

Update Reports for Western Area Planning Committee

Wednesday 6 November 2019 at 6.30pm
in Council Chamber Council Offices
Market Street Newbury

Part I

- | | | Page No. |
|-----|---|----------|
| (1) | Application No. and Parish: 17/02092/OUTMAJ - Land off Lambourn Road, Speen, Newbury
Proposal: Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.
Location: Land off Lambourn Road, Speen, Newbury, Berkshire, RG20 8AA
Applicant: Sir Richard Sutton Ltd
Recommendation: To delegate to the Head of Development and Planning to GRANT OUTLINE PLANNING PERMISSION subject to conditions and the completion of a s106 legal agreement;

Or, if the s106 legal agreement is not completed, to delegate to the Head of Development and Planning to REFUSE OUTLINE PLANNING PERMISSION. | 5 - 8 |
| (2) | Application No. and Parish: 17/02093/OUTMAJ - Land off Lambourn Road, Speen, Newbury | 9 - 10 |



Supplemental Items
Western Area Planning Committee to be held on Wednesday, 6 November 2019
(continued)

- Proposal:** Outline planning application for up to 14 dwellings and associated works - all matters reserved except access.
- Location:** Land off Lambourn Road, Speen, Newbury, Berkshire, RG20 8AA
- Applicant:** Sir Richard Sutton Ltd
- Recommendation:** To delegate to the Head of Development and Planning to **GRANT OUTLINE PLANNING PERMISSION** subject to conditions and the completion of a s106 legal agreement;
- Or, if the s106 legal agreement is not completed, to delegate to the Head of Development and Planning to **REFUSE OUTLINE PLANNING PERMISSION.****
- (3) **Application No. and Parish: 19/02072/REM - Garden Land at 5 Normay Rise, Newbury** 11 - 12
- Proposal:** Reserved matters application for a new dwelling with integral garage of appeal reference APP/W0340/W/17/3191372 (17/01808/OUTD).
Matters to be considered: Appearance, Landscaping, Layout and Scale.
- Location:** Garden Land at 5 Normay Rise, Newbury
- Applicant:** Mr and Mrs W Power
- Recommendation:** To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to Conditions.
- (4) **Application No. and Parish: 19/02126/FULD - Park House, West Woodhay, Newbury** 13 - 14
- Proposal:** Demolition and replacement of the existing dwelling to provide a five bedroom family home within the estate.
- Location:** Park House, West Woodhay, Newbury, Berkshire
- Applicant:** Harry and Sarah Henderson
- Recommendation:** To **DELEGATE** to the Head of Planning and Countryside to **REFUSE PLANNING PERMISSION.**
- (5) **Application No. and Parish: 19/02150/HOUSE - The Old Coach House, Bath Road, Speen** 15 - 16
- Proposal:** Annexe to the Old Coach House
- Location:** The Old Coach House, Bath Road, Speen
- Applicant:** Ms L Purton
- Recommendation:** **The Head of Development and Planning be authorised to REFUSE planning permission**

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

Supplemental Items
Western Area Planning Committee to be held on Wednesday, 6 November 2019
(continued)

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.

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**WESTERN AREA PLANNING COMMITTEE
DATED 06 NOVEMBER 2019**

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.

Those people attending to take part in the pre-arranged Public Speaking sections are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

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) 17/02092/OUTMAJ – Land at Covered Reservoir, Bath Road, Speen Pages 19-64
Item (2) 17/02093/OUTMAJ – Land Off Lambourn Road, Speen Pages 65-102
Item (3) 19/02072/REM – Garden Land 5 Normay Rise, Newbury Pages 103-118
Item (4) 19/02126/FULD – Park House, West Woodhay, RG20 0BP Pages 119-140
Item (5) 19/02150/HOUSE – The Old Coach House, Bath Road, Speen, RG14 1RH pages 141-150

Part 4 N/A

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**WESTERN AREA PLANNING COMMITTEE
6 NOVEMBER 2019**

UPDATE REPORT

Item No: (1) **Application No:** 17/02092/OUTMAJ **Page No.** 19 - 64

Site: Land off Lambourn Road and Land at Covered Reservoir, Bath Road, Speen, Newbury

Planning Officer Presenting: Derek Carnegie

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: John Harrington Hawes

Supporter(s) speaking: N/A

Applicant/Agent speaking: Steven Smallman - Pro Vision
David Dixon - WSP

Ward Member(s): Councillor Lynne Doherty
Councillor Steve Masters

1. Matters of Clarification

Site address – The application site forms part of a wider parcel of land described as Land off Lambourn Road and Land at Covered Reservoir, Bath Road, Speen, Newbury to be under considered under planning application references 17/02092/OUTMAJ and 17/02093/OUTMAJ.

Officer Report - S106 Head of Terms – Amend table 1 at paragraph 6.117 of the officer report to read:

‘1. Affordable Housing

Obligations to secure:

41 affordable housing units on-site configured to provide potentially 29 social rented units and 12 units of an intermediate form of affordable housing’.

Officer Report - Amended Text – Paragraph 6.9 (pg.28) of the officer report is amended to read:

It is recognised that part of the application site lies outside of the settlement boundary for Newbury. However, Policy HSA2 of the Housing Site Allocation DPD indicates new homes will be developed on land allocated for residential development in subsequent Development Plan Documents. Policy HSA2 allocates the application site for housing with associated infrastructure (including landscape buffers).

2. Updated Recommendation

The recommendation as set out in the agenda committee report subject to the following amended condition wording:

Condition 1

The following Planning Conditions numbers 2-38 relate to the entire application site as shown on the approved Site Location Plan (ref.SLP BR-01 rev B).

