

# Notice of Meeting



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## Western Area Planning Committee

Wednesday, 25th September, 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](mailto:planapps@westberks.gov.uk)

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)



**Agenda - Western Area Planning Committee to be held on Wednesday, 25 September  
2019 (continued)**

Any queries relating to the Committee should be directed to Jenny Legge / Rachel Craggs / Jo Reeves on (01635) 503043/519441/519486 Email:  
jenny.legge@westberks.gov.uk / rachel.craggs@westberks.gov.uk /  
jo.reeves@westberks.gov.uk

Date of despatch of Agenda: Tuesday, 17 September 2019



**Agenda - Western Area Planning Committee to be held on Wednesday, 25 September 2019 (continued)**

- To:** Councillors Adrian Abbs, Phil Barnett, Jeff Cant, Hilary Cole, Carolynne Culver, Clive Hooker (Chairman), Claire Rowles, Tony Vickers (Vice-Chairman) and Howard Woollaston
- Substitutes:** Councillors Jeff Beck, James Cole, David Marsh, Steve Masters, Andy Moore, Erik Pattenden, Garth Simpson and Martha Vickers
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# Agenda

## Part I

Page No.

- (1) **Application No. and Parish: 19/01881/HOUSE - 89 Enborne Road, Newbury** 5 - 6
- Proposal:** Two storey side and single storey rear extension. Proposed loft to be connected into existing converted loft space.
- Location:** 89 Enborne Road, Newbury
- Applicant:** Mr and Mrs Genko
- Recommendation:** **The Head of Development and Planning be authorised to GRANT planning permission.**
- (2) **Application No. and Parish: 19/01850/FULD - Land North of 4 and South of 8 Edgecombe Lane, Newbury** 7 - 12
- Proposal:** Demolition of outbuilding and construction of two semi-detached dwellings with highway improvements
- Location:** Land North of 4 and South of 8 Edgecombe Lane, Newbury
- Applicant:** Mr and Mrs Marshall and Derek Howe
- Recommendation:** To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to conditions

## 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, 25 September  
2019 (continued)**

Sarah Clarke  
Head of Legal and 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 25 SEPTEMBER 2019

### UPDATE REPORT

**Item No:** (1)      **Application No:** 19/01881/HOUSE      **Page No.** 11-18

**Site:** 89 Enborne Road, Newbury

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**Planning Officer Presenting:** Derek Carnegie

**Member Presenting:** N/A

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**Parish Representative speaking:** Councillor Andy Moore

**Objector(s) speaking:** Simon Moffat

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** N/A

**Ward Member(s):** Cllr. Andy Moore  
Cllr. Martha Vickers

#### 1. Additional Consultation Responses

<b>Public representations:</b>	None
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#### 2. No further comments received

#### 3. Updated Recommendation

The recommendation remains as set out in the agenda committee report.

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## WESTERN AREA PLANNING COMMITTEE ON 25<sup>TH</sup> SEPTEMBER 2019

### UPDATE REPORT

**Item No:** (2)                      **Application No:** 19/01850/FULD                      **Page No.** 19 - 39  
**Site:** Land to the North of 4 and South of 8 Edgecombe Lane, Newbury

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**Planning Officer Presenting:** Derek Carnegie

**Member Presenting:** N/A

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**Parish Representative speaking:** Councillor Gary Norman

**Objector(s) speaking:** Simon Middleton

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Gary Marshall  
Kate Cooper

**Ward Member(s):** Councillor Jeff Beck  
Councillor Jeff Cant

#### Update Information:

Further objections have been raised since the committee report was published:

- Changes to the red line on the eastern boundary;
- The visibility splays at the access cannot be achieved;
- Concerns that residents on Edgecombe Lane would not have legal rights of access over the widened part of the lane. A condition for legal rights of the lane is requested;
- Swept path analysis appears inaccurate.

Case Officer's response to the following objections:

- The letters of objection with regards to the visibility splays were forwarded to the Highway Officer. The Highway Officer conducted their own site visit. The Highway Officer has confirmed that the sight lines for the access will be acceptable.
- It is acknowledged that the residents in Edgecombe Lane are concerned with whether they will have a legal right of way over the sections of widened access and lane. Rights of access is a civil

matter between the affected parties which the Council would not be party to. The Council is therefore unable to place conditions on the planning application to grant legal rights of access.

