

# Notice of Meeting

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## Western Area Planning Committee Wednesday 6 June 2018 at 6.30pm

in the Council Chamber Council Offices  
Market Street Newbury

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Scan here to access the public documents for this meeting

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).



WestBerkshire  
C O U N C I L

**Agenda - Western Area Planning Committee to be held on Wednesday, 6 June 2018**  
(continued)

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](mailto:planapps@westberks.gov.uk)

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://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](mailto:jenny.legge@westberks.gov.uk)

Date of despatch of Agenda: Tuesday, 29 May 2018

**Agenda - Western Area Planning Committee to be held on Wednesday, 6 June 2018**  
(continued)

**To:** Councillors Jeff Beck, Dennis Benneyworth, Paul Bryant (Vice-Chairman), Hilary Cole, James Cole, Billy Drummond, Adrian Edwards, Paul Hower, Clive Hooker (Chairman), Anthony Pick, Garth Simpson and Virginia von Celsing

**Substitutes:** Councillors Jeremy Bartlett, Jeanette Clifford, Mike Johnston and Gordon Lundie

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# Agenda

## Part I

**Page No.**

1. **Apologies**  
To receive apologies for inability to attend the meeting (if any).
  2. **Minutes** 7 - 24  
To approve as a correct record the Minutes of the meeting of this Committee held on 16 May 2018.
  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).*
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- (1) **Application No. and Parish: 17/03232/FUL, Newbury Manor Hotel, London Road, Newbury** 25 - 50
- Proposal:** Section 73 - Application for variation of Condition (2)  
Approved Plans of Planning Permission 17/01171/FUL
- Location:** Newbury Manor Hotel, London Road, Newbury, West Berkshire
- Applicant:** SCP Newbury Manor Ltd
- Recommendation:** The Head of Development and Planning be authorised to **GRANT** planning permission



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| (2) | <b>Application No. and Parish: 17/03233/LBC, Newbury Manor Hotel, London Road, Newbury</b><br><b>Proposal:</b> Section 73 - Application for variation of Condition (2) Approved Plans of Planning Permission 17/01172/LBC<br><b>Location:</b> Newbury Manor Hotel, London Road, Newbury, West Berkshire<br><b>Applicant:</b> SCP Newbury Manor Ltd<br><b>Recommendation:</b> The Head of Development and Planning be authorised to <b>GRANT</b> planning permission  | 51 - 68   |
| (3) | <b>Application No. and Parish: 17/03223/FUL, Newbury Manor Hotel, London Road, Newbury</b><br><b>Proposal:</b> Erection of plant room and substation<br><b>Location:</b> Newbury Manor Hotel, London Road, Newbury, West Berkshire<br><b>Applicant:</b> SCP Newbury Manor Ltd<br><b>Recommendation:</b> The Head of Development and Planning be authorised to <b>GRANT</b> planning permission   | 69 - 80   |
| (4) | <b>Application No. and Parish: 17/03237/COMIND, Mill Waters Cottage at Newbury Manor Hotel, London Road, Newbury</b><br><b>Proposal:</b> Extension and alteration of existing cottage to create hotel restaurant with outdoor seating terrace, wall-mounted condenser unit and roof-mounted extract<br><b>Location:</b> Mill Waters Cottage at Newbury Manor Hotel, London Road, Newbury, West Berkshire<br><b>Applicant:</b> SCP Newbury Manor Ltd<br><b>Recommendation:</b> The Head of Development and Planning be authorised to <b>GRANT</b> planning permission | 81 - 114  |
| (5) | <b>Application No. and Parish: 17/03238/LBC2, Mill Waters Cottage at Newbury Manor Hotel, London Road, Newbury</b><br><b>Proposal:</b> Extension and alteration of existing cottage to create hotel restaurant with outdoor seating terrace, wall-mounted condenser unit and roof-mounted extract<br><b>Location:</b> Mill Waters Cottage at Newbury Manor Hotel, London Road, Newbury, West Berkshire<br><b>Applicant:</b> SCP Newbury Manor Ltd<br><b>Recommendation:</b> The Head of Development and Planning be authorised to <b>GRANT</b> planning permission   | 115 - 134 |

**Items for Information**

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| 5. | <b>Appeal Decisions relating to Western Area Planning Committee</b><br><br><i>Purpose: To inform Members of the results of recent appeal decisions relating to the Western Area Planning Committee.</i> | 135 - 142 |
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**Background Papers**

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the

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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.