

Supplemental Items for District Planning Committee

Wednesday, 4th March, 2020 at 6.30 pm
in Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

- (1) **Application No. & Parish: 19/02144/FULD - Inglewood Farm Cottage, Templeton Road, Kintbury** 3 - 6

Proposal:	Section 73: Variation of Condition 2 - 'Approved plans' of previously approved application 19/00277/FULD: Replacement dwelling.
Location:	Inglewood Farm Cottage, Templeton Road, Kintbury
Applicant:	Mr and Mrs Selby
Recommendation:	For the District Planning Committee to determine the application.

Sarah Clarke
 Head of Legal and Strategic Support

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Linda Pye / Stephen Chard on (01635) 519052/519462
 e-mail: linda.pye@westberks.gov.uk / stephen.chard@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.



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**DISTRICT PLANNING COMMITTEE
DATED 4th MARCH 2020**

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	Item 1 – 19/02144/FULD – Inglewood Farm Cottage, Templeton Road, Kintbury Page 13 - 42
Part 4	N/A

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DISTRICT PLANNING COMMITTEE
4TH MARCH 2020

UPDATE REPORT

Item No: (1) **Application No:** 19/02144/FULD **Page No.** 13-42

Site: Inglewood Farm Cottage, Templeton Road, Kintbury

Planning Officer Presenting: Dave Pearson

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: Anthony Stansfeld

Applicant/Agent speaking: David Selby
Callan Powers of Fowler Architecture and Planning Ltd

Ward Member(s): Councillor Dennis Benneyworth
Councillor James Cole
Councillor Claire Rowles

1. Updated Calculations

1.1 Following the Committee site visit, the approximate calculations for the percentage increase in the floor space and volume of the previously approved dwelling and the proposed dwelling under consideration have been updated to take into account the existing brick outbuilding 1.5 metres to the east of the existing house.

	Percentage increase in floor space	Percentage increase in volume
Approved house 19/00277/FULD	131%	434%
Proposed S.73 Amendment 19/02144/FULD	232%	566%

2. Clarification of dimensions

	Length	Width	Height to eaves	Height to ridge
Existing house	7.9m	7.6m plus conservatory of 1.9m	3.5 m	6.2m
Approved House 19/00277/FULD	16.4m	8.7m	5.8m	8.6 m
Proposed House 19/02144/FULD	18.5m	17.2m	5.8m Wing to the south 5m on west elevation 2.9 metres on the east elevation	8.6m Wing to the south 6.9m

3. Clarification of site area

- 3.1 The application site as outlined in red on the location plan is 0.18 hectares (1846 sq. metres).

4. Clarification of Loss of Trees

- 4.1 The Arboricultural Impact Assessment submitted with the original planning application indicated that the following 6 trees would be felled

T2 –Lawson Cypress and T3 – Beech Tree both on the northern boundary of the site with Inglewood Road
T5- Cypress and T6- Blue Spruce to the east of the existing house
T14- Apple tree to the east of the proposed dwelling
T16 – Cherry Tree on the southern boundary with the agricultural land