

Notice of Meeting



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Western Area Planning Committee Wednesday 25 November 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

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

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: planningcommittee@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, 17 November 2020



Agenda - Western Area Planning Committee to be held on Wednesday, 25 November 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.

- (1) **Application No. and Parish: 20/00604/FULEXT, Coley Farm, Stoney Lane, Ashmore Green, Cold Ash**
- Proposal:** Erection of 75 dwellings, with associated access, parking, internal roads, drainage, landscaping, children's play space and other associated infrastructure.
- Location:** Coley Farm, Stoney Lane, Ashmore Green.
- Applicant:** Donnington New Homes.
- Recommendation:** Delegated to the Head of Development and Planning to grant conditional planning permission subject to the completion of a S106 legal agreement.

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Agenda - Western Area Planning Committee to be held on Wednesday, 25 November 2020 (continued)

- (2) **Application No. and Parish: 20/01520/FULD, Rickety Gate Farm, Hamstead Marshall** 21 - 26
- Proposal:** Section 73: Variation of condition 13 'removal of log cabin' of approved application 17/02099/FULD:
Section 73A: Variation of Condition 15: Temporary log cabin permitted of approved application 13/01008/FULD: Relocation of existing dog breeding establishment involving the erection of a single storey kennel building; siting of a temporary mobile home; isolation kennel building and change of use of existing barn to ancillary storage building; the use of land as canine exercise area, associated parking, turning and landscaping (allowed on appeal APP/W0340/A/13/2206830).
- Location:** Rickety Gate Farm, Hamstead Marshall.
- Applicant:** Rachel Paul.
- Recommendation:** To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.
- (3) **Application No. and Parish: 20/02205/HOUSE, White Cottage, North Heath, Chieveley, Winterbourne** 27 - 32
- Proposal:** Construction of oak framed tractor and garden machinery building, construction of stable block and construction of all-weather riding arena.
- Location:** White Cottage, North Heath, Chieveley.
- Applicant:** Mr and Mrs J Green.
- Recommendation:** To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to conditions.

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.



**Agenda - Western Area Planning Committee to be held on Wednesday, 25 November
2020** *(continued)*

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.



Coley Farm, Stoney Lane, Ashmore Green

Photographs for Western Area Planning Committee

Application 20/00604/FULEXT



Ariel view of the site and surround area



View to the south within the site



Looking north within the site



Agricultural building with the site



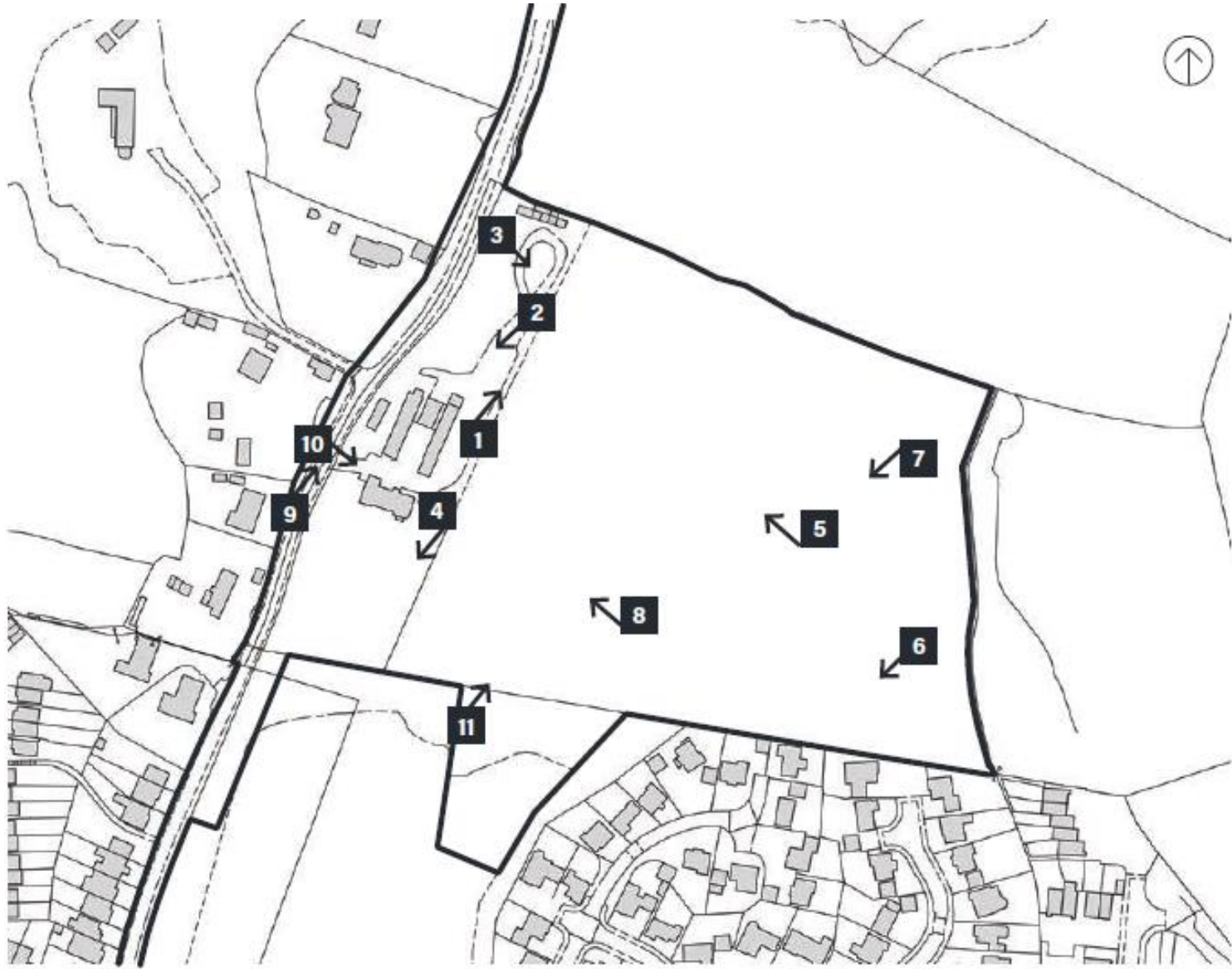
Storage of cars and debris within the site (to the west)



Stoney Lane (looking north)



Stoney Lane (looking south)



Location of following photographs:









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Rickety Gate Farm Hamstead Marshall

Photographs for Western Area Planning Committee

Application 20/01520/FULD



View of application site entrance off Gore End Road



View of kennel building and storage building



View of isolation kennel



View towards approved location for log cabin

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White Cottage North Heath, Chieveley

Photographs for Western Area Planning Committee

Application 20/02205/HOUSE



View of outbuildings to be demolished



Location of stable building viewed within the site



Location of stable looking towards boundary with Bee Cottage



Location of riding arena and stables looking towards Bee Cottage

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