

Notice of Meeting



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Western Area Planning Committee Wednesday 14 October 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 6 October 2020



Agenda - Western Area Planning Committee to be held on Wednesday, 14 October 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: 20/01083/FUL - Quill Cottage, Craven Road, Inkpen** 5 - 18
Proposal: Replacement dwelling
- Location:** Quill Cottage, Craven Road, Inkpen, Hungerford, RG17 9DX
- Applicant:** Mr and Mrs Jones
- Recommendation:** To delegate to the Head of Development and Planning to REFUSE planning permission.
- (2) **Application No. and Parish: 20/01658/FUL - Old Station Business Park, Compton** 19 - 30
Proposal: External works to include new external chemstores/storage/chiller containers positioned outside unit 4,5,6 and 7, 8, 9. New adjoining covered walkway/canopy between 4, 5, 6 and 7, 8, 9. Building alterations to include new extraction ductwork, fan and general fittings. New retaining wall to east (outside unit 6), Internal modifications to floor plans, replacement external doors to rear elevation to Unit 4, 5, 6.
- Location:** Old Station Business Park Compton Newbury
- Applicant:** Carbosynth Ltd
- Recommendation:** That the Head of Planning and Development be authorised to GRANT planning permission.



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- (3) **Application No. and Parish: 20/01226/FUL - Land at Old Station Business Park, High Street, Compton** 31 - 36
- Proposal:** Retrospective: External works, m/e works to include ductwork, steel gantry, external plant, external enclosure (fencing), retaining walls, air handling unit and chiller, gas bottle store, solvent stores all concerning unit 10, 11, 12 (existing building). Building alterations include modifications to internal space planning, revised external door design to fire escape doors, omitting roof lights + glazed top and side panel to entrance doors (front elevation) + two windows on the east elevation at first floor and adjusted soil vent pipes (SVP) positions.
- Location:** Land at Old Station Business Park, High Street, Compton
- Applicant:** Carbosynth Ltd
- Recommendation:** That the Head of Planning and Development be authorised to GRANT planning permission.
- (4) **Application No. and Parish: 18/01657/COND1 - Land adjacent to Summerfield, The Ridge, Cold Ash** 37 - 42
- Proposal:** Discharge of Conditions Application seeking approval of details reserved by Condition 4 - External Materials Schedule and samples, 7 - Construction Method Statement, 8 - Surfacing for driveways/access points, 10 - Vehicle parking and turning, 11 - Access details, 12 - Cycle storage, 13 - Refuse storage and 15 - Boundary hedge of planning permission reference 16/02529/OUTD.
- Location:** Land Adjacent To Summerfield, The Ridge, Cold Ash, Thatcham, Berkshire
- Applicant:** T A Fisher and Sons Ltd
- Recommendation:** **DELEGATE** to the Head of Development & Planning to make representations at appeal to recommend a **SPLIT DECISION** comprising part approval and part refusal.

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.



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(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.



Quill Cottage, Craven Road, Inkpen
Site Photographs for Western Area Planning Committee



Quill Cottage – view from Craven Road



Adjacent dwelling The Ridgeway



Dwelling Alderbrook – only use of dormer windows along Craven Road



The Glenn



View from public footpath to the rear



Rear of existing dwelling



View from the rear



Approaching the site from the north west



Approaching the site from the south east



View of the existing dwelling from PROW INKP/16/1 - the lower extension element is not visible.



View from Craven Road, the very top of the 'original' bungalow is just visible, the extension is not.



View from PROW INKP/15/1, the roof of the original bungalow is visible



View approaching from the west along Craven Road, showing the full extent of the visible frontage

20/01658/FUL

Units 4, 5, 6, and 7, 8, 9 Old Station Business Park Compton Newbury
RG20 6NE

Site Photographs for Western Area Planning Committee



View from site entrance towards units 4,5, and 6.



