

# Notice of Meeting



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## **Western Area Planning Committee Wednesday 12 August 2020 at 6.30pm Update Report**

### **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**

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)

Any queries relating to the Committee should be directed to Jenny Legge on (01635) 503043 Email: [jenny.legge@westberks.gov.uk](mailto:jenny.legge@westberks.gov.uk)

Date of despatch of Agenda: Tuesday, 4 August 2020



**WestBerkshire**  
C O U N C I L

**Agenda - Western Area Planning Committee to be held on Wednesday, 12 August 2020**  
(continued)

**To:** Councillors Adrian Abbs, Phil Barnett, Dennis Benneyworth, Jeff Cant, Hilary Cole, Carlyne Culver, Clive Hooker (Chairman), 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.**

- |            |  |               |
|------------|--|---------------|
| <b>(1)</b> | <b>Application No. and Parish: 20/01193/HOUSE, White Lodge, Shaw Cum Donnington</b>  | <b>5 - 10</b> |
|            | <b>Proposal:</b> Two storey rear extension and external alterations to existing dwelling, following demolition of existing outbuildings (resubmission of application 19/02505/HOUSE) |               |
|            | <b>Location:</b> White Lodge   |               |
|            | <b>Applicant:</b> Mr and Mrs Baynham   |               |
|            | <b>Recommendation:</b> The Head of Development and Planning be authorised to <b>refuse</b> planning permission   |               |

### 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.

**WESTERN AREA PLANNING COMMITTEE**  
**DATED 12<sup>th</sup> August 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 made written submissions either in favour or against the application.

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 further letters of support or objection. This report must therefore be read in conjunction with the main agenda [and the written submissions pack](#).

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 have made written submissions,  
Part 4 - applications that have not attracted written submissions.

<b>Part 1</b>	N/A
<b>Part 2</b>	N/A
<b>Part 3</b>	Item (1) 20/01193/HOUSE - White Lodge, Donnington Grove, Donnington, RG14 2LA Pages 33-44
<b>Part 4</b>	N/A

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**WESTERN PLANNING COMMITTEE**  
**12<sup>TH</sup> AUGUST 2020**  
**UPDATE REPORT**

Item No: (1)      Application No: 20/01193/HOUSE      Page No. 33-44

Site: White Lodge, Donnington Grove, Donnington, Newbury, RG14 2LA

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Planning Officer Presenting: Simon Till

Member Presenting: N/A

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**Written submissions**

Parish Council: N/A

Objector(s): N/A

Supporter(s): N/A

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

Ward Member(s) speaking: Councillor Lynne Doherty  
Councillor Steve Masters

**1. Additional Consultation Responses**

<b>Public representations:</b>	No additional Third Party Representations received
<b>Consultee responses:</b>	<p>The Council's Ecologist confirmed insufficient information has been provided to protect bats onsite; not enough consideration has been given to protect bats potentially living in the building. According to the applicant's current ecologist there is a high probability of bats being present in the existing structure and as such 3 dusk/dawn emergence surveys are required to be undertaken as standard before determination of this application. It is therefore recommended the application is refused on the grounds of insufficient information.</p> <p>No comments have been returned, to date, by the Rights of Way Officer and West Berkshire Ramblers.</p>

**2. Updated Recommendation**

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

1	Insufficient information has been provided to ensure no protected species would be affected by the development. Previous surveys have identified potential bat roosting features and as such 3 dusk/dawn emergence surveys are required to identify whether protected species are present and whether any mitigation would be required as part of the development. As such the development is contrary to the requirements of Paragraph 170 of the National Planning Policy Framework which requires, inter alia, planning decisions to minimise impacts on and provide net gains for biodiversity. Furthermore the proposals are contrary to the requirements of Policy CS17 of the West Berkshire Core Strategy (2006-2026) that seeks to ensure that biodiversity assets across West Berkshire are conserved and enhanced and that all new development should maximise opportunities to achieve net gains in biodiversity.
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### 3. Additional photography

The case officer has provided additional photography to show the interior of the site:



View from south West on drive into Donnington Grove facing east.



View from south of existing dwelling facing north east.



View of western elevation of existing dwelling facing south.



View of northern elevation facing south east (above), and view from within Donnington Grove Historic Park (below).

