

Notice of Meeting



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District Planning Committee

Wednesday 4 March 2020 at 6.30pm

**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 25 February 2020

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

Agenda - District Planning Committee to be held on Wednesday, 4 March 2020 *(continued)*

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 Linda Pye on (01635) 519052
Email: linda.pye@westberks.gov.uk



Agenda - District Planning Committee to be held on Wednesday, 4 March 2020 (continued)

- To:** Councillors Phil Barnett, Hilary Cole, Carolyn Culver, Clive Hooker (Vice-Chairman), Alan Law (Chairman), Royce Longton, Alan Macro, Graham Pask, Tony Vickers and Andrew Williamson
- Substitutes:** Councillors Jeff Beck, Graham Bridgman, Jeremy Cottam, Gareth Hurley, David Marsh, Steve Masters, Geoff Mayes, Andy Moore and Garth Simpson

Agenda

Part I

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1. **Apologies**
To receive apologies for inability to attend the meeting (if any).
2. **Minutes** 5 - 12
To approve as a correct record the Minutes of the meeting of this Committee held on 21 August 2019.
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. & Parish: 19/02144/FULD - Inglewood Farm Cottage, Templeton Road, Kintbury** 13 - 34

Proposal:	Section 73: Variation of Condition 2 - 'Approved plans' of previously approved application 19/00277/FULD: Replacement dwelling.
Location:	Inglewood Farm Cottage, Templeton Road, Kintbury
Applicant:	Mr and Mrs Selby
Recommendation:	For the District Planning Committee to determine the application.
5. **Plans and Drawings** 35 - 42

Sarah Clarke
Head of Legal and Strategic Support

Agenda - District Planning Committee to be held on Wednesday, 4 March 2020 *(continued)*

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



DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

DISTRICT PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON WEDNESDAY, 21 AUGUST 2019

Councillors Present: Phil Barnett, Hilary Cole, Carolyn Culver, Clive Hooker (Vice-Chairman), Alan Law (Chairman), Alan Macro, Geoff Mayes (Substitute) (In place of Royce Longton), Graham Pask, Tony Vickers and Andrew Williamson

Also Present: Derek Carnegie (Team Leader - Development Control), Dennis Greenway (Conservation Officer), Councillor James Cole, Linda Pye (Principal Policy Officer) and Councillor Claire Rowles

Apologies: Councillor Royce Longton

PART I

3. Minutes

The Minutes of the meetings held on 17 April 2019 and 21 May 2019 were approved as a true and correct record and signed by the Chairman.

4. Declarations of Interest

Councillors Clive Hooker, Hilary Cole and Alan Law declared an interest in Agenda Item 4(1), but reported that, as their interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.

5. Schedule of Planning Applications

(1) Application No. & Parish: 18/03398/HOUSE - Winterley House, Kintbury, Hungerford, RG17 9SY

(Councillor Clive Hooker declared a personal interest in Agenda Item 4(1) by virtue of the fact that he had received communications from Mr. McNally as Chair of Western Area Planning. As his interest was personal and not prejudicial or a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)

(Councillors Hilary Cole and Alan Law declared a personal interest in Agenda Item 4(1) by virtue of the fact that they had received e-mails from the Ward Members. As their interest was personal and not prejudicial or a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.)

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 18/03398/HOUSE in respect of the extension of the existing property with part single and part two storey extension.

Councillor Alan Law introduced the application which had been approved by the Western Area Planning Committee on 10th July 2019. Officers felt that an approved application would have a detrimental impact on planning policy and in particular extensions to houses in the countryside (Policy C6) and this was the reason why it had been referenced up to the District Planning Committee for consideration.

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The Planning Officer introduced the item and stated that on 10th July 2019, the Western Area Planning Committee had considered the full application for the extension of Winterley House, Kintbury following a previous Committee decision to delay a decision on the application until a Planning Appeal decision from the Planning Inspectorate had been issued. The report to the Committee and the Appeal Decision referred to had been attached to the agenda.

Members noted from both the Officers' report to the Western Area Planning Committee and the Appeal Inspector's clear decision to refuse the previous application, the adopted planning policy position both under national and local planning policies was quite clear. However, Members of the Western Area Planning Committee had been minded to approve the application contrary to the recommendation of the Officers and, given the significance of such a decision to approve the application following a recent Appeal decision, it was considered that the application should be determined by the District Planning Committee.

The Planning Officer stated that Winterley House was a former Grade III listed building until being delisted in the 1980s review. Whilst the building was no longer a designated heritage asset, nor did the works affect the setting of any designated heritage asset, the host property was regarded as a non-designated heritage asset to which paragraph 197 of the National Planning Policy Framework (NPPF) applied. The application site was located outside of any defined settlement boundary and was therefore regarded as 'open countryside' under the Core Strategy Policy ADPP1. The site was also located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) where great weight should be given to conserving and enhancing landscape and scenic beauty. The status of the building and area increased the sensitivity of the building to inappropriate extensions.

Policy C6 of the HSA DPD gave a presumption in favour of proposals for the extension of existing permanent dwellings provided that the scale of the enlargement was subservient to the original dwelling and was designed to be in character with the existing dwelling. It should also have no adverse impact on the setting, the space occupied within the plot boundary, on local rural character and the historic interest of the building and its setting within the wider landscape.

The existing dwelling had had several historical additions over time which were detailed in the Design, Access and Heritage Statement, the most recent of which was a two storey extension in 2010 which had effectively squared-off the south-west corner of the dwelling.

It was felt that notwithstanding the changes from the refused proposal (application 18/01506/HOUSE), the proposed two storey extension would upset the basic symmetry of the main building, which was a key feature of most Georgian buildings, and this impact would be exacerbated by the additional single storey extension. The current scheme was a re-submission of the previously refused application with the amendment of a set-down in the ridge line by approximately 0.5 metre and additional information submitted as part of a heritage statement. The two storey element would add an additional hall, 4 metres wide, and add on to the existing kitchen at ground floor level. It would also provide an additional bedroom and bathroom at first floor level.

Overall, the extensions would result in a dominant and bulky addition to the host building, which failed to be subservient and significantly harmed the existing character and appearance of the building. The building was visible from public viewpoints and also from neighbouring dwellings to the east, which further exacerbated these impacts, and also thereby failed to conserve the special qualities of the AONB. The NPPF provided AONBs the highest level of protection in terms of landscape and scenic beauty.

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Accordingly, the proposal conflicted with the NPPF, Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policies C3 and C6 of the Housing Site Allocations DPD 2006-2026, the North Wessex Downs AONB Management Plan 2014-19, the Council's House Extensions SPG, and the Council's Quality Design West Berkshire SPD (Part 2).

The Conservation Officer confirmed that he stood by his original comments of 24th August 2018, that notwithstanding any heritage issues, the proposals, particularly the two storey element, upset the basic symmetry of this albeit historically much altered building, and were not subservient to the main building. The Council's Archaeologist had commented that Winterley House should be considered as a non-designated heritage asset, and that further information should be provided in relation to its origins, development and existing fabric in order to justify this larger extension.

The Update Report stated that additional draft amended plans had been submitted and consisted of a reduction in the length of the orangery and office of two metres. Officers were of the opinion that the alteration was not considered to overcome the principle concerns outlined in the Officers' report or the fundamental objections and dismissal of the previous appeal by the Planning Inspectorate which set out a number of key elements which had not been addressed. The Conservation Officer confirmed his view that although the amendments reduced the length of the extensions from 19.4m to 17.4m it did not overcome his previously made building conservation objections.

Following the site visit the Chairman had asked for further clarification on two issues – the extent of the application site and the definition of whether or not the house was a designated or a non-designated heritage asset. In relation to the extent of the application site the attached plans indicated the application site outlined in 'red' and a plan attached to the original application indicated a line located much closer to the west of the actual building. It was felt that consideration of the pure planning policy aspects of the determination would be complicated if detailed enforcement investigations were commenced about the size of the plot indicated in the original plans. However, further investigations would commence with regard to the evidence which could be produced by the applicant in relation to the size of the residential curtilage. In respect of the designation of the asset, whilst not currently included in West Berkshire's Local List of Heritage Assets (which was currently in its early stages), the house was considered to be a non-designated heritage asset within the meaning and definition contained within the NPPF.

