

**WESTERN AREA PLANNING COMMITTEE
ON 06TH NOVEMBER 2019**

UPDATE REPORT

Item No: (4) **Application No:** 19/02126/FULD **Page No.** 119-140

Site: Park House, West Woodhay, Newbury, Berkshire

Planning Officer Presenting: Masie Masiwa

Member Presenting: N/A

Parish Representative speaking: Robert MacDonald

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Harry Henderson either/or Duncan Hartley - Rural Solutions

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

Update Information:

1. Additional Consultation Responses

WBC Highway Authority	No objection, subject <i>conditions on access design and surfacing, sight lines, parking and turning and electric charging points.</i>
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2. Informatives

- 1.1 The Informatives attached to the Committee Report were included in error and should be reflective of the Officers' Recommendation. This was due to the introduction of new committee report templates.

1.2 The correct informatives are outlined below:

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 the local planning authority has 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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