

Notice of Meeting



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Western Area

Planning Committee

Wednesday 25 November 2020 at 6.30pm

in the Virtual Zoom Meeting

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 (“the Regulations”).

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 23 November 2020. Written submissions will be read aloud at the Planning Committee. Please e-mail your submission to planningcommittee@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 (planningcommittee@westberks.gov.uk) by no later than 4.00pm on Tuesday 24 November 2020 if they wish to attend the remote Planning Committee to answer any questions from Members of the Committee.

The Council will be live streaming 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.



Agenda - Western Area Planning Committee to be held on Wednesday, 25 November 2020 (continued)

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 on the link on the front page of the relevant report.

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: planningcommittee@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, 17 November 2020



Agenda - Western Area Planning Committee to be held on Wednesday, 25 November 2020 (continued)

- 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**
Minutes for the meetings held on 4 November and 11 November 2020 are not available for approval due to technical difficulties, but will be published at the following meeting on 16 December 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: 20/00604/FULEXT, Coley Farm, Stoney Lane, Ashmore Green, Cold Ash** 7 - 40
- Proposal:** Erection of 75 dwellings, with associated access, parking, internal roads, drainage, landscaping, children's play space and other associated infrastructure.
- Location:** Coley Farm, Stoney Lane, Ashmore Green.
- Applicant:** Donnington New Homes.
- Recommendation:** Delegated to the Head of Development and Planning to grant conditional planning permission subject to the completion of a S106 legal agreement.

Agenda - Western Area Planning Committee to be held on Wednesday, 25 November 2020 (continued)

- (2) **Application No. and Parish: 20/01520/FULD, Rickety Gate Farm, Hamstead Marshall** 41 - 54
- Proposal:** Section 73: Variation of condition 13 'removal of log cabin' of approved application 17/02099/FULD:
Section 73A: Variation of Condition 15: Temporary log cabin permitted of approved application 13/01008/FULD: Relocation of existing dog breeding establishment involving the erection of a single storey kennel building; siting of a temporary mobile home; isolation kennel building and change of use of existing barn to ancillary storage building; the use of land as canine exercise area, associated parking, turning and landscaping (allowed on appeal APP/W0340/A/13/2206830).
- Location:** Rickety Gate Farm, Hamstead Marshall.
- Applicant:** Rachel Paul.
- Recommendation:** To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.
- (3) **Application No. and Parish: 20/02205/HOUSE, White Cottage, North Heath, Chieveley, Winterbourne** 55 - 66
- Proposal:** Construction of oak framed tractor and garden machinery building, construction of stable block and construction of all-weather riding arena.
- Location:** White Cottage, North Heath, Chieveley.
- Applicant:** Mr and Mrs J Green.
- Recommendation:** To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to conditions.

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.
- There are no appeal decisions to be considered at this meeting

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

Agenda - Western Area Planning Committee to be held on Wednesday, 25 November 2020 *(continued)*

- 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.