Councillor Alan Law noted that amended plans had been submitted and he asked which plans had been considered at the Western Area Planning Committee meeting on 10 July 2019. The Planning Officer confirmed that the Western Area Planning Committee had had sight of the amended plans. Councillor Law therefore queried why the amended plans had not been displayed at the District Planning Committee meeting that evening. He also confirmed that in relation to the residential curtilage the Committee should consider it to be the area outlined in red on the location plan as this could be pertinent to the decision. Councillor Graham Pask queried whether the original application which had been the subject of the appeal had also been considered with the same residential curtilage and it was confirmed that that was the case. The status of the building had been clarified as being a non-designated heritage asset. The property met the definition as such and the applicants could take that up separately if they were not in agreement with the designation.

In accordance with the Council's Constitution, Mr Marcus McNally (Applicant) and Mr Frank Dowling (Agent), addressed the Committee on this application.

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Applicant/Agent Representation:

Mr McNally and Mr Dowling in addressing the Committee raised the following points:

- Mr Dowling referred to the curtilage of the site and the line delineating the historic garden which excluded the farm buildings. The existing buildings covered 2,595sq.m. (8.1% site coverage) and the extension was 865sq.m. (10.5% site coverage);
- Winterley House was a substantial building set in mature landscaped gardens. It was not a listed building but Officers had clarified that it was a non-designated heritage asset;
- The appeal decision on the previous application was a material consideration but it should not fetter the decision on the current application;
- This scheme was materially different from the previous application as the length of the single storey extension was now two metres further away from the Back Lane frontage;
- Winterley House had been much altered over time and now had two modern frontages;
- The current application set the extension down and back and was clearly subservient to the main building;
- Mr Dowling felt that the proposed extension would enhance the current building;
- Mr McNally advised that the new extension had been reduced in length by two metres and would replace a current unsightly garage which would therefore be an enhancement;
- Any changes made to the property over the years had been done with love and care and took into account the architectural elements of the house;
- Policy C6 of the HSA DPD gave a presumption in favour of proposals for the extension of any permanent dwelling in the countryside;
- The symmetry of the house had been created in the 1980's and was therefore not relevant to the original structure and any references to that were unhelpful;
- Mr McNally stated that Winterley House was his home and therefore it was in his interest to maintain the integrity of the house.

Member Questions:

Councillor Tony Vickers asked for clarification as to whether the demolition of the garage was part of the original application. It was confirmed that it had formed part of the original application and that it was an ugly structure built with newer bricks which was out of keeping with the house.

Councillor Graham Pask asked what was different about this application which would alter the view of the Inspector in his recent appeal decision. Mr Dowling responded that the original design had not made the extension subservient to the original dwelling. The current application had been amended so that there was a set-down in the ridge line of the second storey extensions and the wall plates had been moved down and set back by half a brick. The extension had also been reduced by two metres in length from the Back Lane boundary and it would not be visible as it would be the same height as the garage.

Ward Member Representations:

Councillors James Cole and Claire Rowles (Ward Members) in addressing the Committee raised the following points:

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- Councillor Rowles referred to the Officers' view that the proposal would harm the existing character of the dwelling in the AONB but Winterley House had been listed in the past and was still a heritage asset;
- No objections had been received from nearby residents or from the Parish Council;
- Winterley House sat in a large plot of land and the proposed extensions would not be detrimental;
- Policy C6 of the HSA DPD gave a presumption in favour of proposals for the extension of existing permanent dwellings in the countryside;
- Considering the size of the plot and the garden the proposed extension would not be over bearing on the current dwelling;
- Councillor Rowles confirmed that she had seen other examples of historic houses being extended;
- Councillor Rowles stated that the house was now not listed and the applicant owned adjacent properties therefore there would be no detriment to neighbours;
- Councillor James Cole noted that the dwelling was a non-designated heritage asset. The kitchen and cellar were Georgian, one side and the roof of the building was mid-Victorian and the other end was part Victorian with some remodelling. In his view this was a good fake built in a much older period. No doubt this was why it had dropped out of the listings;
- Councillor James Cole advised that he was the Council's Heritage Champion and he stated that he would not put this house forward as a heritage property but that it was a modern unlisted house;
- Councillor Rowles confirmed that the scheme had been revised and the extension had been brought back from the boundary. She felt that the proposal would enhance the AONB;
- Councillor James Cole noted that the majority of the Members at the Western Area Planning Committee had voted to delay a decision on the application for a second site visit;
- Councillor Rowles said that it seemed that the Council did not want to lose face and challenge the Planning Inspector's decision. She questioned whether the Planning Inspector had sufficient experience to make a decision on an appeal relating to a heritage asset. She referred to the minutes from the Western Area Planning Committee meeting on 10 July 2019 on which she had proposed a number of amendments which had not been accepted.

Member Questions:

Councillor Carlyne Culver noted that Councillor Rowles had mentioned that the Planning Inspector might not be qualified to make a decision in relation to heritage. Councillor Rowles explained that he could be qualified in a different area and consequently would have less experience around the heritage aspect. Councillor Alan Law felt that it was not for the Committee to question the Planning Inspector's qualifications. Councillor Tony Vickers disagreed as the appeal was largely around heritage and it was therefore relevant in this case. Councillor Alan Law said that this was only one piece of evidence which needed to be considered when making a decision on this case and should therefore be kept in proportion. He had had clear guidance from Officers in respect of the heritage designation. The Planning Officer stressed the fact that to question the qualifications or experience of the Planning Inspector was not something

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for the Planning Committee to do. Equally, tinkering with the planning application and saying that the extension was subservient was wrong. This was a substantial property with a substantial extension proposed and as confirmed by the view of the Planning Inspector it conflicted with both national and local policies.

The Conservation Officer agreed that the building had history and yet it was a largely modern dwelling which had been extended on previous occasions. The issue was about relationships and whether the Committee felt that the proposal was subservient to the original dwelling.

Councillor Andrew Williamson noted that policy C6 gave a presumption in favour and he questioned whether the last extension to the property had been in 2010. It was confirmed that that was the case and that it had been approved as it squared off what was already there. This application was for a substantial extension. It was noted that the AONB had not commented on the application but the Planning Officer advised that this was often the case. Councillor Alan Law read out policy C6 in full which highlighted the point that although there was a presumption in favour it was a qualified presumption.

Councillor Caroline Culver queried why the property was no longer listed. The Planning Officer confirmed that a lot of Grade 3 buildings had been taken off the list in 1990 but he did not know the reason why.

Debate:

Councillor Alan Law advised the Committee that in considering the above application Members had two options – they could either refuse or approve the application. The proposal was in conflict with both national and local policies and if the Committee were minded to approve it then it would have to state why this was an exception to policy.

Councillor Tony Vickers had visited the site for the Western Area Planning Committee and therefore felt well informed even though he had not attended the meeting. He had looked at the Appeal decision and felt that the decision as to whether to approve the application or not was down to the scale of the extension and whether it was subservient or not to the main building. He felt that it was on the right side of the line and that there would be no adverse impact on the rural setting. It would not be visible from Back Lane and would not be detrimental to the AONB. No negative comments had been made in relation to the materials that it was proposed to use.

Councillor Graham Pask stated that he had been a Member on the Planning Committee for a number of years and over that period he had tried to look at the planning policies and to interpret them as positively as he could. He was proud to be a Member of a planned authority and the policies were in place to protect the heritage and character of the area. It was not for the District Planning Committee to change or amend policies and the question therefore was whether the Council's planning policies could be interpreted in a positive way – he did not feel that they could be and therefore he proposed the Officer recommendation to refuse the planning application. This was seconded by Councillor Hilary Cole.

Councillor Phil Barnett confirmed that his experience of sitting on a Planning Committee went back a while and a number of changes had been made to policy etc. since then. He had attended the site visit and had had an opportunity to look at the proposal in depth. When this application had been considered at the Western Area Planning Committee there had been a number of differing views and he had voted to approve the application at that meeting. His views had been strengthened during the discussion at this Committee and he felt that the concerns raised by the Planning Inspector had been taken on board and addressed.

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Councillor Andrew Williamson referred to policy C6 and in particular whether the extension was subservient – he believed that it was and that it would enhance the area. The materials looked in keeping with the original dwelling and he felt that there would be no significant harm to the character of the area and he was therefore minded to approve the application.

