

# Notice of Meeting



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## Western Area Planning Committee Wednesday 17 January 2018 at 6.30pm 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

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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](mailto:planapps@westberks.gov.uk)



**Agenda - Western Area Planning Committee to be held on Wednesday, 17 January 2018**  
(continued)

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://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](mailto:jenny.legge@westberks.gov.uk) / [rachel.craggs@westberks.gov.uk](mailto:rachel.craggs@westberks.gov.uk) /  
[jo.reeves@westberks.gov.uk](mailto:jo.reeves@westberks.gov.uk)

Date of despatch of Agenda: Tuesday, 9 January 2018

**Agenda - Western Area Planning Committee to be held on Wednesday, 17 January 2018**  
(continued)

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

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# Agenda

## Part I

Page No.

- (1) **Application No. and Parish: 17/02524/FULEXT Land West of New Road, North of Pyle Hill, Newbury** 5 - 6
- Proposal:** Erection of 36 dwellings with associated roads, amenity open space, and access to New Road.
- Location:** Land West of New Road  
North of Pyle Hill  
Newbury
- Applicant:** Rivar Limited
- Recommendation:** **The Head of Development and Planning be authorised to GRANT conditional planning permission, subject to the first completion of a s106 planning obligation.**
- (2) **Application No. and Parish: 17/02533/OUTD Land Adjacent to 4 Croft Lane, Newbury** 7 - 8
- Proposal:** Outline application for erection of a single dwelling. Matters for consideration siting and scale other matters reserved.
- Location:** Land Adjacent to  
4 Croft Lane  
Newbury
- Applicant:** Mr Barton
- Recommendation:** **The Head of Development and Planning be authorised to REFUSE the application.**

## Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.

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*(continued)*

- (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.

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.

# Agenda Item 4.(1)

## WWSTERN AREA PLANNING COMMITTEE ON 17 JANUARY 2018

### UPDATE REPORT

**Item No:** (1)      **Application No:** 17/02524/FULEXT      **Page No.** 17 - 31

**Site:** Land West Of New Road, North Of Pyle Hill, Newbury

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**Planning Officer Presenting:** Michael Butler

**Member Presenting:**

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** Ms Lucy Croft

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

**Applicant/Agent speaking:** Mr Steve Smallman - Provision  
Mr John Hanlon – Glanville  
Mr John Baker – BSG Ecology  
Ms Judith Giles

**Ward Member(s):** Councillor Billy Drummond  
Councillor Jeremy Bartlett

**Update Information:**

The applicant has formally accepted the additional contribution for affordable housing of £175,000. This will be noted in the s106 agreement, if the application is resolved to be approved.

Amend recommendation to read at end - "to include the additional s106 contribution of £175,000 for affordable housing off site, in addition to the 14 units on site"

An additional condition is recommended by the Archaeological Officer:-

*No development / site works / development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.*

*Reason: To ensure that any significant archaeological remains that are found are adequately recorded, in accord with the NPPF.*

In addition it is proposed to delete the proposed CEMP Condition 16 and insert as a replacement the following:-

*The development hereby permitted shall be carried out in strict accord with the submitted Ecological Mitigation and Management Plan plus the Geo environmental report as submitted, with the associated recommendations identified in those reports. For clarity this relates to the BSG Ecology Report of the 23<sup>rd</sup> August 2017 on file.*

*Reason. To ensure the ecological status of the application site is enhanced in accord with policy CS17 in the WBCS of 2006 to 2026.*

This is because it is considered that all the necessary ecological information has already been submitted with the application scheme.

The Highways Officer has suggested a further Condition:-

No development shall take place until details of crossing points across Draytons View and / or New Road have been submitted to and approved in writing by the Local Planning Authority. The crossing shall consist of dropped kerbs and tactile paving. No dwelling shall be occupied until the crossing(s) have been provided in accordance with the approved scheme and any statutory undertaker's equipment or street furniture located in the position of the footway/cycleway has been re-sited to provide an unobstructed footway/cycleway.

Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

Typographical correction. Para 6.4. 5<sup>th</sup> line down - insert "it" after whilst, and delete "is" after physically.

For information the word "ruderal" refers to an invasive plant species which is the first to colonise a disturbed habitat, but may not remain competitive over the longer term.

Para 6.1.1 Application 17/01096/outmaj has now been approved by the Council as the s106 agreement was signed post the date of writing the report.

DC

## WESTERN AREA PLANNING COMMITTEE ON 17<sup>TH</sup> JANUARY 2018

### UPDATE REPORT

**Item No:** (2)                      **Application No:** 17/02533/OUTD                      **Page No.** 33 - 45  
**Site:** Land Adjacent To 4 Croft Lane, Newbury

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**Planning Officer Presenting:** Derek Carnegie

**Member Presenting:**

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** Mr Stuart Atkinson and Ms Karen Barlow

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

**Applicant/Agent speaking:** Mr Tim Barton

**Ward Member(s):**  
Councillor Lynne Doherty  
Councillor Jeanette Clifford

**Update Information:**

One further letter of representation has been received. No objection in principle to a single dwelling. Concern expressed regarding the poor visibility and gradient of the road at the new access, opposite Rosecroft and danger presented for vehicles entering the road. Could the two properties share a single access? In addition a comment has been made regarding the gap between the new dwelling and 6A.

**Officer comment:**

The recommendation for this application is for refusal given the inadequate visibility splays. The relationship between the new dwelling and No.6A has been considered in section 6.3 of the Committee Report, there will be a gap of 3 metres between the dwellings and 2 metres between the new dwelling and the retaining wall at 6A. This gap between side elevations is considered appropriate to the existing character and built form of the area and would not result in demonstrable harm to residential amenity.

DC

