

Notice of Meeting

Western Area Planning Committee

Wednesday 23 November 2016 at 5.30pm
in the 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 November 2016

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 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 Rachel Craggs (01635) 519441 Email: rachel.craggs@westberks.gov.uk



WestBerkshire
C O U N C I L

Agenda - Western Area Planning Committee to be held on Wednesday, 23 November 2016 (continued)

- To:** Councillors Howard Bairstow, Jeff Beck, Dennis Benneyworth, Paul Bryant (Vice-Chairman), Hilary Cole, Billy Drummond, Adrian Edwards, Paul Hewer, Clive Hooker (Chairman), Anthony Pick, Garth Simpson and Virginia von Celsing
- Substitutes:** Councillors Jeanette Clifford, James Cole, James Fredrickson and Mike Johnston
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Agenda

Part I

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1. **Apologies**
To receive apologies for inability to attend the meeting (if any).
2. **Minutes** 5 - 20
To approve as a correct record the Minutes of the meeting of this Committee held on 2 November 2016.
3. **Declarations of Interest**
To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' [Code of Conduct](#).
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).
5. **Exclusion of Press and Public**
RECOMMENDATION: That members of the press and public be excluded from the meeting during consideration of the following items as it is likely that there would be disclosure of exempt information of the description contained in the paragraphs of Schedule 12A of the Local Government Act 1972 specified in brackets in the heading of each item. [Rule 8.10.4 of the Constitution also refers.](#)

Part II

6. **Application No. & Parish: 16/00547/FULEXT Land at Market Street, Newbury** 21 - 196



Part I - Continuation of Meeting at 6.30 pm

7. Application No. and Parish: 16/00547/FULEXT Market Street, Newbury 197 - 274

Proposal:	Site clearance, demolition and the erection of 232 dwellings with associated car parking, residents' hub and management office; 816sqm of flexible commercial floor space (Class A1 (retail) / A2 (financial services)/A3 (restaurants and cafes) / A4 (drinking establishments) or B1 (offices)) and a multi-storey car park. Pedestrian access arrangements, hard and soft landscaping and other ancillary development/infrastructure.
Location:	Land at Market Street, Newbury
Applicant:	Grainger Newbury Ltd
Recommendation:	To DELEGATE to the Head of Planning and Countryside to GRANT PLANNING PERMISSION subject to the schedule of conditions (Section 9.1) and subject to the completion of a Section 106 Legal Agreement (Heads of Terms set out at 7.21.4) by 31 st December 2016; Or If the Section 106 Legal Agreement is not completed by 31 st December 2016, to DELEGATE to the Head of Planning and Countryside to REFUSE PLANNING PERMISSION for the reason set out in Section 9.2, or to extend the period for completion if it is considered expedient to do so.

8. Application No. and Parish: 16/01489/OUTMAJ Land at Coley Farm, Stoney Lane, Cold Ash 275 - 292

Proposal:	Erection of 75 dwellings with associated access and landscaping with open space improvements.
Location:	Land at Coley Farm, Stoney Lane, Cold Ash.
Applicant:	Donnington New Homes.
Recommendation:	The Head of Planning and Countryside be authorised to GRANT conditional planning permission, subject to the first completion of a legal obligation.

Items for Information

9. Appeal Decisions relating to Western Area Planning Committee 293 - 296
Purpose: To inform Members of the results of recent appeal decisions relating to the Western Area Planning Committee.

Agenda - Western Area Planning Committee to be held on Wednesday, 23 November 2016 (continued)

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.

Andy Day
Head of Strategic Support

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

