

Notice of Meeting



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Western Area Planning Committee Wednesday 2 September 2020 at 6.30pm Site Photographs

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

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 on (01635) 503043 Email: jenny.legge@westberks.gov.uk

Date of despatch of Agenda: Tuesday, 25 August 2020



Agenda - Western Area Planning Committee to be held on Wednesday, 2 September 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

Agenda

Part I

Page No.

- (1) **Application No. and Parish: 20/00152/FUL, 1 and 3 Kennet Road, Newbury, Proposal:** Demolition of existing dwellings and erection of 2x semi-detached dwellings and 1x detached dwelling with associated works.

5 - 8

Location: 1 and 3 Kennet Road, Newbury, RG14 5JA.

Applicant: Four Acre Investments.

Recommendation: To delegate to the Head of Development and Planning to **refuse** 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.



West Berkshire
C O U N C I L

1 - 3 Kennet Road

Photographs for Western Area Planning Committee
Applications 20/00152/FUL & 20/01186/FUL



View of application site from Craven Road (looking north-west)



View of the site form Craven Road (Looking north-east)



View of site from Kennet Road (looking west)



View of 34-38 Craven Road from Craven Road (looking north)



View of 1 & 3 Kennet Road from Kennet Road (looking West)



View of site from Kennet Road (looking south)