

Supplemental Items for Western Area Planning Committee

Wednesday 1 November 2017 at 6.30pm
in Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

- | | | |
|-----|---|-------|
| (1) | Application No. and Parish: 17/01445/FUL, The Lodge, High Elms, Aldworth Road, Compton | 3 - 6 |
| | Proposal: Part retention of The Lodge to provide ancillary workshop and garaging to Walnut House | |
| | Location: The Lodge, High Elms, Aldworth Road, Compton, Newbury, RG20 6RD | |
| | Applicant: Mr Michael Milne | |
| | Recommendation: The Head of Development and Planning be authorised to GRANT conditional planning permission | |

Andy Day
Head of Strategic Support

For further information about this item, or to inspect any background documents referred to in Part I reports, please contact Jo Reeves on (01635) 519486
e-mail: joanna.reeves@westberks.gov.uk

Further information and Minutes are also available on the Council's website at
www.westberks.gov.uk

West Berkshire Council is committed to equality of opportunity. We will treat everyone with respect, regardless of race, disability, gender, age, religion or sexual orientation.

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



This page is intentionally left blank

WESTERN AREA PLANNING COMMITTEE
DATED 1st November 2017

UPDATE REPORT

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has registered to speak either in favour or against the application.

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

The report is divided into four main parts:

Part 1 - relates to items not being considered at the meeting,
Part 2 - any applications that have been deferred for a site visit,
Part 3 - applications where members of the public wish to speak,
Part 4 - applications that have not attracted public speaking.

Part 1 N/A

Part 2 N/A

Part 3 Item (1) 17/01445/FUL The Lodge, High Elms, Aldworth Road, Compton Pages 13-34

Part 4

This page is intentionally left blank

**WESTERN AREA PLANNING COMMITTEE
ON 1ST NOVEMBER 2017**

UPDATE REPORT

Item No: (1) **Application No:** 17/01445/FUL **Page No.** 13 - 34

Site: The Lodge High Elms Aldworth Road, Compton.

Planning Officer Presenting: Matthew Shepherd

Member Presenting: N/A

Parish Representative speaking: Compton – Mr Aaron Smith, Fowler Architecture and Planning Ltd

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Cllr. Virginia Von Celsing

Update Information:

Update to Condition 7 – Demolition (after discussions with Enforcement)..

The approved garage / workshop ancillary building subject to this permission 17/01445/FUL shall not be brought into use until demolition of the relevant parts of the building known as 'The Lodge' have been completed fully as shown in approved plans;

- Drawing untitled containing Elevations and Location Plan. Drawing number 7106: 2 C. Date stamped 8th September 2017.

Demolition, as detailed above, shall be completed fully and all materials and waste arising from the demolition shall be removed from the site.

Reason: In the interests of maintaining the appearance of the North Wessex Downs Area of Outstanding Natural Beauty in accordance with policies ADPP5, C S14, and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

In response to Ward Member's comments an amended materials condition has been recommended to replace Condition 2.

Update to Condition 2 - Schedule of Materials.

No development shall take place until a schedule of the materials to be used in the construction of the external surfaces of the building and hard surfaced areas hereby permitted has been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indication as to these matters which have been detailed in the current application. Details will include a schedule of any retained materials. Samples of the materials shall be made available for inspection on request. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 of the West Berkshire Core Strategy (2006-2026), and Policy C6 of the West Berkshire HSADPD, Supplementary Planning Document Quality Design (June 2006), Supplementary Planning Guidance 04/2 House Extensions (July 2004).

DC