

Notice of Meeting



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Western Area Planning Committee

Wednesday, 13th March, 2019 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.

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 Jenny Legge / Rachel Craggs / Jo Reeves on (01635) 503043/519441/519486 Email:



Agenda - Western Area Planning Committee to be held on Wednesday, 13 March 2019
(continued)

jenny.legge@westberks.gov.uk / rachel.craggs@westberks.gov.uk /
jo.reeves@westberks.gov.uk

Date of despatch of Agenda: Tuesday, 5 March 2019



West Berkshire
C O U N C I L

Agenda - Western Area Planning Committee to be held on Wednesday, 13 March 2019
(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.
4. Schedule of Planning Applications <i>(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications).</i>	5 - 6
(1) Application No. and Parish: 18/03398/HOUSE - Kintbury Proposal: Two storey and single storey extensions Location: Winterley House, Kintbury Applicant: Mr and Mrs McNally Recommendation: The Head of Development and Planning be authorised to REFUSE planning permission.	7 - 8
(2) Application No. and Parish: 19/00019/HOUSE - Newbury Town Council Proposal: Single storey extension with basement Location: 19 Battery End Newbury Berkshire RG14 6NX Applicant: Mr Jack and Danielle Stacey Recommendation: The Head of Development and Planning be authorised to GRANT 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 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.



Agenda - Western Area Planning Committee to be held on Wednesday, 13 March 2019
(continued)

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
DATED 13th March 2019**

UPDATE REPORT

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has registered to speak either in favour or against the application.

Those people attending to take part in the pre-arranged Public Speaking sections are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

The report is divided into four main parts:

- Part 1 - relates to items not being considered at the meeting,
- Part 2 - any applications that have been deferred for a site visit,
- Part 3 - applications where members of the public wish to speak,
- Part 4 - applications that have not attracted public speaking.

Part 1	N/A
Part 2	N/A
Part 3	(1) 18/03398/HOUSE Winterley House, Kintbury 19-27 (2) 19/00019/HOUSE 19 Battery End, Newbury 29-45
Part 4	N/A

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WESTERN AREA PLANNING COMMITTEE ON 13TH MARCH 2019

UPDATE REPORT

Item No: (1) **Application No:** 18/03398/HOUSE **Page No.** 19 - 27
Site: Winterley House, Kintbury

Planning Officer Presenting: Derek Carnegie

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr McNally (Applicant)
Mrs McNally (Applicant)
Ian Lasseter (Agent)

Ward Member(s): Cllr. A Stansfeld
Cllr. James Cole

Update Information:

Calculated percentage increase in floor space of new extensions including loss of single garage: 52%.

NB. The agent has been made aware that the plans as submitted are not accurately to scale. Prior to a decision being issued, correct scaled plans would be required.

Suggested additional informative:-

The applicant's attention is drawn to the fact that the Local Planning Authority does not accept that the red line plan accompanying the application accurately reflects the size of the lawful curtilage on site.

DC

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WESTERN AREA PLANNING COMMITTEE ON 13TH MARCH 2019

UPDATE REPORT

Item No: (2) **Application No:** 19/00019/HOUSE **Page No.** 29-45
Site: 19 Battery End, Newbury, Berkshire, RG14 6NX

Planning Officer Presenting: Matthew Shepherd

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Stephen Beck

Supporter(s) speaking: N/A

Applicant/Agent speaking: Jack Stacey (Applicant)
Danielle Stacey (Applicant)

Ward Member(s): Cllr. H Bairstow
Cllr. A Edwards

Update Information:

Two small updates to the recommend conditions have been made. Condition 4 has been updated to provide a clear 'trigger' for when the condition must occur. Condition 8 has been updated to include a school term time clause for deliveries.

4. Landscaping

Prior to the use of the side extension and basement a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of plants noting species, plant sizes and proposed numbers / densities, an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure;

- a) Completion of the approved landscape scheme within the first planting season following completion of development.

b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

8. Hours of Deliveries

All deliveries shall be made outside of school drop off times to the site. No deliveries shall be made before 0930 and after 1445 during construction during school term times.

Reason: To safeguard the highway network from construction traffic congestion at peak times. This condition is imposed in accordance with the National Planning Policy Framework (2018) and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

DC