Planning Conditions 39-45 relate to the part of the hybrid application site that was submitted in outline (all matters reserved) and change of use only as shown on the approved Hybrid Parameters Plan (ref.1361 P1 04).

Planning Conditions 46-56 relate to the part of the hybrid application site that was submitted in full as shown on the Hybrid Parameters Plan (ref.1361 P1 04)

Reason: For the avoidance of doubt.'

DC

WESTERN AREA PLANNING COMMITTEE 6 NOVEMBER 2019

UPDATE REPORT

Item No: (2) **Application No:** 17/02093/OUTMAJ **Page No.** 65-102

Site: Land off Lambourn Road, Speen, (RG20 8AA)

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: Steven Smallman - Pro Vision
David Dixon - WSP

Ward Member(s): Councillor Lynne Doherty
Councillor Steve Masters

1. Matters of Clarification

Officer Report - Amended Text – Amend table 1 at paragraph 6.95 (pg. 82) of the officer report ‘S106 Heads of Terms’ to read:

‘Affordable Housing - Obligations to secure:

- 6 affordable housing units on-site comprising 4 social rented units and 2 units of an intermediate form of housing.’

Officer Report - Amended Text – Paragraph 6.9 (pg.72) of the officer report is amended to:

It is recognised that part of the application site lies outside of the settlement boundary for Newbury. However, Policy HSA2 of the Housing Site Allocation DPD indicates new homes will be developed on land allocated for residential development in subsequent Development Plan Documents. DPD Policy HSA2 allocates the application site for housing with associated infrastructure (including landscape buffers).

2. Updated Recommendation

The recommendation as set out in the agenda committee report subject to the following amended s106 Heads of Terms:

Amended S106 Head of Terms – Amend table 1 (page 97) of the officer report to read:

'1. Affordable Housing

Obligations to secure 6 affordable housing units on-site comprising 4 social rented units and 2 units of an intermediate form of housing.'

DC

WESTERN AREA PLANNING COMMITTEE 06 NOVEMBER 2019 UPDATE REPORT

Item No: (3) **Application No:** 19/02072/REM **Page No.** 103-118

Site: Garden Land at 5 Normay Rise, Newbury

Planning Officer Presenting: Jeffrey Ng

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Kevan Williams

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Adrian Abbs
Councillor David Marsh
Councillor Tony Vickers

1. Additional Consultation Responses

WBC SuDS Team	No objection.
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2. Sustainable Urban Drainage

SuDS team has raised no objection to the proposed development subject to a pre-commencement condition. While Condition 14 under Outline Planning Permission 17/01808/OUTD has already secured such details, it cannot be superseded in this reserved matters application. However, it is considered that an informative shall be imposed to provide a detailed guidance when the applicant is seeking to discharge Condition 14. The applicant is also reminded to contact SuDS team if they have any queries regarding the SuDS arrangement.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional informative.

8	The applicant is reminded that details of surface water drainages secured under
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Condition 14 shall:

- Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards, particularly the WBC SuDS Supplementary Planning Document December 2018;
- Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels;
- Include attenuation measures to retain rainfall run-off within the site, off site discharge will not be permitted;
- Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;
- Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines.
- Ensure any permeable areas are constructed on a permeable sub-base material such as Type 3 or reduced fines Type 1 material as appropriate; and
- Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises.

The applicant is reminded to contact SuDS team on sudsapproval@westberks.gov.uk if there are any queries regarding the SuDS arrangement.

DC

WESTERN AREA PLANNING COMMITTEE ON 06TH NOVEMBER 2019

UPDATE REPORT

Item No: (4) **Application No:** 19/02126/FULD **Page No.** 119-140

Site: Park House, West Woodhay, Newbury, Berkshire

Planning Officer Presenting: Masie Masiwa

Member Presenting: N/A

Parish Representative speaking: Robert MacDonald

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Harry Henderson either/or Duncan Hartley - Rural Solutions

Ward Member(s): Councillor Dennis Benneyworth
Councillor Claire Rowles
Councillor James Cole

Update Information:

1. Additional Consultation Responses

WBC Highway Authority	No objection, subject <i>conditions on access design and surfacing, sight lines, parking and turning and electric charging points.</i>
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2. Informatives

1.1 The Informatives attached to the Committee Report were included in error and should be reflective of the Officers' Recommendation. This was due to the introduction of new committee report templates.

1.2 The correct informatives are outlined below:

Informatives

1.	<p>Proactive</p> <p>In attempting to determine the application in a way that can foster the delivery of sustainable development, the local planning authority has approached this decision in a positive way having regard to Development Plan policies and available guidance to try to secure high quality appropriate development. In this application the local planning authority has attempted to work proactively with the applicant to find a solution to the problems with the development, however; an acceptable solution to improve the economic, social and environmental conditions of the area could not be found.</p>
2.	<p>CIL</p> <p>This application has been considered by West Berkshire Council, and REFUSED. Should the application be granted on appeal there will be a liability to pay Community Infrastructure Levy to West Berkshire Council on commencement of the development. This charge would be levied in accordance with the West Berkshire Council CIL Charging Schedule and Section 211 of the Planning Act 2008.</p>

DC

WESTERN AREA PLANNING COMMITTEE 6 NOVEMBER 2019

UPDATE REPORT

Item No: (5) **Application No:** 19/02150/HOUSE **Page No.:** 141-152

Site: The Old Coach House, Newbury, RG14 1RH

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 R Purton (applicant's brother)
Antony Staig – Newbury Architecture

Ward Member(s): Councillor Lynne Doherty
Councillor Steve Masters

1. Additional Consultation Responses

Public representations:	None
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2. No further comments received

3. Updated Recommendation

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

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