

# Notice of Meeting



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## Update for Western Area Planning Committee

**Wednesday 5 February 2020 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](mailto:planapps@westberks.gov.uk)



**Agenda - Western Area Planning Committee to be held on Wednesday, 5 February 2020**  
*(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 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)

Date of despatch of Agenda: Tuesday, 28 January 2020

**Agenda - Western Area Planning Committee to be held on Wednesday, 5 February 2020**  
(continued)

**To:** Councillors Adrian Abbs, Phil Barnett, Jeff Cant, Hilary Cole, Carlyne Culver, Clive Hooker (Chairman), Claire Rowles, Tony Vickers (Vice-Chairman) and Howard Woollaston

**Substitutes:** Councillors Jeff Beck, David Marsh, Steve Masters, Andy Moore, Erik Pattenden, Garth Simpson and Martha Vickers

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## Agenda

### Part I

	<b>Page No.</b>
(1) <b>Application No. and Parish: 19/02144/FULD, Inglewood Farm Cottage, Templeton Road , Kintbury</b>	7 - 8
<b>Proposal:</b> Section 73: Variation of Condition 2 - 'Approved plans' of previously approved application 19/00277/FULD: Replacement dwelling	
<b>Location:</b> Inglewood Farm Cottage, Templeton Road , Kintbury	
<b>Applicant:</b> Mr and Mrs Selby	
<b>Recommendation:</b> The Head of Development and Planning be authorised to <b>REFUSE</b> planning permission	
(2) <b>Application No. and Parish: 19/02820/FULD, 67 Andover Road, Newbury</b>	9 - 10
<b>Proposal:</b> New dwelling on land at 67 Andover Road, Newbury	
<b>Location:</b> 67 Andover Road	
<b>Applicant:</b> Mr and Mrs Kane	
<b>Recommendation:</b> Delegate to the Head of Development and Planning to <b>REFUSE</b> planning permission	
(3) <b>Application No. and Parish: 18/00797/OUTMAJ, Newspaper House and Units Q1 to Q6, Faraday Road, Newbury</b>	11 - 12
<b>Proposal:</b> Outline application for demolition of existing Newspaper House and industrial units and redevelopment of the site for 82 flats and office accommodation together with parking and associated works. Matters to be considered: access, appearance, layout and scale	
<b>Location:</b> Newspaper House and Units Q1 to Q6, Faraday Road, Newbury	
<b>Applicant:</b> Newspaper House Holdings Ltd	
<b>Recommendation:</b> Delegate to the Head of Development and Planning to <b>refuse</b> planning permission	
(4) <b>Application No. and Parish: 19/01281/OUTMAJ, Newspaper House,</b>	13 - 14



**Agenda - Western Area Planning Committee to be held on Wednesday, 5 February 2020**  
(continued)

**Plot Q and Units Q1 to Q6, Faraday Road, Newbury**

- Proposal:** Outline application for demolition of existing Newspaper House and commercial buildings and redevelopment of the site for 71 flats and office accommodation together with parking and associated works. Matters to be considered: access, appearance, layout and scale
- Location:** Newspaper House, Plot Q and Units Q1 to Q6, Faraday Road, Newbury
- Applicant:** Newspaper House Holdings Ltd
- Recommendation:** Delegate to the Head of Development and Planning to **refuse** 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.

Sarah Clarke  
Head of Legal and 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 5<sup>TH</sup> FEBRUARY 2020

### UPDATE REPORT

**Item No:** (1)      **Application No:** 19/02144/FULD      **Page No.** 45 - 54  
**Site:** Inglewood Farm Cottage, Templeton Road, Kintbury

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**Planning Officer Presenting:** Sian Cutts

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

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

**Supporter(s) speaking:** Mr Anthony Stansfeld

**Applicant/Agent speaking:** Mr Callan Powers – Fowler Architecture and Planning Ltd

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

**Update Information:**

No further update information.

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## WESTERN AREA PLANNING COMMITTEE ON 5<sup>TH</sup> FEBRUARY 2020

### UPDATE REPORT

**Item No:** (2)      **Application No:** 19/02820/FULD      **Page No.** 55 - 67  
**Site:** 67 Andover Road, Newbury

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**Planning Officer Presenting:** Sian Cutts

**Member Presenting:** N/A

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**Parish Representative speaking:** Councillor Nigel Foot

**Objector(s) speaking:** Mr Anthony Pick  
Ms Jackie Milsom

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

**Applicant/Agent speaking:** Mr John Kane  
Ms Annika Hatchwell – Inspiration Chartered Architects

**Ward Member(s):**

**Update Information:**

No further update information.

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## WESTER AREA PLANNING COMMITTEE ON 5<sup>TH</sup> FEBRUARY 2020

### UPDATE REPORT

**Item No:** (3)      **Application No:** 18/00797/OUTMAJ      **Page No.** 69 - 86

**Site:** Newspaper House & Units Q1-6 & Land Adjoining Faraday Road, Newbury

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**Planning Officer Presenting:**

**Member Presenting:**

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**Town Council Representative speaking:**

**Objector(s) speaking:**

**Supporter(s) speaking:**

**Applicant/Agent speaking:**

**Ward Member(s):**

The application has been withdrawn and will not be discussed at the Committee meeting.

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## WESTER AREA PLANNING COMMITTEE ON 5<sup>TH</sup> FEBRUARY 2020

### UPDATE REPORT

**Item No:** (4)      **Application No:** 19/01281/OUTMAJ      **Page No.** 89 - 109  
**Site:** Newspaper House & Units Q1-6, Plot Q & Land Adjoining Faraday Road, Newbury

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**Planning Officer Presenting:** Lydia Mather

**Member Presenting:**

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**Town Council Representative speaking:** Councillor Nigel Foot – Newbury Town Council

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

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

**Applicant/Agent speaking:** Mr. James Gurney – Newspaper House Holdings Ltd  
Mr Steven Smallman – Pro Vision

**Ward Member(s):** Councillor Jeff Beck  
Councillor Jeff Cant

**Update Information:**

Since the main agenda the Council's latest five year housing land supply position has been published showing a 7.6 year supply. This demonstrates that the Council has sufficient land for housing to not only meet identified housing need but also to boost housing supply in accordance with the National Planning Policy Framework.

Since the main agenda the Council has published the Housing and Economic Land Availability Assessment (HELAA). It is not a material consideration in the determination of this application. Following questions on site the London Road Industrial Estate site has not been automatically excluded in the HELAA. With regard to flood risk the HELAA states that London Road Industrial Estate is 68.6% in flood zone 3, 13% in flood zone 2, and 18.4% in flood zone 1. Residential development in flood zone 1 would not require a flooding sequential test, and in flood zone 2 it would not require the flooding exception test. This is provided for information only, each case being considered on its merits.  
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