Image of boundary treatments to the west of the site



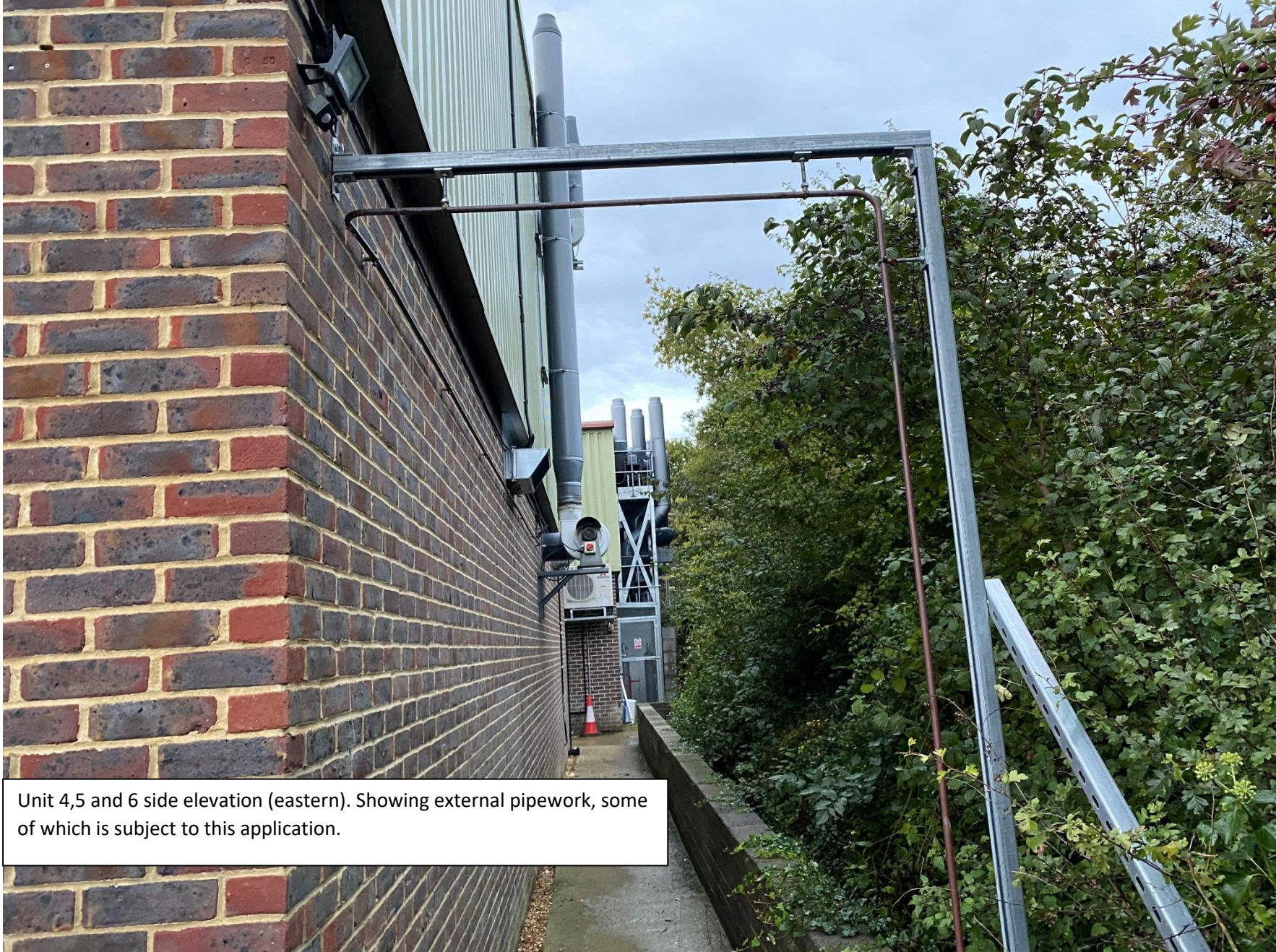
Image of boundary treatments to the west of the site



Unit 4,5 and 6. Containers to the front subject to this application.



Unit 4,5 and 6 front elevation. Containers to the front subject to this application.



Unit 4,5 and 6 side elevation (eastern). Showing external pipework, some of which is subject to this application.