Councillor Alan Macro advised that he was minded to support the Officer recommendation. He felt that the extension was very large and would change the appearance of the dwelling. There was still an historical interest in the site and the proposal did not respect that.

Councillor Hilary Cole appreciated what the applicant had done to amend the plans and to reduce the size but she felt that it was still a major extension and she could not see that any exceptional circumstances had been demonstrated to approve the application.

Councillor Clive Hooker advised that he was Chair of the Western Area Planning Committee and had attended two site visits. The plot size was large and therefore the proposal might be acceptable, however, if the plot size was reduced then it might be a different matter. He did not feel that the extension was subservient in nature and nor was it in proportion. It would therefore have an impact on the area. It was also necessary to look at the principles and policies that the local authority worked to when making a decision. The site was in the AONB and although the amendments were a gesture they were not significant enough to warrant approval of the application.

Councillor Geoff Mayes noted that some of the building on the eastern end was in a bad condition some of which would be covered by the extension to the kitchen. There was a fireplace in the corner which would be removed but he had concerns about the chimney above remaining. He also felt that the reduction in size was minimal and that the extension was not subservient to the original dwelling.

RESOLVED that the Head of Development and Planning be authorised to refuse planning permission for the following reason:

Winterley House is a former Grade III listed building until being delisted in the 1980s review. Whilst the building is no longer a designated heritage asset, nor do the works affect the setting of any designated heritage asset, the host property is regarded as a non-designated heritage asset to which paragraph 197 of the National Planning Policy Framework (NPPF) applies. The site is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). This status of the building and area increases the sensitivity of the building to inappropriate extensions.

Notwithstanding the changes from the refused proposal (application 18/01506/HOUSE), the proposed two storey extension would upset the basic symmetry of the main building, which is a key feature of most Georgian buildings, and this impact would be exacerbated by the additional single storey extension. Overall, the extensions would result in a dominant and bulky addition to the host building, which fails to be subservient and significantly harms the existing character and appearance of the building. The building is visible from public viewpoints and also from neighbouring dwellings to the east, which further exacerbates these impacts, and also thereby fails to conserve the special qualities of the AONB.

Accordingly, the proposal conflicts with the NPPF, Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policies C3 and C6 of the Housing Site Allocations DPD 2006-2026, the North Wessex Downs AONB Management Plan 2014-19, the Council's House Extensions SPG, and the Council's Quality Design West Berkshire SPD (Part 2).

DISTRICT PLANNING COMMITTEE - 21 AUGUST 2019 - MINUTES

(The meeting commenced at 6.30pm and closed at 7.36pm)

CHAIRMAN

Date of Signature

Agenda Item 4.(1)

Item (1)	19/02144/FULD
Title of Report:	Inglewood Farm Cottage, Templeton Road, Kintbury Section 73: Variation of Condition 2 - 'Approved plans' of previously approved application 19/00277/FULD: Replacement dwelling.
Report to be considered by:	District Planning Committee
Date of Meeting:	4 th March 2020
Forward Plan Ref:	N/A

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02144/FULD>

Purpose of Report: For the District Planning Committee to determine the application.

Recommended Action: The Western Planning Committee resolved to grant planning permission contrary to officer recommendation, and the Development Control Manager has requested that the application be referred to this committee for determination.

Reason for decision to be taken: The application, if approved, would be contrary to the provisions of the Development Plan and the guidance contained in the National Planning policy Framework.

Key background documentation: Western Area Planning Committee Agenda Report of 5th February 2020

Key aims N/A

Portfolio Member Details

Name & Telephone No.:	Councillor Hilary Cole
E-mail Address:	Hilary.Cole@westberks.gov.uk

Contact Officer Details

Name:	David Pearson
Job Title:	Team Leader
Tel. No.:	01635 519111
E-mail Address:	David.pearson@westberks.gov.uk

Implications

Policy:	The proposal conflicts with the NPPF, Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy C6 of the Housing Site Allocations DPD 2006-2026.
Financial:	N/A
Personnel:	N/A
Legal/Procurement:	N/A
Property:	N/A
Risk Management:	N/A
Equalities Impact Assessment:	N/A

EXECUTIVE SUMMARY

1. INTRODUCTION

- 1.1 On 4th February the members of the Western Area Planning committee resolved to approve planning application 19/02144/FULD.
- 1.2 As Members will note from both the Officers' Report to the Western Area Planning Committee the adopted planning policy position both under national and local planning policies is quite clear, that a replacement dwelling in the countryside should be proportionate in size and scale to the existing dwelling, and should not have an adverse impact on the character and local distinctiveness of the rural area or heritage assets and its setting in the wider landscape. In addition to the assessment of the floor space increase in the Officers' report, that the proposed dwelling would have a floorspace 253% larger than the floorspace of the original dwelling, and the approved house would be approximately 145% larger a calculation has now been completed of the increase in the volume of the dwelling. This has concluded that the approved replacement dwelling would be an approximate increase of 460% in the volume of the dwelling, and the proposed replacement dwelling would be approximately 600% larger.
- 1.3 The officer's report has stated that the property is on Templeton Road, Kintbury, this is incorrect as Inglewood Farm Cottage is situated on Inglewood Road, which is an adopted highway.

2. CONCLUSION

- 2.1 Members of the Western Area Planning Committee were minded to approve the application contrary to the Recommendation of the Officers and hence, given the significance of such a decision to approve the application contrary to the development plan policies, the application should be determined by the District Planning Committee.

3. RECOMMENDATION

To **DELEGATE** to the Head of Development and Planning to **REFUSE PLANNING PERMISSION**.

The application is proposing to replace Inglewood Farm Cottage, with a dwelling which is disproportionate in size and scale to the existing dwelling, and will have an adverse impact on the setting, character and appearance of the site within the wider landscape due to the extent of the dwelling across the site, and the provision of a parking space perpendicular to the existing parking area, which will further open up the road frontage with Inglewood Road. The proposed dwelling will be harmful to the setting within the North Wessex Downs Area of Outstanding Natural Beauty due to the change in a character of the dwelling on the site and opened frontage, which is contrary to policy C7 of the Housing Site Allocations DPD (2006-2026), and policies ADPP1, ADPP5 CS14 and CS19 of the Core Strategy 2006-2026) and the advice contained within the NPPF (2019) which gives great weight to conserving and enhancing landscape and scenic beauty in the Areas of Outstanding Natural Beauty.

Appendices

1. WAP Committee Report and Appendices of 5th February 2020
2. Update Report of WAP on 5th February 2020
3. Extract of draft WAP Committee Minutes – 5th February 2020

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Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	19/02144/FULD Kintbury Parish Council	18 th October 2019 ¹	Section 73: Variation of Condition 2 - 'Approved plans' of previously approved application 19/00277/FULD: Replacement dwelling. Inglewood Farm Cottage, Templeton Road , Kintbury Mr and Mrs Selby

¹ Extension of time agreed with applicant until 7th February 2020

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02144/FULD>

Recommendation Summary: **The Head of Development and Planning be authorised to REFUSE planning permission**

Ward Member(s): Councillor Dennis Benneyworth
Councillor James Cole
Councillor Claire Rowles

Reason for Committee Determination: Called in by Cllr James Cole

Committee Site Visit: 30th January 2020

Contact Officer Details

Name: Sian Cutts
Job Title: Senior Planning Officer
Tel No: 01635 519111
Email: sian.cutts@westberks.gov.uk

1. Introduction

- 1.1 This application seeks planning permission to vary Condition 2 (approved plans) of planning permission 19/00277/FULD which granted planning permission for the erection of a replacement dwelling on the site of Inglewood Farm Cottage.
- 1.2 The application site is an existing two storey, three bedroom dwelling situated adjacent to Templeton Road, Kintbury. It is situated outside any defined settlement boundary in the open countryside, within the North Wessex Downs AONB. The site is within the park of Inglewood House, and adjacent to the site are Grade II listed piers and an otherthrow over Templeton Road which mark the entrance into the park. The site is defined by a hedge boundary with nature trees, and is surrounded by agricultural land.
- 1.3 Planning permission was granted for a three bedroom, two storey brick finished, rectangular shaped house, with plain tiled hipped roof. This application is seeking to vary the approved plans, through the addition of a two storey wing (at a lower ridge height than the main roof of the house) to provide additional living space at the ground floor level and an additional bedroom with en-suite bathroom. The proposed addition extends the house to the side (in a southerly direction) by 8.5 metres, and to the rear (easterly direction) by 1 metre. The current application has been submitted with a Landscape Visual Impact Assessment and a document setting out the environmental credentials of the building. During the course of the application, amended plans were submitted to show additional car parking to serve the proposed dwelling.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
19/00277/FULD	Replacement Dwelling	Approved 31/05/2019

3. Procedural Matters

- 3.1 Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 A site notice was displayed on 3rd September 2019 on a sign post adjacent to the site; the deadline for representations expired on 24th September 2019.
- 3.3 A public notice was displayed in the Newbury Weekly News on 5th September 2019; the deadline for representations expired on 19th September 2019.
- 3.4 Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations new dwellings are liable for CIL. The exact amount will be confirmed in the CIL Liability Notice.

