

Notice of Meeting



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Western Area Planning Committee Wednesday 2 September 2020 at 6.30pm Written Submissions

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



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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,** 5 - 8
Proposal: Demolition of existing dwellings and erection of 2x semi-detached dwellings and 1x detached dwelling with associated works.
- 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.
- (2) **Application No. and Parish: 20/01186/FUL, 1 and 3 Kennet Road, Newbury** 9 - 12
Proposal: Change of use of 1 and 3 Kennet Road from 2 dwellings to 6 self-contained flats, minor exterior alterations and associated car parking and gardens.
- Location:** 1 and 3 Kennet Road, Newbury, RG14 5JA.
- Applicant:** Four Acres Investments.
- Recommendation:** To delegate to the Head of Development and Planning to **grant** 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



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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.



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Western Area Planning Committee

Wednesday 02.09 2020

Written Submissions

Item:	1
Application Number:	20/00152/FUL
Location:	1 and 3 Kennet Road, Newbury, RG14 5JA
Proposal:	Demolition of existing dwellings and erection of 2x semi-detached dwellings and 1x detached dwelling with associated works
Applicant:	Four Acre Investments

Submissions received

Newbury Parish Council	N/A
Adjoining Parish Council	N/A
Objectors	N/A
Supporters	N/A
Applicant/ Agent	David Jones – Evans Jones

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20/00152/FUL – Committee Comments

Your planning officer's report comprehensively sets out the planning matters to be considered with this application. Officers have recommended that this application be refused consent solely on the grounds of flood risk.

We have worked constructively with officers to find a solution to the recommended refusal reason. Regrettably, we have been unable to reach agreement.

This application is twin tracked with application reference 20/01186/FUL, which is to be determined later today under committee item 4(2).

This alternative application (which is recommended for approval by officers) is for the conversion of 1 and 3 Kennet Road from two dwellings to create six self-contained flats (a net increase of 4 dwelling units).

In comparison, this proposal seeks consent for the demolition of existing dwellings (2 dwelling units) and erection of 2No. semi-detached dwellings and 1No. detached dwelling (a net increase of one dwelling unit).

It is acknowledged that the application site lies within Flood Zone 3, and thus new build housing requires the submission of a sequential test.

Disagreement exists between your officers and the applicant in respect to the scope of the sequential test, we would thus ask members to consider this application from a practical standpoint.

The sequential test submitted with this application demonstrates that there are no sequentially preferable sites within a reasonable search area. Officers consider that the search area should extend to the whole district, whereas we consider that the sequential test should be limited to the comparable urban areas of the district.

The applicants submitted sequential test clearly demonstrates that none of the other sites in line with the methodology of the test are suitable and/or available alternatives. Thus, we submit that this proposal passes the sequential test

We would urge members to consider this application pragmatically applying logic and common sense. The proposed development will provide high quality accommodation complying with all local and national planning policies.

It is notable and very relevant that the statutory consultees responsible for flood risk matters (Environment Agency and the Lead Local Flood Authority) raise **no objection** subject to condition. It is an important factor that the site is within an area that benefits from Environment Agency flood defences, substantially reducing the risk of flooding.

It is accepted that the site is in a location where the principle of development is acceptable and that there is no objection from the Conservation Officer.

Furthermore, it is noted that the officers conclude that proposal will not give rise to issues of impact to neighbouring amenity.

The proposed development has wider sustainability benefits, in accordance with the objectives set out in the National Framework. Additionally, the development will be safe for its lifetime through appropriate mitigation and the presence of flood defences.

Mindful that your officers are supportive of the alternative development proposal (conversion to 6 flats) we submit that three new build dwellings provide an opportunity to create a high-quality development accommodating appropriate flood mitigation measures.

We thus respectfully request that members support this proposal.

Western Area Planning Committee

Wednesday 02.09 2020

Written Submissions

Item:	2
Application Number:	20/01186/FUL
Location:	1 and 3 Kennet Road, Newbury RG14 5JA
Proposal:	Change of use of 1 and 3 Kennet Road from 2 dwellings to 6 self-contained flats, minor exterior alterations and associated car parking and gardens.
Applicant:	Four Acres Investments

Submissions received

Newbury Parish Council	N/A
Adjoining Parish Council	N/A
Objectors	N/A
Supporters	N/A
Applicant/ Agent	David Jones – Evans Jones

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20/01186/FUL – Committee Comments

Your Officer's Report has comprehensively set out the planning considerations and associated planning balance. This proposal is supported by Officer's with a clear recommendation to approve this application, subject to conditions.

The principle of the development is considered to be acceptable, being within the settlement boundary of the principal urban area of Newbury. A location where your authority seeks to focus new development.

The statutory consultees offer no objection, this proposal being acceptable in relation to flood risk, highway safety, heritage assets, preserving the existing character of the adjacent Conservation Area.

The drawings provided with the application demonstrate that there is sufficient amenity space for the occupiers and that the private amenity space provided on site would provide a reasonable degree of privacy. The amenity areas are consistent with that typically found in this area ensuring that development is not be cramped.

The development will not have a detrimental impact on the privacy of neighbouring occupiers, with only one additional window (serving a habitable room) proposed as part of this development the single window serving a habitable room and this does not face directly towards any habitable rooms in neighbouring properties, thus ensuring that there is no additional overlooking as a result of the development.

The applicant has worked with drainage officers to ensure that the development is acceptable in relation to flood risk through the provision of bedrooms on the first floor as opposed to the ground floor, as the submitted plans demonstrate.

Furthermore, the change of use of the property will not increase the flood risk in the wider area.

With regards to the provision of electric vehicle charging stations and cycle parking, the applicant has worked with officers to ensure that this is sufficient. The Highway Officer has confirmed that they have no objection to the development in this regard.

It is hoped that Councillors will support their Officer's recommendation and approve this application.

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