

**WESTERN AREA PLANNING COMMITTEE  
22<sup>ND</sup> SEPTEMBER 2021**

**UPDATE REPORT**

**Item No:** (1)      **Application No:** 21/00596/HOUSE      **Page No.** 53-64

**Site:** 50 High Street Kintbury

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**Planning Officer Presenting:** Scott Houston

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** N/A

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Sophie Meaney – Via Zoom

**Ward Member(s):** Cllr James Cole, Cllr Claire Rowles, Cllr Dennis Benneyworth

**1. Additional Consultation Responses**

<b>Conservation:</b>	Regarding a question over a sample of materials condition and the colour of the building:  “I think ‘Materials as specified’ would be sufficient. I agree with your conclusions regarding the colour. Black painted/stained finish on vernacular timber outbuildings is a very common finish within West Berkshire.”
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Officers have been asked to consider whether a green paint would be more appropriate for the walls of the outbuilding. Having considered the advice from the conservation officer, and noting that there are other examples of black timber cladding within the High Street conservation area, including at Sycamore Farm and Osmington House approximately 70 metres north-west of the application site, a black finish as set out in the submitted details is supported by officers in this case. While it is noted that at the site visit a two tone approach was suggested as an option, with part of the building painted green, this would be uncharacteristic of the street scene and traditional built form within the conservation area.

## **2. Hedge alongside High Street**

Some concern has been raised in respect of retention of the hedge alongside the High Street. As the hedge is within a conservation area any works to fell or top trees/shrubs within it that have a stem diameter of more than 7.5 centimetres must be consented by the Local Planning Authority, which would include the majority of the mature hedge. Officers do not consider that there is any indication that the applicant might wish to remove the hedge at this present time, or that without the hedge the proposed works would result in a high level of detrimental impact on the character of the conservation area, albeit that officers note that the hedge does currently provide screening to the front of the site.

## **3. Updated Recommendation**

The recommendation remains as set out in the agenda committee report.