

Notice of Meeting



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Western Area Planning Committee Wednesday 15 December 2021 at 6.30pm in the Council Chamber Council Offices Market Street Newbury

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>

If members of the public wish to attend the Planning Committee they can do so either remotely or in person. Members of the public need to notify the Planning Team (planningcommittee@westberks.gov.uk) by no later than 4.00pm on Tuesday 14 December 2021, if they wish to attend the Planning Committee.

Please note that due to the current Coronavirus restrictions there is a limit on the number of people who can enter the Council Chamber. Remote attendance at the meeting is therefore encouraged at this time.

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, 7 December 2021

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



WestBerkshire
C O U N C I L

**Agenda - Western Area Planning Committee to be held on Wednesday, 15 December
2021 (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 Jenny Legge on
(01635) 503043 Email: jenny.legge@westberks.gov.uk



Agenda - Western Area Planning Committee to be held on Wednesday, 15 December 2021 (continued)

To: Councillors Dennis Benneyworth (Chairman), Clive Hooker, Jeff Cant, Carolyne Culver, Adrian Abbs, Phil Barnett, Tony Vickers (Vice-Chairman), Howard Woollaston and Claire Rowles

Substitutes: Councillors Jeff Beck, Andy Moore, Erik Pattenden, Steve Masters, David Marsh, Martha Vickers, Lynne Doherty and James Cole

Agenda

Part I

Page No.

- 1. Apologies**
To receive apologies for inability to attend the meeting (if any).
- 2. Minutes** 7 - 42
To approve as a correct record the Minutes of the meeting of this Committee held on 13 October 2021.
Minutes of the meeting held on 3 November 2021 will be available for the next meeting of this Committee.
- 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).



Agenda - Western Area Planning Committee to be held on Wednesday, 15 December 2021 (continued)

- (1) **Application No. and Parish: 21/02173/COMIND, Newbury Rugby Football Club, Monks Lane, Newbury and Greenham** 43 - 76

Proposal: The proposed development is for a single storey sports pavilion building and car park providing facilities and social space to support a proposed artificial turf pitch, F2(C). The proposed artificial turf pitch forms part of this application and includes fencing, storage, spectator seating and artificial lighting. The building will provide approximately 400m² of internal floor space of use class F2(B).

Location: Newbury Rugby Football Club, Monks Lane, Newbury, West Berkshire.

Applicant: Alliance Leisure Services

Recommendation: To DELEGATE to the Service Director - Development and Regulation to GRANT PLANNING PERMISSION subject to the schedule of conditions at Section 8.2 of the report.

- (2) **Application No. and Parish: 21/01868/FULD, Hungerford Old Peoples Home, Chestnut Walk, Coldharbour Road, Hungerford** 77 - 98

Proposal: Demolition of former care home and 4 garages and erection of 8 new dwellings.

Location: Hungerford Old Peoples Home
Chestnut Walk
Coldharbour Road
Hungerford.

Applicant: Homes For West Berkshire LLP

Recommendation: To DELEGATE to the Service Director, Development and Regulation to GRANT PLANNING PERMISSION subject to the schedule of conditions (Section 8.3 of the report) and the completion of a Section 106 legal agreement.

OR

If the legal agreement is not completed by the 15th March 2022, to DELEGATE to the Service Director, Development and Regulation to REFUSE PLANNING PERMISSION, for the reasons set out in Section 8.4 of the report or to extend the period for completion if it is considered expedient to do so.



Agenda - Western Area Planning Committee to be held on Wednesday, 15 December 2021 (continued)

- (3) **Application No. and Parish: 20/01336/OUTMAJ, Institute For Animal Health, High Street, Compton** 99 - 156

Proposal: Hybrid application: 1) Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 160 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The proposal includes at least 1.75 hectares of employment land (Class B1) associated with the retention of the Intervet building and a playing field (Class D2) associated with the retention of the existing Cricket Pitch. 2) Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area.

Location: Institute for Animal Health, High Street, Compton.

Applicant: Homes England.

Recommendation: Delegated to the Service Director for Development & Regulation to GRANT planning permission subject to conditions and the completion of a S106 legal agreement.

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 Stephen Chard on (01635) 519462.