- It is recommended that an additional condition is applied for a Construction Method Statement this includes providing details for deliveries relating to construction. This would ensure that Highway Officer is satisfied that deliveries would not have an impact on highway safety before development commences. A condition for details of temporary parking and turning (condition 9) has already been recommended which will ensure the Highway Officer is satisfied with the impact of construction vehicles on highway safety. The wording of the Construction Method Statement condition is as follows:

*No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for:*

- (a) The parking of vehicles of site operatives and visitors;*
- (b) Loading and unloading of plant and materials;*
- (c) Storage of plant and materials used in constructing the development;*
- (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing;*
- (e) Wheel washing facilities;*
- (f) Measures to control the emission of dust and dirt during construction;*
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works*

*Thereafter the construction works shall incorporate and be undertaken in accordance with the approved statement.*

*Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).*

Recommended additional condition:

It is considered necessary to ensure the width of the lane is retained and therefore it is recommended a condition is applied to remove permitted development rights for fences, boundary walls etc. along Edgcombe Lane. The proposed wording of the condition is as follows:

*Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no gates, fences, walls or other development which would otherwise be permitted by Schedule 2, Part 2, Class A shall be carried out along Edgcombe Lane, without planning permission being granted by the Local Planning Authority on an application made for that purpose.*

*Reason: To prevent the narrowing of the lane to protect highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026).*

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5 Edgecombe Lane  
Newbury,  
RG14 2HJ  
22 September 2019

Gemma Kirk  
Planning Officer  
West Berkshire Council Planning

**Application for Construction of 2 Semi-detached Houses in Edgecombe Lane  
Ref 19/01850/FULD**

Dear Gemma,

I am writing following the visit to Edgecombe Lane by the West Berkshire Planning committee.

New issues arose and existing concerns were confirmed:

- The measurements for the visibility splay at the end of the lane are incorrect in Mr Marshall's application, as demonstrated by the objectors during the visit. This is because Mr Marshall's plans are yet again misleading. If the measurement is taken from the correct position, i.e. 2.4 metres from the kerb, the real visibility splay is only 27m to the west. It should be 43m – so it is 16m short.
- **Because of the intensification of use, this should be re-evaluated.**
- As the attendees to the site visit will have observed, this is an extremely busy part of Kiln Road and hazardous for vehicles trying to turn into/manoeuvre out of the lane, as well as vehicles, cyclists and pedestrians using Kiln Road. During the visit, cars were parked opposite the entrance to Edgecombe Lane and a car and van were parked partly on the pavement directly to the west - abutting the double yellow line. The visitors experienced the queues of traffic forming both up and down Kiln Road.
- Children walking to school down Kiln Road, add an additional danger – it is difficult to see them on the left and at the same time, to edge forward to try and see down Kiln Road.
- Early morning, there is the additional hazard; cars with condensation on their windows (those parked to the west), it is impossible to see through them and makes trying to edge out even more dangerous.
- I do not know how I have not yet hit a cyclist or another car. I will repeat myself – this is an accident waiting to happen.
- This should surely invalidate the whole application? Whatever our other concerns are, this proposal should not go ahead, since it contravenes The Manual for Streets.

However, I will add my other concerns:

**Lack of a Turning Circle for all Vehicles:**

- As demonstrated at the site visit, the drawings in Mr Marshall's plans, include using 1.5m at the end of my driveway. This is a pivotal point of his application; there is no

turning circle in the lane. It is not wide enough for residents' vehicles to turnaround and exit the lane going forward, let alone ambulances, fire engines, delivery vehicles. With the hardening of the boundaries within the lane, by the erection of these 2 houses, it will force all vehicles to have to reverse out into Kiln Road – which as discussed above, is hazardous enough, when driving forwards out of the lane.

- Yet again, the proposal's drawings are misleading, as Mr Marshall has tried to squeeze in the 2 houses – moving their boundaries back, presumably taking away parts of their gardens.

#### **Overdevelopment:**

- As also mentioned in previous objections, this proposal is going to leave the lane, feeling like an estate. As pointed out to the site visit attendees, it will literally be wiping out 4 original gardens, even though they have been in the ownership of other houses – they have still been green and open spaces.
- Mr Marshall is also planning to remove a large established hedge on the edge of his garden/lane to create further space – yet again more green disappearing.
- Site attendees will have been aware of the close proximity of new houses being erected – visible clearly at the bottom of the lane, as part of the Addison Gardens housing development. This was previously a large area of green, wild landscape, full of mature trees and wildlife. The Addison Gardens houses are already extremely close to 7 and 7a Edgecombe Lane. If Mr Marshall's proposal is approved, this will feel like they are being engulfed by buildings.

#### **Right of Access over the Lane:**

- As pointed out during the site visit, as residents, we have right of access over only 4m of the lane as it currently is. The so called widening to 5.6m down the east side of the lane, will have no benefit, as we will have no legal right over it.
- One of the visitors asked if the cars outside Nos. 2, 3 and 4 belong to those houses – yes, they do, and they are parked there most of the time. Alongside these houses, the area of legal access is down to around 1.6m. So, no room for 2 cars to pass.
- An extra 4-6 cars using the lane, is just going to exacerbate the whole issue.

#### **Refuse Collection:**

- As mentioned on many previous occasions, the lack of a good plan to deal with the obvious hazard associated with having an extra 2-4 bins/recycling boxes/bags either at the end of the lane or on Kiln Road, outside 17c – is just going to add to an already ridiculously chaotic area. Just to reiterate, there could be 11 sets of bins and boxes all crowded around at the entrance to the lane. It doesn't matter how neatly they might be stored – they will just add to the chaos.

It is astonishing that this application is still being considered.

I am happy for you to publish my comments and especially make them available to the members for Wednesday night's meeting.

Regards,  
Sian Williams