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Kintbury Parish Council:	Support
WBC Highways:	Following the receipt of amended plans, no objection, subject to a condition securing the provision of the parking spaces
Conservation	No objections, the proposal would not cause any harm to the setting of the Grade II listed Gate piers and overthrow.
Trees	<p>The current scheme is not accompanied by the arboricultural report and landscaping scheme submitted with the previous application, the assessment has been based on the trees shown from the previous consultation. There are two large trees outside the site with an estimated root protection zone just on the edge of the boundary, there is unlikely to be an impact on trees for the new application. Previous consultation response and conditions remain.</p> <p>Following the receipt of amended plans additional comments were received saying no formal objection is raised as the additional space would not remove further trees from within the site. However, the site is within the NWDAONB and rural in nature. The introduction of a further permanent parking space would introduce an urbanising effect within the area which is considered could be avoided by better design as the site is a substantial plot.</p>
AONB Board	No response received
Public Rights of Way	No response received
Ramblers Association	No response received
Environmental Health	No response received
Thames Water Utilities	No response received
SuDS	No response received

Public representations

- 4.2 No representations have been received.

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP5, CS1, CS4, CS5, CS13, CS14, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C1, C3, C7 and P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS5, and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2014-19
- WBC Quality Design SPD (2006)
- Planning Obligations SPD (2015)
- Sustainable Drainage Systems SPD (2018)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of the development
- Design and the Impact on the AONB
- Parking and highway safety

Principle of development

6.2 The principle for the replacement dwelling on the site was accepted in the granting of the planning permission 19/00277/FULD. The consideration of the extension to the approved dwelling is considered in accordance with the following matters

Design and the Impact on the AONB

6.3 Policy C7 allows for the construction of replacement dwellings, and sets out the criteria for assessing such proposals. In this instance the principle of the replacement has been established, and the relevant criteria of policy C7 to be considered are that

“ii. The replacement dwelling is proportionate in size and scale to the existing dwelling, uses appropriate materials and does not have an adverse impact on:

- 1. The character and local distinctiveness of the rural area*
- 2. Individual heritage assets and their settings*
- 3. Its setting within the wider landscape.”*

6.4 In this instance, the consideration of the increase in size of the building is the increase in size from the original existing building, which is a modest three bedroom cottage which

was built to house farm workers within the Inglewood Estate. The replacement dwelling which has been granted permission allowed for an increase of about 145% of the floor space, as the consideration of the scale, mass, height and layout of the development was acceptable, given the design and the siting within the plat. The current revision to the approved plans adds significant increase to the floor space and volume of the building and extends the built form of the house to the south by 8.5 metres. This adds an additional building block which is a similar footprint to the original house. The existing house has a floorspace of approximately 119.5 sq. metres, the proposed dwelling now proposes a total floorspace of 421.2 sq. metres. This equates to an increase in floor space from the original dwelling of 253% and cannot on this basis be considered to be proportionate in size and scale to the existing dwelling to the original dwelling as required by policy C7.

- 6.5 Policy C7 also requires that a replacement dwelling uses appropriate materials and does not have an adverse impact in the character and local distinctiveness of the rural area, and its setting within the wider landscape. Whilst the proposed amendment to the approved plans extends the house to the south, and away from the main public viewpoints, there will still be views of the extended house, which extends the built form across the site, and further views of the building, and the proposed additional wing to the house and will increase the visibility of the built form on the site. In order to accommodate additional parking spaces (as discussed below) a third parking space is required to be provided within the curtilage of the site. It has been proposed to provide this space perpendicular to the existing spaces, with a section of the landscaping to the front of the site being removed. The Tree Officer has commented that whilst no formal objection is raised to the use of this area, and no trees are proposed to be removed, the addition of the space along the frontage of the site on Inglewood Road, would introduce an urbanising effect within the area, and there may have been other solutions which do not have this impact. The further opening up of this frontage will also allow further view of the site, and are harmful to the character of this part of the road, which is characterised by hedgerows along the road boundary, with the notable exception of the listed pier and overthrow which marks the entrance to the Inglewood Estate. The proposed opening up of the site will be harmful to the way that the site is viewed within Inglewood Road, and will add to the harm that the dwelling of this size will have on the character and appearance of the site within the NWDAONB. Whilst a Landscape Visual Assessment was submitted with the application indicating that the impact on visual receptors was neutral, it is considered as stated above that there will be harm to the character and appearance of the area, caused by the erection of a house which extends at this distance further into the site, and further opening up the access on Inglewood Road. The proposed amendments do not impact the piers and overthrow and do not harm the setting of this heritage asset.

Parking and Highway Safety

- 6.6 Policy CS13 refers to development which has an impact on the highway network, and policy P1 sets out the parking requirements for new residential development. This application has increased the number of bedrooms proposed from 3 to 4, and in accordance with policy P1, amended plans were submitted indicating three off road parking spaces have been proposed (excluding garage spaces). An electric vehicle charging point is also proposed as part of the garage structure. The Highways Officer is satisfied with these arrangements which accord with policy P1, and are considered to be acceptable with regards to parking and highway safety.

Other Matters

- 6.7 The original application included a Flood Risk Assessment, and there were conditions imposed on that permission with regards to the approval of a Sustainable Drainage system and details of the floor levels to be approved, to reduce the risk of flooding. The

proposed amendments do not affect these matters, and these conditions would be retained as part of any approval of the variation of conditions. A bat survey was also submitted with the original application, and there was no requirement for further investigations, as a result of this application.

7. Planning Balance and Conclusion

- 7.1 The proposed amendments to the approved plans proposed an additional two storey element to the south of the proposed dwelling (albeit at a lower ridge height than the main house) which will result in the replacement dwelling having a floorspace of 253% than the original dwelling on the site. This is a disproportionate increase on the size of the dwelling, and given the requirements for off-road parking and the plans which have been submitted will create an urbanising feature on the road frontage of Inglewood Road. These revisions are considered to be harmful to the appearance of the site within the NWDAONB, and contrary to policy C7 of the Housing Site Allocations DPD. During the assessment of the application a statement prepared by the agents, Michael Fowler Architecture and Planning was submitted setting out the environmental credential of the currently proposed house. The proposed use of renewable energy such as photovoltaic panels on the southern roof slope of the main part of the house and an air source heat pump; mechanical ventilated heat recovery; grey water harvesting and insulation in excess of current building regulations such as roof insulation at rafter level, wall insulation which exceeds requirements, and ground floor insulation. These measures are all welcomed, however there is nothing in the information submitted to indicate that these measures could not be used in the approved dwelling, e.g. the photovoltaic panel is proposed on the south roof slope and does not rely on the extended element of the house. These measures do not outweigh the harm caused by the replacement of the existing cottage with a dwelling of disproportionate size, with parking which will be harmful to the setting of the site within the NWDAONB.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to REFUSE PLANNING PERMISSION for the reasons listed below.

