

Notice of Meeting

Western Area Planning Committee

Wednesday, 23 January, 2013 at 6.30pm

in Council Chamber Council Offices
Market Street Newbury

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.

Date of despatch of Agenda: Tuesday, 15 January 2013

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Council Chamber, Market Street, Newbury between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact Elaine Walker on (01635) 519441
e-mail: ewalker@westberks.gov.uk

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk



WestBerkshire
C O U N C I L

Agenda - Western Area Planning Committee to be held on Wednesday, 23 January 2013
(continued)

To: Councillors David Allen, Jeff Beck, Paul Bryant (Chairman), George Chandler, Hilary Cole, Paul Hower, Garth Simpson, Anthony Stansfeld, Julian Swift-Hook, Ieuan Tuck, Tony Vickers and Virginia von Celsing (Vice-Chairman)

Substitutes: Councillors Howard Bairstow, Billy Drummond, Marcus Franks, Roger Hunneman, Mike Johnston, Gwen Mason and Andrew Rowles

Agenda

Part I

Page No.

1. **Apologies**
To receive apologies for inability to attend the meeting (if any).
 2. **Minutes** 1 - 10
To approve as a correct record the Minutes of the meeting of this Committee held on 12 December 2012.
 3. **Declarations of Interest**
To receive any declarations of interest from Members.
 4. **Schedule of Planning Applications**
(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications).
- (1) **Application No. and Parish: 12/02395/FUL - Falkland Service Station, 170-174 Andover Road, Newbury** 11 - 30
- Proposal:** Demolition of existing service station.
Redevelopment to provide new petrol filling station consisting of: canopy/forecourt; sales building with ATM; underground storage tanks, parking, landscaping and other ancillary works.
- Location:** Total, Falkland Service Station, 170 - 174 Andover Road, Newbury.
- Applicant:** Total Bonjour Ltd.
- Recommendation:** To delegate to the Head of Planning and Countryside to grant conditional planning permission.



Agenda - Western Area Planning Committee to be held on Wednesday, 23 January 2013
(continued)

- (2) **Application No. and Parish:12/02655/COMIND - Red Shute Industrial Estate, Red Shute Hill, Hermitage** 31 - 52
- Proposal:** Change of Use to include a skip waste recycling and transfer facility to import, store and process up to 18,000tpa of general skip waste (including wood, metal, plastic, paper and card).
- Location:** Unit 3, Red Shute Industrial Estate, Red Shute Hill Hermitage, Thatcham, Berkshire RG18 9QL
- Applicant:** Harwood Recycling
- Recommendation:** The Head of Planning and Countryside be authorised to **GRANT** Planning Permission subject to the imposition of the suggested conditions and informatives.
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- (3) **Application No. and Parish:12/02420/FULD - 20 Manor Crescent, Compton** 53 - 66
- Proposal:** Proposed dwelling.
- Location:** 20 Manor Crescent, Compton, Newbury.
- Applicant:** Mr and Mrs Pipikakis.
- Recommendation:** To DELEGATE to the Head of Planning and Countryside to GRANT permission subject to the completion of a Section 106 agreement by 13th February 2013.
- Or
- Should the legal agreement not be completed by 13th February 2013 to DELEGATE to the Head of Planning & Countryside to REFUSE planning permission, where expedient, for the following reason:-
- The development fails to provide an appropriate scheme of works or off site mitigation measures to accommodate the impact of development on local infrastructure, services or amenities or provide an appropriate mitigation measure such as a planning obligation. The proposal is therefore contrary to government advice, Policy CC7 of the South East Plan, The Regional Spatial Strategy for South East England 2006-2026 May 2009 and Policy CS5 West Berkshire Core Strategy 2006-2026 as well as West Berkshire District Council's adopted SPG4/04 – Delivering Investment from Sustainable Development.



- (4) **Application No. and Parish:12/02476/FULD - Land opposite Fairbank, between Cedar House, The Lythe and Rectory Cottages, Wickham** 67 - 80
- Proposal:** Erection of four dwellings.
- Location:** Land opposite Fairbank, between Cedar House, The Lythe and Rectory Cottages, Wickham.
- Applicant:** Mr and Mrs J D'Arcy.
- Recommendation:** To **DELEGATE** to the Head of Planning and Countryside to **REFUSE** planning permission for the following reasons:
1. The application site lies outside of the settlement boundary, as defined within Policy HSG.1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007, and is in a location that would not encourage the use of non-car modes of transport. As such the application site is considered to be contrary to the Government's guidance within the National Planning Policy Framework as well as Policies ADPP1, ADPP5 and CS1 of the West Berkshire Core Strategy 2006-2026 and Policies CC1 and CC6 of the Regional Spatial Strategy for the South East of England 2009.
 2. The proposed dwellings and residential use of the application site is considered to harm the intrinsic rural character and appearance of the area and is not considered to conserve the landscape or scenic beauty of the AONB as required in paragraph 15 of the NPPF. The development of the site would formalise the street scene through the proposed fencing and clearance of the vegetation that exists at present. Views of the built form proposed would be possible from the public realm and elements such as the storage of bins in front of the garage opposite the access and the positioning of bins adjacent to the access on collection days would further urbanise the existing rural appearance of the street scene. Moreover the layout of the proposed dwellings at an angle to the road is considered to run contrary to the rhythm of development in the area which largely accommodates built form that runs parallel to the road.



Agenda - Western Area Planning Committee to be held on Wednesday, 23 January 2013
(continued)

As such the proposal is considered to harm the character of the area contrary to the NPPF as well as Policies CS14 and CS19 of the Core Strategy and Policies CC1, C3 and CC6 of the Regional Spatial Strategy for the South East of England 2009. In addition the proposal is contrary to Supplementary Planning Guidance 'Quality Design' in particular part 2.

3. No information, evidence or study such as an archaeological field evaluation has been submitted with the application to demonstrate that the potential archaeological significance of the site would not be harmed by the proposed development. Given the lack of an archaeological field evaluation an informed judgement about the impact of the proposal on the archaeological significance of the site cannot be made.

As no such field evaluation has been submitted the application is considered to run contrary to the NPPF as well as Policy CS19 of the West Berkshire Core Strategy.

4. The development fails to provide an appropriate scheme of works or off site mitigation measures to accommodate the impact of the development on local infrastructure, services or amenities or provide an appropriate mitigation measure such as a planning obligation. The proposal is therefore contrary to government advice, Policy CC7 of the South East Plan, regional Spatial Strategy May 2009 and Policy CS5 of the West Berkshire Core Strategy 2006-2026 as well as the West Berkshire District Council's adopted SPG4/04 - Delivering Investment from Sustainable Development.

Items for Information

5. **Appeal Decisions relating to Western Area Planning Committee** 81 - 110
Purpose: To inform Members of the results of recent appeal decisions relating to the Western Area Planning Committee.

Background Papers

- (a) 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.

Agenda - Western Area Planning Committee to be held on Wednesday, 23 January 2013
(continued)

- (b) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (c) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (d) The Human Rights Act.

Andy Day
Head of Strategic Support

West Berkshire Council is committed to equality of opportunity. We will treat everyone with respect, regardless of race, disability, gender, age, religion or sexual orientation.

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.

