

Notice of Meeting



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Eastern Area Planning Committee Wednesday 13 May 2020 at 6.30pm Update Reports

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.

Date of despatch of Agenda: Monday 4 May 2020

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

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 Stephen Chard on (01635) 519462

Email: stephen.chard@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 13 May 2020
(continued)

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(continued)

To: Members and Substitutes of the Eastern Area Planning Committee

Agenda

Part I

Page No.

- | | | |
|-----|---|--------|
| (1) | Application No. & Parish: 20/00221/HOUSE - West Streatley House, High Street, Streatley | 5 - 6 |
| | Proposal: Demolition of side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house. | |
| | Location: West Streatley House, High Street, Streatley | |
| | Applicant: Anita Parratt c/o Maria Peralta, Project Design Studio Ltd | |
| | Recommendation: Delegate to the Head of Development and Planning to grant planning permission. | |
| (2) | Application No. & Parish: 20/00222/LBC2 - West Streatley House, High Street, Streatley | 7 - 8 |
| | Proposal: Demolition of side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house. | |
| | Location: West Streatley House, High Street, Streatley | |
| | Applicant: Anita Parratt c/o Maria Peralta, Project Design Studio Ltd | |
| | Recommendation: Delegate to the Head of Development and Planning to grant listed building consent. | |
| (3) | Application No. & Parish: 19/02522/FUL - Church View Barn, Back Lane, Stanford Dingley | 9 - 10 |
| | Proposal: The demolition of the existing stable block and the construction of a three-bay replacement garage building with adjoining log store, alongside associated parking, access and landscaping works and the change of use of the land to a residential use. | |
| | Location: Church View Barn, Back Lane, Stanford Dingley, RG7 6LR | |
| | Applicant: Ms C Garbutt | |
| | Recommendation: Delegate to the Head of Development and Planning to grant planning permission. | |

Agenda - Eastern Area Planning Committee to be held on Wednesday, 13 May 2020
(continued)

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.

Sarah Clarke
Service Director (Strategy and Governance)

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

EASTERN AREA PLANNING COMMITTEE 13TH MAY 2020

UPDATE REPORT

Item No: (1) **Application No:** 20/00221/HOUSE **Page No.** 16-26

Site: West Streatley House, High Street, Streatley

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Council submission: N/A

Objector submission(s): Lloyd Jenkins – joint submission

Supporter submission(s): N/A

Applicant/Agent submission: Maria Peralta – Agent

Ward Member(s) speaking: Councillor Alan Law

1. Additional consultation responses

None

2. Updated recommendation

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

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EASTERN AREA PLANNING COMMITTEE 13TH MAY 2020

UPDATE REPORT

Item No: (2) Application No: 20/00222/LBC2 Page No. 27-36

Site: West Streatley House, High Street, Streatley

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative submission: N/A

Objector(s) submission(s): Lloyd Jenkins – joint submission

Supporter(s) submission: N/A

Applicant/Agent submission(s): Maria Peralta – Agent

Ward Member(s): Councillor Alan Law

1. Additional consultation responses

None

2. Additional conditions

The Conservation Officer has requested that two additional conditions are applied to the listed building consent to secure the prior approval of detailed plans and specifications for door/window openings and roof detailing.

3. Updated recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional conditions.

6. Details of openings (additional)

No works to window or door openings shall take place until detailed plans and specifications of such works have been submitted to and approved in writing by the Local Planning Authority. Such details shall include materials and finishes, at a

minimum scale of 1:20 and 1:2. The windows and doors shall be installed in strict accordance with the approved details.

Reason: To protect the special architectural or historic interest of the building. This condition is applied in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

7. **Details of roof eaves and fascias (additional)**

No works shall take place to the roof until detailed plans and specifications of the eaves and fascia have been submitted to and approved in writing by the Local Planning Authority. Such details shall be provided at a minimum scale of 1:20. Thereafter the eaves and fascias shall be installed in strict accordance with the approved details.

Reason: To protect the special architectural or historic interest of the building. This condition is applied in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

EASTERN AREA PLANNING COMMITTEE 13TH MAY 2020

UPDATE REPORT

Item No: (3) **Application No:** 19/02522/FUL **Page No.** 37-51

Site: Church View Barn, Back Lane, Stanford Dingley, RG7 6LR

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative submission: N/A

Objector(s) submission : Mr H R D Fullerton

Supporter(s) submission(s): N/A

Applicant/Agent submission(s): N/A

Ward Member(s): Councillor Graham Pask

1. Additional consultation responses

None

2. Minor amendments to recommended conditions

Condition 1 (commencement of development) has been revised to account for the change of use of the land being retrospective, thereby ensuring that the remainder of the development is commenced within three years.

An additional condition (#11) is recommended to ensure that the changes to the two accesses, with replacement timber gates, is completed before first use of the replacement garage. This is considered necessary to ensure the timely completion of these works which are regarded as a benefit of the scheme.

3. Updated recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended and additional conditions.

1. **Commencement of development (amended)**

The demolition of the existing stable block, and the construction of the garage building, associated landscaping and accesses hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004). This condition does not apply to the retrospective change of the land to residential.

11. **Provision of accesses (additional)**

The garage hereby permitted shall not be brought into use until the works to the two accesses onto Back Lane, including the provision of two gates, have been completed in accordance with the approved plans.

Reason: To ensure the timely completion of the revised accesses, which is a benefit of the scheme. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Supplementary Planning Document Quality Design (June 2006).