Refusal Reasons

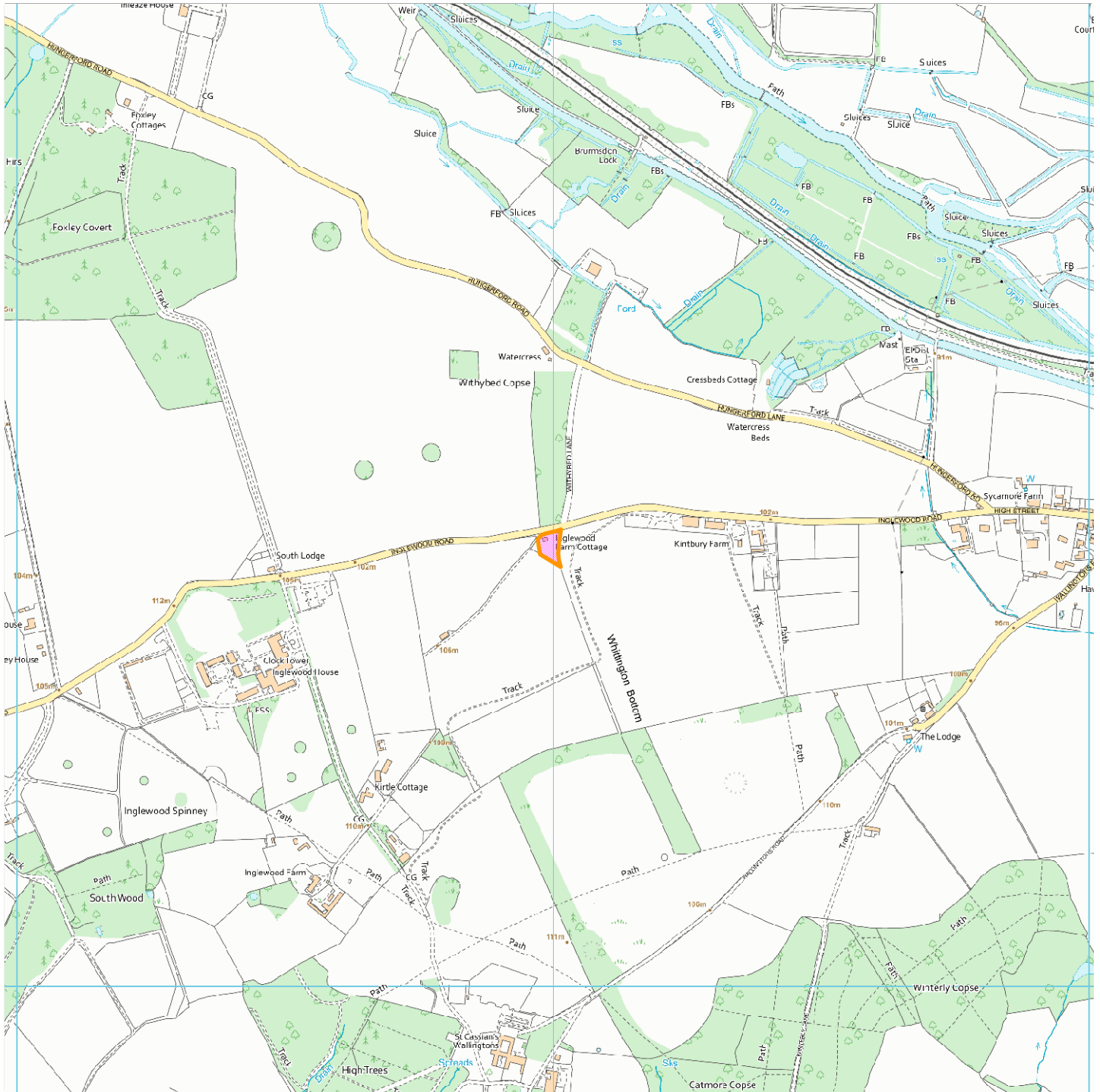
1.	<p>Disproportionate increase in size</p> <p>The application is proposing to replace Inglewood Farm Cottage, with a dwelling which is disproportionate in size and scale to the existing dwelling, and will have an adverse impact on the setting, character and appearance of the site within the wider landscape due to the extent of the dwelling across the site, and the provision of a parking space perpendicular to the existing parking area, which will further open up the road frontage with Templeton Road. The proposed dwelling will be harmful to the setting within the North Wessex Downs Area of Outstanding Natural Beauty due to the change in a character of the dwelling on the site and opened frontage, which is contrary to policy C7 of the Housing site Allocations DPD (2006-2026), and policies ADPP1, ADPP5 CS14 and CS19 of the Core Strategy 2006-2026) and the advice contained within the NPPF (2019) which gives great weight to conserving and enhancing landscape and scenic beauty in the Areas of Outstanding Natural Beauty.</p>
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Informatives

1.	<p>Proactive</p> <p>In attempting to determine the application in a way that can foster the delivery of sustainable development, the local planning authority has approached this decision in a positive way having regard to Development Plan policies and available guidance to try to secure high quality appropriate development. In this application there has been a need to balance conflicting considerations, and the local planning authority has also attempted to work proactively with the applicant to find a solution to the problems with the development; however, an acceptable solution to improve the economic, social and environmental conditions of the area could not be found.</p>
2.	<p>CIL</p> <p>This application has been considered by West Berkshire Council, and REFUSED. Should the application be granted on appeal there will be a liability to pay Community Infrastructure Levy to West Berkshire Council on commencement of the development. This charge would be levied in accordance with the West Berkshire Council CIL Charging Schedule and Section 211 of the Planning Act 2008.</p>

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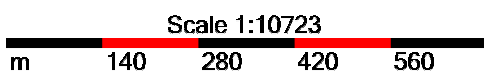
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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	23 January 2020
SLA Number	0100024151



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**WESTERN AREA PLANNING COMMITTEE
ON 5TH FEBRUARY 2020**

UPDATE REPORT

Item No: (1) **Application No:** 19/02144/FULD **Page No.** 45 - 54
Site: Inglewood Farm Cottage, Templeton Road, Kintbury

Planning Officer Presenting: Sian Cutts

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: Mr Anthony Stansfeld

Applicant/Agent speaking: Mr Callan Powers – Fowler Architecture and Planning Ltd

Ward Member(s): Councillor Dennis Benneyworth
Councillor James Cole
Councillor Claire Rowles

Update Information:

No further update information.

DC

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DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

WESTERN AREA PLANNING COMMITTEE

EXTRACT OF THE MINUTES OF THE MEETING HELD ON WEDNESDAY, 5 FEBRUARY 2020

Councillors Present: Adrian Abbs, Phil Barnett, Hilary Cole, James Cole (Substitute) (In place of Howard Woollaston), Carlyne Culver, Clive Hooker (Chairman), Claire Rowles and Tony Vickers (Vice-Chairman)

Also Present: Sharon Armour (Solicitor), Derek Carnegie (Team Leader - Development Control), Paul Goddard (Team Leader - Highways Development Control) and Jenny Legge (Principal Performance, Research and Consultation Officer)

Apologies for inability to attend the meeting: Councillor Howard Woollaston

Councillor(s) Absent: Councillor Jeff Cant

PART I

10. Declarations of Interest

Councillors Carlyne Culver and James Cole declared an interest in Agenda Items (4) 1, but reported that, as their interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.

11. Schedule of Planning Applications

(1) Application No. and Parish: 19/02144/FULD, Inglewood Farm Cottage, Templeton Road , Kintbury

(Councillors Carlyne Culver and James Cole declared a personal interest in Agenda Item(4) 1 by virtue of the fact that they had been lobbied. As their interest was personal and not prejudicial or a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.)

1. The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 19/02144/FULD in respect of a Section 73: Variation of Condition 2 - 'Approved plans' of previously approved application 19/00277/FULD: Replacement dwelling.
2. In accordance with the Council's Constitution, Mr Anthony Stansfeld, supporter, and Mr Callan Powers (Fowler Architecture and Planning Ltd), agent, addressed the Committee on this application.
3. Sian Cutts introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was unacceptable and a conditional approval was not justifiable. Officers recommended the Committee refuse planning permission.
4. Mr Stansfeld in addressing the Committee raised the following points:
 - Neither the Parish Council nor the District Councillor had objected to this proposal.

