

Notice of Meeting



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Western Area Planning Committee Wednesday 12 December 2018 at 6.30pm in the Council Chamber Council Offices Market Street Newbury

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. **Those taking part in Public Speaking are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.**

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

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 Jo Reeves on (01635) 519486 Email: joanna.reeves@westberks.gov.uk

Date of despatch of Agenda: Tuesday, 4 December 2018



Agenda - Western Area Planning Committee to be held on Wednesday, 12 December 2018 (continued)

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

Substitutes: Councillors Jeremy Bartlett, Jeanette Clifford, Mike Johnston and Gordon Lundie

Agenda

Part I

	Page No.
(1) Application No. and Parish: 18/02623/FULD - Hungerford	5 - 6
Proposal: Resubmission of previously approved scheme for a replacement dwelling (17/03089/FULD) to provide a summer house/exercise room to the rear of the dwelling house.	
Location: Site of former 145 Priory Road, Hungerford	
Applicant: John and Sylvia Downe	
Recommendation: The Head of Development and Planning be authorised to grant planning permission.	
(3) Application No. and Parish: 18/01090/FULD - Welford and Wickham	7 - 10
Proposal: Conversion of four agricultural buildings to residential use including parking, landscaping and associated works.	
Location: Elton Farm, Weston, Newbury, RG20 8JG	
Applicant: Mr J H L Puxley Esq LL	
Recommendation: The Head of Development and Planning be authorised to GRANT planning permission.	

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.

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 - Western Area Planning Committee to be held on Wednesday, 12 December
2018 (continued)**



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WESTERN AREA PLANNING COMMITTEE ON 12 DECEMBER 2018

UPDATE REPORT

Item No: (1) **Application No:** 18/02623/FUL **Page No.** 21 - 34
Site: 145 Priory Road, Hungerford

Planning Officer Presenting: Lydia Mather

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: Mrs Jan Giggins
Mrs Doris Colloff

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr John Downe

Ward Member(s): Councillor P Hewer
Councillor J Podger

Update Information:

A query was received following the site visit. The following clarifies the matters raised:-

The Current Development on Site and What Has Been Applied for

The house which has been built has permission under 17/03089/FULD and the conditions attached to that permission currently apply.

The application before Committee is for the outbuilding proposed and retrospective for the existing house.

Should this application be granted permission any conditions applied to this permission would apply to the whole development on site (the house, the outbuilding, and the associated works)

The Council's Enforcement Officer has been on site today and has confirmed the house has been built in accordance with the plans under permission 17/03089/FULD. The plans for the

house submitted with this application are the same.

Conditions Applied to Previous Permission and Recommended Conditions

In terms of the differences between the conditions applied previously and those recommended for this application, to summarise,

Whilst some of the conditions have had their wording varied all include:-

Commencement

Plans

Construction management statement

Hours of work during construction

Hours of deliveries

Balcony screen

Parking provision

Access/driveway surfacing

(previous permission omitted a trigger for the surfacing to be completed by which has now been included)

Landscaping

(currently recommended as a separate condition, included with surfacing details in previous permission)

The current application recommends additional conditions that relate to the proposed outbuilding:

A material schedule for the proposed outbuilding

Noise levels of the plant machinery for the pool

Spoil removal due to the pool

Permitted Development Rights

The permission that has commenced on site (17/03089/FULD) did not include a condition removing permitted development rights. The recommended conditions for the current application does not include removal of permitted development rights.

This is because where the site is in an Area of Outstanding Natural Beauty (article 2(3) land) permitted development rights are limited.

The following are not possible for this reason:-

Two storey rear extensions

Side extensions

Additions or alterations to the roof which enlarge the house

Outbuildings more than 20 metres from a rear wall are limited to 10m²

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WESTERN AREA PLANNING COMMITTEE ON 12 DECEMBER 2018

UPDATE REPORT

Item No: (3) **Application No:** 18/01090/FULD **Page No.** 45 - 62
Site: Elton Farm, Weston, Newbury

Planning Officer Presenting: Derek Carnegie

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr James Puxley
Mr Justin Packman

Ward Member(s): Councillor A Stansfeld
Councillor J Cole

Update Information:

Amended Proposed Layout Plan received to address concerns from the PROW Officer.

Amended drawing number 2152 P1 03 rev C ensuring the PROW is not obstructed by the proposed development. Comments from the PROW Officer have not been received. However standard informatives are suggested.

Recommendation

Recommendation remains with changes to the plan reference contained in the following suggested conditions:

2. Approved Plans

From Proposed Site Plan 2152 P1-03 rev B (received by e-mail dated 10th August 2018)

To Proposed Site Plan 2152 P1-03 rev C (received by e-mail dated 5th December 2018)

7. Vehicle Passing Area

Amended to:

No dwelling shall be occupied until the vehicle passing area shown on drawing 2152/P1-03 rev C (received by e-mail dated 5th December 2018) is provided in accordance with the approved details prior to any further use of the site.

Reason: To ensure the private drive is provided with adequate passing spaces/areas, in order to reduce the likelihood of vehicles reversing into the highway which would adversely affect road safety and the flow of traffic in accordance with Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Informatives

PROW

I10) The applicant is advised that this planning permission does not in any way allow the Public Right of Way to be obstructed at any time during the course of the development.

I12) The applicant is advised that this planning permission does not in any way allow the Public Right of Way to be obstructed at any time during the course of the development.

I13) Nothing connected with either the development or the construction must adversely affect or encroach upon the Public Right of Way, which must remain available for public use at all time. Information on the width of the PROW can be obtained from the PROW Officer.

I14) The applicant is advised that the Rights of Way Officer must be informed prior to the laying of any services beneath the Public Right of Way.

I15) Where the ground levels adjacent to the path are to be raised above the existing ground levels, a suitable drainage system must be installed adjacent to the Public Right of Way, to a specification agreed with the Local Authority, prior to development commencing.

I16) The applicant is advised to give the Local Authority 21 days prior notice to the development commencing. Before the applicant starts, the Local Authority must obtain from the applicant a written undertaking that they will meet any costs incurred by the Authority in the repair of the surface of the Public Right of Way, as a result of construction traffic using the route.

I19) No alteration of the surface of the Public Right of Way must take place without the prior written consent of the Rights of Way Officer.

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