November 2018 at 6.30pm
in Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

(1)	Application No. and Parish: 18/01441/HOUSE - West Woodhay	3 - 4
	Proposal:	Demolition of garden store. External alterations to the Eastern Pavilion including the provision of rooflights (Retrospective). Erection of new Western Pavilion to provide home office facilities at ground level, guest accommodation at first floor and a basement level garage.
	Location:	Hayward Green Farm, West Woodhay, Newbury, Berkshire
	Applicant:	Mr Charles Brown
	Recommendation:	The Head of Development and Planning be authorised to GRANT planning permission.
(2)	Application No. and Parish: 18/01864/HOUSE - Cold Ash	5 - 6
	Proposal:	Proposed first floor extension to current bungalow and associated alterations, new sauna. Render entire property. Widen existing access.
	Location:	Glendale Manor, Collaroy Road, Cold Ash
	Applicant:	Mr and Mrs Hammond
	Recommendation:	The Head of Development and Planning be authorised to GRANT planning permission subject to conditions.



Supplemental Items
Western Area Planning Committee to be held on Wednesday, 21 November 2018
(continued)

(3) **Application No. and Parish: 18/02595/HOUSE - Welford** 7 - 8

Proposal:	Two storey rear extension.
Location:	Cobb Cottage, Lambourn Road, Weston, Newbury
Applicant:	Martyne Ellard
Recommendation:	The Head of Development and Planning be authorised to GRANT 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 / Rachel Craggs / Jo Reeves on (01635) 503043/519441/519486
e-mail: jenny.legge@westberks.gov.uk / rachel.craggs@westberks.gov.uk / jo.reeves@westberks.gov.uk

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

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



WESTERN AREA PLANNING COMMITTEE ON 21ST NOVEMBER 2018

UPDATE REPORT

Item No: (1) **Application No:** 18/01441/HOUSE **Page No.** 25 - 42
Site: Hayward Green Farm, West Woodhay, Newbury, RG20 0BJ

Planning Officer Presenting: Matthew Shepherd

Member Presenting:

Parish Representative speaking: Mr Robert MacDonald – Chairman, West Woodhay Parish Meeting

Objector(s) speaking: Mr Ewan Christian
Mr Harry Henderson

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Steven Sensecall

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

Update Information:

CIL Informative

Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the Government's Community Infrastructure Levy Regulations, residential uses are liable to pay the Community Infrastructure Levy. A separate Community Infrastructure Levy liability notice detailing the chargeable amount is to be sent with planning decision notices.

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WESTERN AREA PLANNING COMMITTEE ON 21 NOVEMBER 2018

UPDATE REPORT

Item No: (2) **Application No:** 18/01864/HOUSE **Page No.** 41 - 55
Site: Glendale Manor, Collaroy Road, Cold Ash, RG18 9PB

Planning Officer Presenting: Derek Carnegie

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: Mr P and Mrs K Greatrix

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Stephen Hammond

Ward Member(s): Councillor Garth Simpson

Update Information:

No update information.

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WESTERN AREA PLANNING COMMITTEE ON 21 NOVEMBER 2018

UPDATE REPORT

Item No: (3) **Application No:** 18/02595/HOUSE **Page No.** 57-64
Site: Cobb Cottage, Lambourn Road, Weston, Newbury

Planning Officer Presenting: Derek Carnegie

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Ms Caroline Conran

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor A Stansfeld
Councillor J Cole

Update Information:

Further representations received as follows:-

Tree Officer comments: You asked me to provide tree consultation on the above application following concerns that the application form had incorrectly been filled out at section 7 relating to any trees within falling distance of the proposal. I have visited the site and also noted that the site was visited by another tree officer last year regarding the cedar in the neighbouring garden. This tree showed no obvious signs of decay or that there was foreseeable likelihood of its failure. The box ticked on the application form has not influenced my assessment of the site and no objections are raised to the application.

Three further letters of objection with concerns that if a wall is left un-rendered (due to landowner's obstruction) it will be unsightly; being a parish councillor, the applicant may have advantageous influence.

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