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- Three mansions had been built in Kintbury and West Woodhay in recent years, which made this proposal look like a small cottage.
 - It would be an unobtrusive house and would not be seen from the road.
 - Templeton Road was a private road.
 - Planning decisions needed to be consistent. He understood this was a large extension, but he could not see the harm in approving the application in this case.
 - He would have objected, as he had done in the past, if he felt the proposal was harmful.
 - As there were larger designs which had been approved in the area, he did not feel that this would be setting a precedent.
5. Mr Power in addressing the Committee raised the following points:
- The applicants apologised for not being able to attend the meeting.
 - This proposal was in addition to the extant permission, to the rear of the property.
 - This would be the family home for the foreseeable future and was not disproportionate, in his view. Overall the visual effect of the extension would be neutral.
 - The design was of a fall-back position and would be shielded from the road. The plot was ample and the visual impact would be insignificant.
 - The applicant had offered a range of measures that would mitigate the carbon impact, which the Committee and officers had no means to compel.
 - West Berkshire Council had declared a Climate Emergency and the extra measures offered by the applicant should be given extra weight by Members in their decision, as they exceeded expected standards.
 - Approval should be given as this would be an improved, environmentally sustainable site.
 - The removal of trees for the third parking space was included in the extant permission. There had been no objection made by the Highways or Tree officers.
 - He asked that the Committee follow the lead of the Parish Council and approve this application.
6. Councillor Claire Rowles asked whether the existing outbuildings on the site would be removed. Mr Powers answered that the small building to the east of the house, and the metal shed to the south, would be removed, however the two bay garage would remain.
7. Councillor Hilary Cole sought clarification as to why, when the original application had been approved in May 2019, that the amendments to the plan had been needed so soon. She conjectured that the applicant had always meant to build a house this size, but had felt that they would only get permission for the smaller design, and wanted two bites of the cherry.
8. Mr Powers explained that plans change. The family was large and they had decided that they wanted to stay in the area.
9. Councillor Tony Vickers inquired whether the applicant would agree to the extra measures towards reducing the buildings ecological footprint being conditioned, as a

WESTERN AREA PLANNING COMMITTEE - 5 FEBRUARY 2020 - MINUTES

unilateral obligation. Mr Powers confirmed that the applicant was fully prepared to accept the Conditions.

10. Councillor Adrian Abbs asked whether there had been a significant change in the size of the family in the three months since the last application. Mr Powers confirmed that he was not aware of a massive explosion in the number of members in the family.
11. Councillor Abbs expressed his unease that Mr Powers had appeared to make a threat, that unless the Committee approved this design, the applicant would not make the same efforts towards energy efficiency for the extant permission, as they would do for the revised plans. Mr Powers observed that these measures were expensive and the applicant was under no obligation to include them in the building of the extant permission.
12. Councillor James Cole in addressing the Committee, as Ward Member raised the following points:
 - He was embarrassed that it had taken so long for this application to progress.
 - He had heard lots of noise about the size of the proposal.
 - At the site meeting it had been discussed whether there were any other properties in the vicinity that had increased their foot print by a similar, or larger amount. Members had been able to recall examples in West Woodhay and in Kintbury.
 - He did not want to keep talking about percentage increases, but this proposal was about 250%, however the property at Hayward Green Farm had been granted permission for a 750% increase.
 - However, it was not about percentages. This was a reasonable building for the size of plot. It sat well in its location and had no adverse impact on its neighbours.
 - When 'urbanisation' had been mentioned to the applicants, they had recoiled in horror at the idea. They would plant more trees, and had offered a commitment to reduce the ecological impact.
 - As West Berkshire Council could not force the applicant to build an eco-friendly house, it seemed silly not to accept this proposal. It was a much better building than the one that had already been approved.
13. Councillor Vickers concurred that he too had wondered about the idea of urbanising the area. The proposed site was next to a gateway and the function of the property was to act as a gatehouse, which traditionally were modest houses, close to the road. Councillor Cole revealed that the new design would fulfil this function in a better way.
14. Councillor Hilary Cole asked planning officers whether the outbuildings to be demolished had been used in the calculations for the percentage increase. Sian Cutts explained that they had not been included in the calculation for the amount of floor-space within the curtilage, but small buildings made small contributions. Councillor Cole noted that when officers were quoting percentages they should ensure they were accurate.
15. Councillor Rowles enquired as to whether the proposed building was at a different height to that of the extant permission. Sian Cutts confirmed that the proposed unit would have a lower ridge height. Councillor Rowles posited that, as the ridge height was lower, it would not be visible from the road. Sian Cutts explained that the north

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elevation would be visible and the building would be extended across the length of the plot and therefore more impactful due to its size.

16. Councillor Rowles noted that it had been previously agreed that three trees should be removed to allow for a third parking space. She questioned the Highways Officer about the need for a third parking space, when there was a two bay garage available. Paul Goddard explained that parking standards do not take garages into consideration.
17. Sian Cutts further informed the Committee that the Tree Officer had not raised a formal objection regarding the loss of trees to create a parking space. However he had commented that the removal of the trees and tarmacking of the area would urbanise the space, as it opened up this element of the site. This could be overcome by redesigning the entrance.
18. Councillor Vickers asked for confirmation as to whether Templeton Road was a public highway or a private road. Paul Goddard confirmed that it was public highway.
19. Councillor Carolyne Culver sought clarification as to what constituted a disproportionate increase. Sian Cutts explained that usually anything more than 100% was considered disproportionate. The original application was granted as officers took into consideration the landscaping, and that the property had been moved away from the road. On balance the applicant had designed a modest house in a large plot. However, this further application, which increased the size of the property to 250% larger than the original house, was disproportionate. Councillor Culver noted that this was a subjective opinion, rather than policy.
20. Derek Carnegie advised that officers had been generous in granting the first application, but this design was clearing breaching policy.
21. Councillor Cole questioned why the percentage increase was being discussed, as this criteria had been removed from the Housing Site Allocations Development Plan Document (DPD). Sian Cutts explained that using percentages helped to quantify the proportions. This was an application for a very large increase in the size of the property.
22. Councillor Abbs expressed the view that he was confused as some larger properties had already been approved, and yet other applications were considered disproportionate. He concurred with Councillor Hilary Cole that the small gap between the original application and the revision was odd, as the family's circumstances had not appeared to have changed.
23. Councillor Hilary Cole admitted that she was struggling with this application. Part of her role was to uphold policy. Members had agonised when writing the DPD about using the percentage proportion as a criteria, as opposed to how well the development sat within the site. She was irritated that the previous application had only been recently approved. She was disappointed that the AONB Board had not responded to the consultation, as they might have given the Committee some insight. West Berkshire Council had endeavoured to include a code for sustainable homes in the DPD, but government had put the code into Building Regulations, instead of Planning Policy.
24. Councillor Phil Barnett concurred with Councillors Cole and Abbs and did not want to beat about the bush. He could not see how the proposed development was going to have a great impact, and felt that it could enhance the area.
25. Councillor Barnett proposed to reject officer's recommendation and grant permission.

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26. Councillor Rowles commented that in terms of the timings for the original and the revised applications, that family circumstances do change, and this should not mar the Committee's decision. She did not feel that the agent had threatened the Members, but had in good faith shown that the applicant would do their bit for ecology. The Committee should encourage applicants to develop eco-friendly properties, as this was not enforceable through planning Conditions. She had grown up in Kintbury and knew the area well. The property was well screened by foliage and would not be seen from the road.
27. Councillor Rowles seconded the proposal to reject officer's recommendation and grant permission.
28. Councillor Vickers felt that there would be no harm to the Area of Outstanding Natural Beauty or setting and that the site was 'oven-ready' with regards to screening. It would be a dereliction of duty to ignore the eco-friendly measures being offered and he was grateful for the applicant's commitment that went way beyond what policy asked for.
29. Councillor Cole read from the DPD, section 4.58, page 96 and quoted, "Similarly to the consideration of extensions to existing dwellings in the countryside; there are no rules that can be applied as to the acceptable size of a replacement dwelling. Any size increase has to be considered on the basis of the impact of a particular property in a particular location."
30. Derek Carnegie acknowledged that planning decisions were difficult and insisted that the depth of proportionality from the existing house was unacceptable in planning terms. As there was a clear breach of consistent approach and policy, if approved, this application would have to be referred to the District Planning Committee (DPC). He also noted that the green agenda was pursued through Building Regulations, not Planning Policy
31. Sharon Armour asked for Members to decide on Conditions before the vote. As the application was recommended for refusal, conditions had not been prepared by officers, but would be in place when it was submitted to the District Planning Committee. Paul Goddard suggested that Members might want to condition electric car-charging points, cycle storage and other eco-friendly measures relating to Highways. Sharon Armour suggested that a Section 106 could be used to enforce the environmental commitment. Derek Carnegie confirmed that officers would give the Conditions a more detailed examination before the proposal was submitted to the DPC.
32. Councillor James Cole asked that it be minuted, that he objected to what he considered to be a threat being made in advance of the vote that, if approved, the application would be referred to the DPC. Sharon Armour remarked that she did not consider the statement a threat, but rather that the officer was alerting the applicant that they had not yet been granted permission, as their application had to be re-considered by the DPC.
33. At the vote the motion was carried with five voting in favour, two against and one abstention.

