

Notice of Meeting

Western Area Planning Committee

Wednesday 17 May 2017 at 6.30pm

**in the Council Chamber Council Offices
Market Street Newbury**

The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded.

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

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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



WestBerkshire
C O U N C I L

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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) 503043/519441/519486 Email: jenny.legge@westberks.gov.uk

Date of despatch of Agenda: Tuesday 9 May 2017



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To: All Members of the Western Area Planning Committee

Agenda

Part I

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1. **Apologies**
To receive apologies for inability to attend the meeting (if any).
2. **Minutes** 7 - 34
To approve as a correct record the Minutes of the meeting of this Committee held on 5 April 2017 and 9 May 2015.
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).
 - (1) **Application No. and Parish: 17/00190/ADV, The Ibex Inn, Chaddleworth** 35 - 40
Proposal: 5 directional fascia board signs.
Location: The Ibex Inn, Chaddleworth.
Applicant: Chaddleworth Parish Council.
Recommendation: The Head of Planning and Countryside be authorised to REFUSE advertisement consent.
 - (2) **Application No. and Parish: 17/00420/FUL, The Fox and Hounds, Oxford Road, Donnington, Newbury** 41 - 48
Proposal: Replacement of existing store with a building for 7 bedrooms. Single storey link and extension to restaurant.
Location: The Fox and Hounds, Oxford Road, Donnington, Newbury.
Applicant: Mr and Mrs Vine.
Recommendation: The Head of Development and Planning be authorised to refuse planning permission.



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- (3) **Application No. and Parish: 16/02191/OUTMAJ, Land East of Laylands Green and South of Craven Close, Kintbury** 49 - 76
Proposal: Outline application for erection of 11 dwellings with associated access, car parking, landscaping and sustainable drainage infrastructure. Matters to be considered: Access and Layout.
Location: Land East Of Laylands Green and South Of Craven Close, Kintbury
Applicant: Donnington New Homes.
Recommendation: The Head of Development and Planning be authorised to APPROVE Outline Planning Permission subject to conditions.
- (4) **Application No. and Parish: 16/02452/FULD and 16/02453/LBC2, Manor Farm, Fidlers Lane, East Ilsley, RG20 7LG** 77 - 104
Proposal: Conversion of existing stables to C3 residential and erection of new build C3 residential (creation of 7 units in total), with associated access, parking and hard and soft landscaping.
Location: Manor Farm, Fidlers Lane, East Ilsley RG20 7LG.
Applicant: Maxted Farm Partnership
Recommendation: 16/02452 To **DELEGATE** to the Head of Development and Planning to **APPROVE** planning permission subject to the conditions set out in section 8.1 of this report.

16/02453 To **DELEGATE** to the Head of Development and Planning to **GRANT** listed building consent subject to the conditions set out in section 8.2 of this report.
- (5) **Application No. and Parish: 17/00360/HOUSE, 3 Love Lane, Donnington, Newbury** 105 - 118
Proposal: Loft Conversion, including rear skylights and change of use of bedroom to office.
Location: 3 Love Lane, Donnington, Newbury
Applicant: Alex Simeunovic
Recommendation: The Head of Development and Planning be authorise to APPROVE planning permission

Items for Information

5. **Appeal Decisions relating to Western Area Planning Committee** 119 - 124
Purpose: To inform Members of the results of recent appeal decisions relating to the Western Area Planning Committee.

Background Papers

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- (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.