Image of new planting undertaken by the applicant on western boundary



Existing external plant machinery to units 7,8,9



Gap between the two units



Storage Containers to units 7,8,9



Storage Containers to units 7,8,9

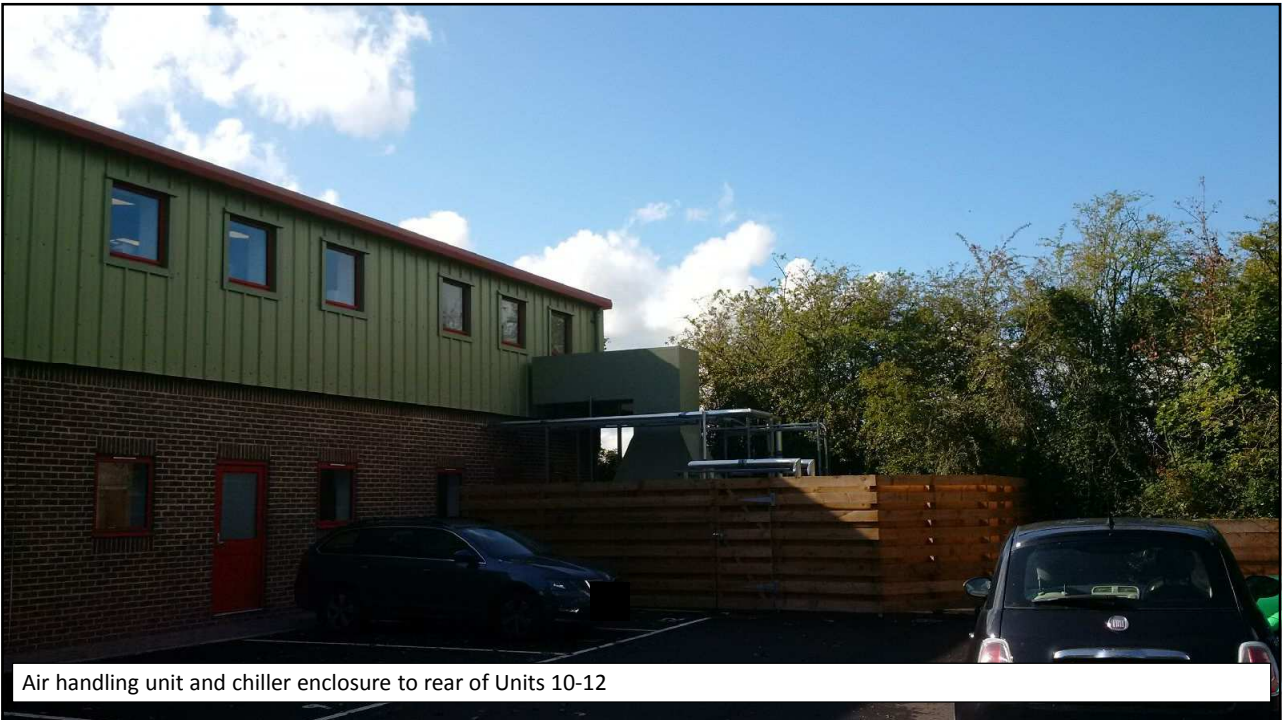
Units 10-12 Compton Business Park

Photographs for Western Area Planning Committee
Application 20/01226/FUL

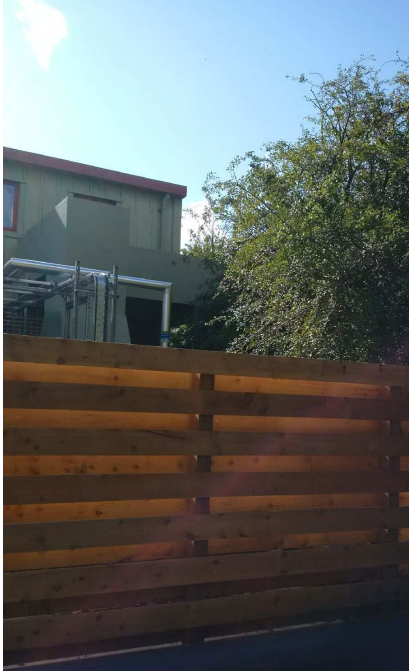




Rear elevation Units 10-12



Air handling unit and chiller enclosure to rear of Units 10-12



Rear elevation Units 10-12 air handling units and enclosure



Extract fans and enclosure to side elevation





Part of the planting along the boundary

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Land adjacent to
Summerfield

The Ridge, Cold Ash

Site Photos

18/01657/COND1

Agenda Item 4.(4)

View of site frontage facing west along The Ridge



View within the site facing east towards Ridge End Barn



View within the site facing west (towards Summerfield)



View facing south towards open countryside



Longer distance view of site facing north towards The Ridge