RESOLVED that the Head of Development and Planning be authorised to refer the application to the District Planning Committee.

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Agenda Item 5.

Plans and drawings relevant to reports submitted to District Planning Committee

Wednesday 4th March 2020 at 6.30pm

at the Council Chamber, Council Offices, Market
Street, Newbury.

[to be read in conjunction with the main agenda]

Please note:

- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at www.westberks.gov.uk*
- *The application files will be available for half an hour before the meeting*



19/02144/FULD
Inglewood Farm
Cottage
Templeton Road
Kintbury
Hungerford

revisions	initial	date

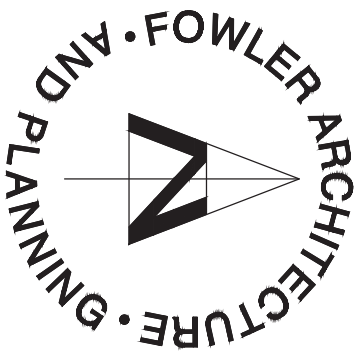
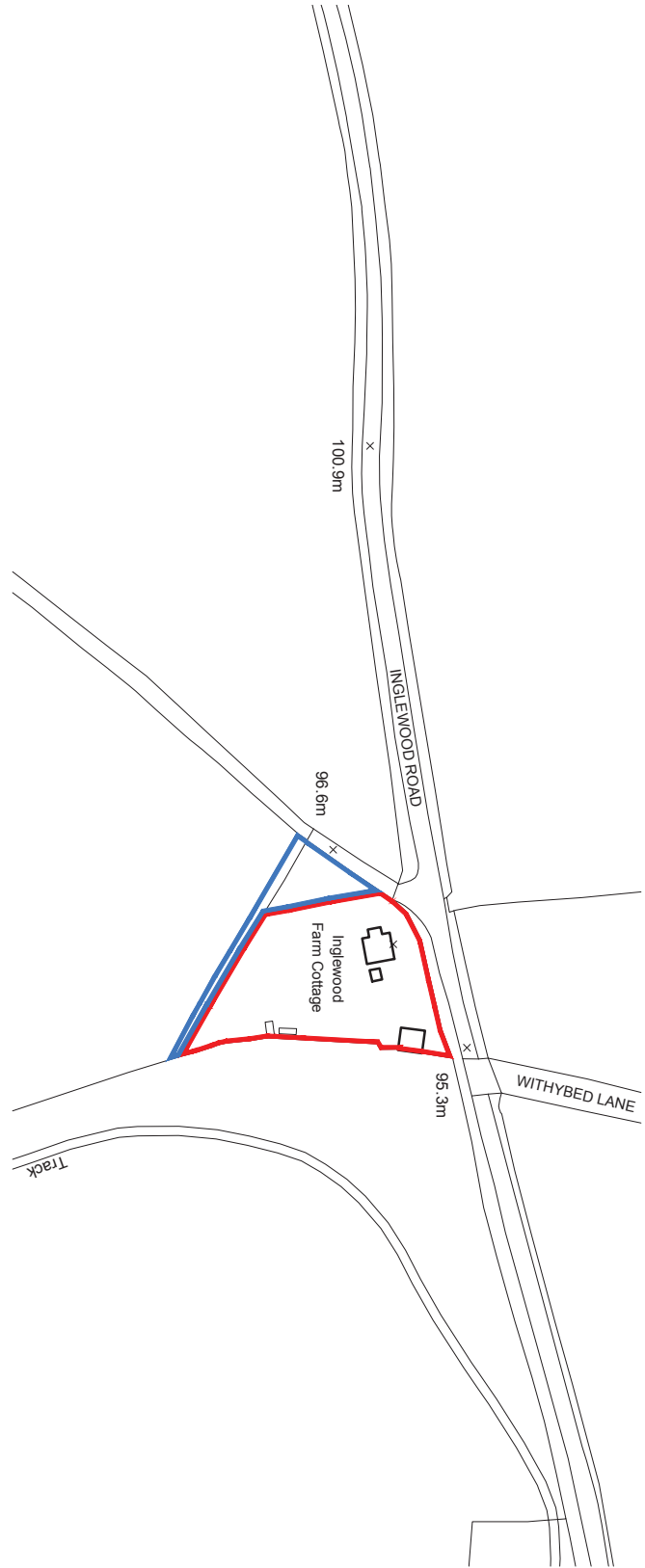
Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and buildings before commencing any shop drawings or building work.

This drawing is copyright and may not be reproduced in any part of form without the written consent of Fowler Architecture and Planning

Project
INGLEWOOD FARM COTTAGE
 Inglewood, Kintbury

Location Plan

scale	1:1250 @A3	drawn by	HB	date	Dec '18
drawing no	180137 - 01	rev	-		



19 High Street
 Pewsey
 Wiltshire
 SN9 5AF
 tel (01672) 569444

enquiries@iap.co.uk

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- KEY**
- Existing tree
 - Existing trees to be removed
 - Existing building to be described
 - New planting



Site Plan
1:200



Overarching: © Crown Copyright 2016. All rights reserved. Licence number: 100025253

WITHYBED LANE

INGLEWOOD ROAD

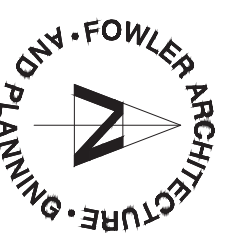
PRIVATE DRIVE

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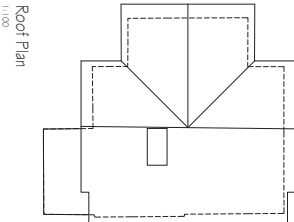
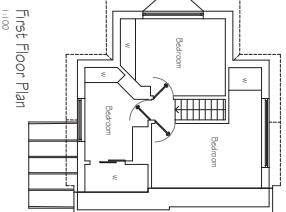
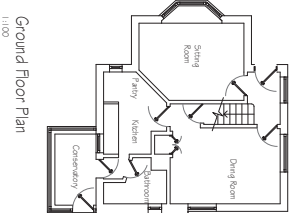
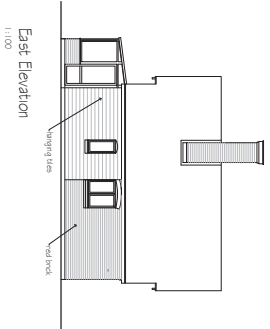
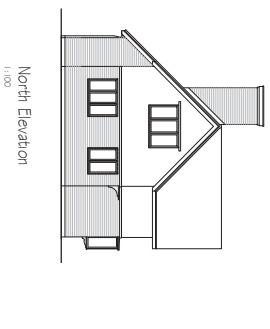
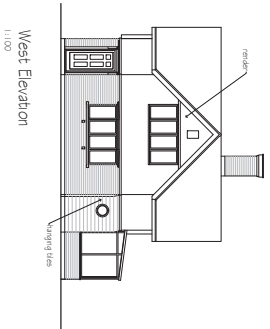
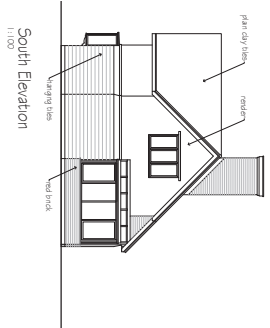
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Site Plan

Scale: 1:200 @ A1
 Date: Aug 19
 Drawing No: 180137 - 20
 Rev: D

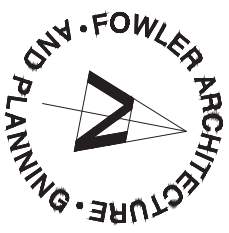


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 enquiries@gnf.co.uk

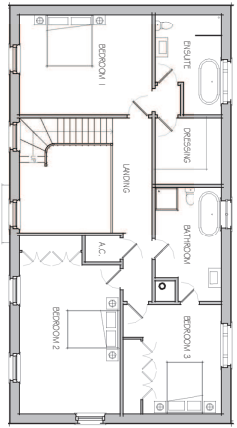


Conditions: The Client has agreed to provide the necessary information and drawings to enable the architect to complete the design and construction of the building. The architect is not responsible for any errors or omissions in the drawings or for any delays or cost overruns. The client is responsible for obtaining all necessary planning and building regulations approval. The architect is not responsible for any structural or geotechnical issues. The architect is not responsible for any environmental or sustainability issues. The architect is not responsible for any legal or tax issues. The architect is not responsible for any insurance or liability issues. The architect is not responsible for any other issues.

