

Notice of Meeting



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Western Area Planning Committee

Wednesday 14 October 2020 at 6.30pm

This meeting will be held in a virtual format in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings) (England and Wales) Regulations 2020

Please note: As resolved at the Council meeting held on 10 September 2020, public speaking rights are replaced with the ability to make written submissions. Written submissions are limited to no more than 500 words and must be submitted to the Planning Team by no later than midday on Monday 12 October 2020. Written submissions will be read aloud at the Planning Committee. Please e-mail your submission to planapps@westberks.gov.uk

Those members of the public who have provided a written submission may attend the Planning Committee to answer any questions that Members of the Committee may ask in relation to their submission. Members of the public who have provided a written submission need to notify the Planning Team (planapps@westberks.gov.uk) by no later than 4.00pm on Tuesday 13 October 2020 if they wish to attend the remote Planning Committee to answer any questions from Members of the Committee.

The Council will be livestreaming its meetings.

This meeting will be streamed live here: <https://www.westberks.gov.uk/westernareaplanninglive>

You can view all streamed Council meetings here:
<https://www.westberks.gov.uk/councilmeetingslive>

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

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking the link on the front page of the relevant report.



WestBerkshire
C O U N C I L

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(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

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 Email: jenny.legge@westberks.gov.uk

Date of despatch of Agenda: Tuesday 6 October 2020



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- To:** Councillors Adrian Abbs, Phil Barnett, Dennis Benneyworth, Jeff Cant, Hilary Cole, Carlyne Culver, Clive Hooker (Chairman), Tony Vickers (Vice-Chairman) and Howard Woollaston
- Substitutes:** Councillors Jeff Beck, James Cole, David Marsh, Steve Masters, Andy Moore, Erik Pattenden, Garth Simpson and Martha Vickers
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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** 7 - 58
To approve as a correct record the Minutes of the meeting of this Committee held on 23 September 2020.
 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: 20/01083/FUL - Quill Cottage, Craven Road, Inkpen** 59 - 84
- Proposal:** Replacement dwelling
- Location:** Quill Cottage, Craven Road, Inkpen, Hungerford, RG17 9DX
- Applicant:** Mr and Mrs Jones
- Recommendation:** To delegate to the Head of Development and Planning to REFUSE planning permission.



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- (2) **Application No. and Parish: 20/01658/FUL - Old Station Business Park, Compton** 85 - 98
- Proposal:** External works to include new external chemstores/storage/chiller containers positioned outside unit 4,5,6 and 7, 8, 9. New adjoining covered walkway/canopy between 4, 5, 6 and 7, 8, 9. Building alterations to include new extraction ductwork, fan and general fittings. New retaining wall to east (outside unit 6), Internal modifications to floor plans, replacement external doors to rear elevation to Unit 4, 5, 6.
- Location:** Old Station Business Park Compton Newbury
- Applicant:** Carbosynth Ltd
- Recommendation:** That the Head of Planning and Development be authorised to GRANT planning permission.
- (3) **Application No. and Parish: 20/01226/FUL - Land at Old Station Business Park, High Street, Compton** 99 - 154
- Proposal:** Retrospective: External works, m/e works to include ductwork, steel gantry, external plant, external enclosure (fencing), retaining walls, air handling unit and chiller, gas bottle store, solvent stores all concerning unit 10, 11, 12 (existing building). Building alterations include modifications to internal space planning, revised external door design to fire escape doors, omitting roof lights + glazed top and side panel to entrance doors (front elevation) + two windows on the east elevation at first floor and adjusted soil vent pipes (SVP) positions.
- Location:** Land at Old Station Business Park, High Street, Compton
- Applicant:** Carbosynth Ltd
- Recommendation:** That the Head of Planning and Development be authorised to GRANT planning permission.



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- (4) **Application No. and Parish: 18/01657/COND1 - Land adjacent to Summerfield, The Ridge, Cold Ash** 155 - 168
- Proposal:** Discharge of Conditions Application seeking approval of details reserved by Condition 4 - External Materials Schedule and samples, 7 - Construction Method Statement, 8 - Surfacing for driveways/access points, 10 - Vehicle parking and turning, 11 - Access details, 12 - Cycle storage, 13 - Refuse storage and 15 - Boundary hedge of planning permission reference 16/02529/OUTD.
- Location:** Land Adjacent To Summerfield, The Ridge, Cold Ash, Thatcham, Berkshire
- Applicant:** T A Fisher and Sons Ltd
- Recommendation:** **DELEGATE** to the Head of Development & Planning to make representations at appeal to recommend a **SPLIT DECISION** comprising part approval and part refusal.

Items for Information

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

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.

Sarah Clarke
Service Director (Strategy and Governance)

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

