

Notice of Meeting



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Western Area Planning Committee

Wednesday 30th August 2017 at 6.30 pm

**in the Council Chamber Council Offices
Market Street Newbury**

The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded.

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

Note: The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded.

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Council Chamber, Market Street, Newbury between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

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



Agenda - Western Area Planning Committee to be held on Wednesday, 30 August 2017
(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 / Rachel Craggs / Jo Reeves on (01635) 503043/519441/519486 Email:
jenny.legge@westberks.gov.uk / jessica.bailiss@westberks.gov.uk /
rachel.craggs@westberks.gov.uk / j

Date of despatch of Agenda: Monday, 21 August 2017



Agenda - Western Area Planning Committee to be held on Wednesday, 30 August 2017
(continued)

To: Councillors Howard Bairstow, Jeff Beck, Dennis Benneyworth, Paul Bryant (Vice-Chairman), Hilary Cole, Billy Drummond, Adrian Edwards, Paul Hewer, Clive Hooker (Chairman), Anthony Pick, Garth Simpson and Virginia von Celsing

Substitutes: Councillors Jeanette Clifford, James Fredrickson and Mike Johnston

Agenda

Part I

Page No.

- | | | |
|-----|--|-------|
| (1) | Application No. and Parish: 17/01808/OUTD, Garden land at No. 5 Normay Rise, Newbury, Berkshire
Proposal: Outline application for the erection of dwelling with integral garage. Matters to be considered: Access.
Location: Garden land at No. 5 Normay Rise, Newbury, Berkshire
Applicant: Mr and Mrs Power
Recommendation: The Head of Development and Planning be authorised to GRANT planning permission subject to Conditions. | 5 - 6 |
| (2) | Application No. and Parish: 17/00939/FUL The Barn Highwood Farm, Long Lane, Shaw, Newbury, Berkshire
Proposal: Change of use of half a section of orchard land to garden use. Erection of Oak framed car port and turning area
Location: The Barn Highwood Farm, Long Lane, Shaw, Newbury, Berkshire
Applicant: Mr Bjian and Marianne Mohandes
Recommendation: The Head of Development and Planning be authorise to REFUSE planning permission | 7 - 8 |

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.



Agenda - Western Area Planning Committee to be held on Wednesday, 30 August 2017
(continued)

Andy Day
Head of Strategic Support

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



WESTERN AREA PLANNING COMMITTEE ON 30TH AUGUST 2017

UPDATE REPORT

Item No: (1) **Application No:** 17/01808/OUTD **Page No.** 25 - 42
Site: Garden land at No. 5 Normay Rise, Newbury.

Planning Officer Presenting: Matthew Shepherd

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Howard Bairstow
Councillor Adrian Edwards

Update Information:

Additional condition recommended Windows PD removal

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no dormer windows which would otherwise be permitted by Schedule 2, Part 1, Class B of that Order shall be constructed in the roof of the dwelling hereby permitted, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: In the interests of the privacy and amenity of neighbouring properties. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (2006) and Supplementary Planning Guidance 04/2 House Extensions (July 2004).

DC

WESTERN AREA PLANNING COMMITTEE ON 30TH AUGUST 2017

UPDATE REPORT

Item No: (2) **Application No:** 17/00939/FUL **Page No.** 43 - 56

Site: The Barn, Highwood Farm, Long Lane, Shaw.

Planning Officer Presenting: Matthew Shepherd

Member Presenting: Cllr. Paul Bryant

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Bjian Mohandes and Marianne Mohandes

Ward Member(s): Councillor Paul Bryant
Councillor Marcus Franks

Update Information:

- Updated proposal removing 'half' section to more accurately reflect the scheme. Updated proposal now reads:-

"Change of use of section of orchard land to garden use. Erection of Oak framed car port and turning area".

DC

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