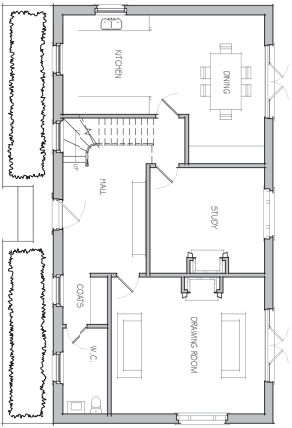
Existing Plans and Elevations
 180137 - 03
 1:100 @A1
 180137 - 03



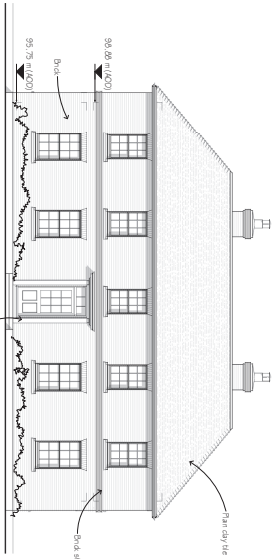
19 High Street
 Pawsey
 Wiltshire
 SN9 5AF
 tel (01672) 569444
 enquiries@apj.co.uk



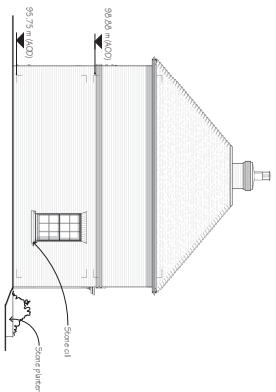
First Floor
1:1,100



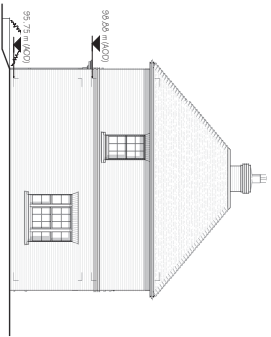
Ground Floor
1:1,100



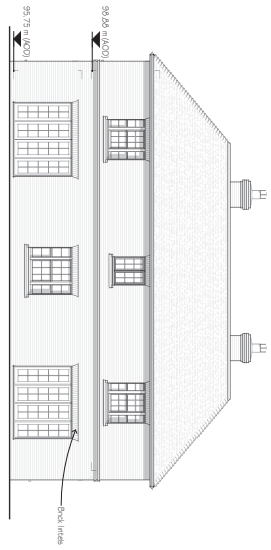
North Elevation
1:1,100



East Elevation
1:1,100



West Elevation
1:1,100



South Elevation
1:1,100

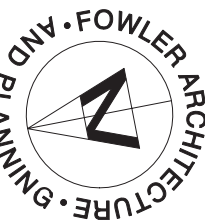
A: FFL, add to datum
HB 1000/10
1:1,100
HB 1000/10
1:1,100
HB 1000/10
1:1,100

CONSTRUCTION: S&B Construction and Signage are to check all construction details and provide a list of details and construction details to be checked. The contractor is to provide a list of details and construction details to be checked. This drawing is copyright reserved and is not to be reproduced in any form without the written consent of the architect and planning department.

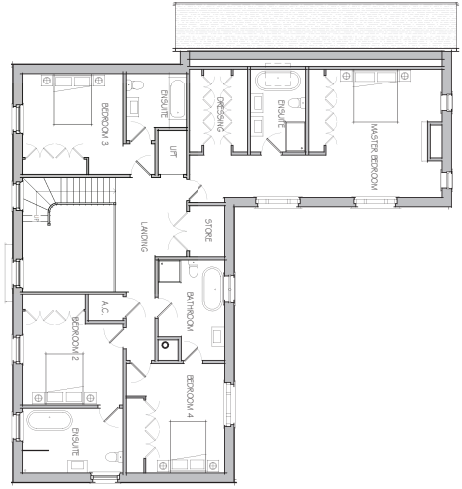
INGLEWOOD FARM COTTAGE
Inglewood, Kentucky

Design Scheme

DATE	180137-100	A
SCALE	1:1,100 @ A1	HB
DATE	180137-100	Dec '18
DATE	180137-100	Dec '18



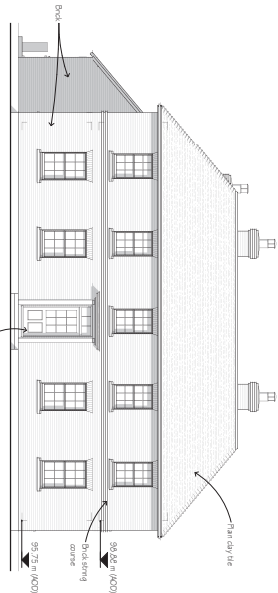
19 High Street
Pewsey
Wiltshire
SN9 5AF
Tel (01672) 569444
Fax (01672) 569488
enquiries@weverchitects.co.uk



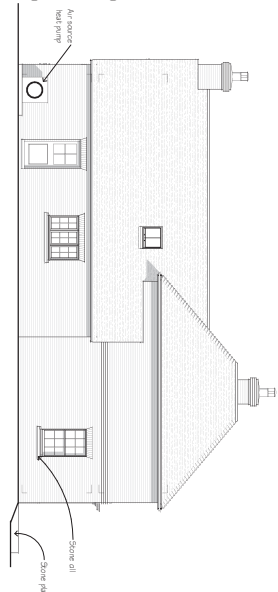
First Floor
1:1,100



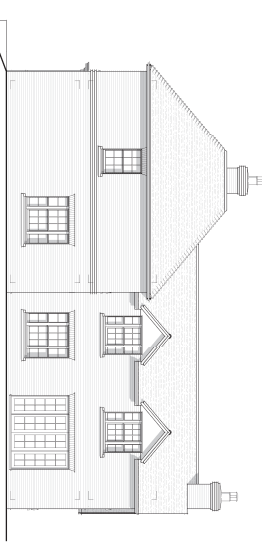
Ground Floor
1:1,100



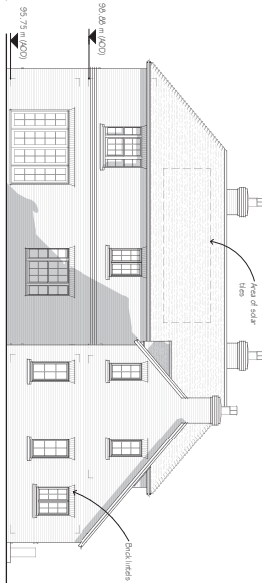
North Elevation
1:1,100



East Elevation
1:1,100



West Elevation
1:1,100



South Elevation
1:1,100

Notes:
 1. This plan is based on a 200m x 100m plot.
 2. The plot is divided into 100m x 100m squares.
 3. The plot is divided into 100m x 100m squares.
 4. The plot is divided into 100m x 100m squares.
 5. The plot is divided into 100m x 100m squares.
 6. The plot is divided into 100m x 100m squares.
 7. The plot is divided into 100m x 100m squares.
 8. The plot is divided into 100m x 100m squares.
 9. The plot is divided into 100m x 100m squares.
 10. The plot is divided into 100m x 100m squares.

Design Scheme

19 High Street
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 SN9 5AF

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 enquiries@wfwarchitects.co.uk

INGLEWOOD FARM COTTAGE
 Highwood, Kintbury

Drawings: HB
 Date: Aug 19

1:1,100 @ A1
 180137-110
 B

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