

Notice of Meeting



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Western Area Planning Committee Wednesday 22 July 2020 at 6.30pm Site Photographs

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

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 Jenny Legge on (01635) 503043 Email: jenny.legge@westberks.gov.uk

Date of despatch of Agenda: Tuesday, 14 July 2020



WestBerkshire
C O U N C I L

Agenda - Western Area Planning Committee to be held on Wednesday, 22 July 2020
(continued)

To: Councillors Adrian Abbs, Phil Barnett, Dennis Benneyworth, Jeff Cant, Hilary Cole, Carolyn Culver, Clive Hooker (Chairman), Tony Vickers (Vice-Chairman) and Howard Woollaston

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

Agenda

Part I

Page No.

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|------|--|---------|
| (1) | <p>Application No. and Parish: 20/01083/FUL, Quill Cottage, Craven Road, Inkpen</p> <p>Proposal: Replacement dwelling.</p> <p>Location: Quill Cottage, Craven Road, Inkpen, Hungerford, RG17 9DX.</p> <p>Applicant: Mr and Mrs Jones.</p> <p>Recommendation: To delegate to the Head of Development and Planning to REFUSE planning permission.</p> | 5 - 14 |
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| (2) | <p>Application No. and Parish: 20/00540/FUL, Trabbs Farm, Seven Barrows, Lambourn</p> <p>Proposal: General purpose agricultural storage building to allow storage of grain; other agricultural products; and farm machinery.</p> <p>Location: Trabbs Farm, Seven Barrows, Lambourn.</p> <p>Applicant: E F Walters Ltd.</p> <p>Recommendation: To DELEGATE to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to conditions.</p> | 15 - 18 |



Agenda - Western Area Planning Committee to be held on Wednesday, 22 July 2020
(continued)

- (3) **Application No. and Parish:** 20/00612/FULD, Riverbend, Upper Eddington, Hungerford 19 - 24
- Proposal:** Section 73A variation of condition (2) plans of approved 18/02374/FULD – demolition of 2-bed dwelling house and erection of new 3-bed dwelling house.
- Location:** Riverbend, Upper Eddington, Hungerford, RG17 0HH.
- Applicant:** Mr & Mrs Denny.
- Recommendation:** The Head of Development & 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.

Sarah Clarke
Service Director (Strategy and Governance)

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

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Quill Cottage, Craven Road, Inkpen
Site Photographs for Western Area Planning Committee



Quill Cottage – view from Craven Road



Adjacent dwelling The Ridgeway



Dwelling Alderbrook – only use of dormer windows along Craven Road



The Glenn



View from public footpath to the rear



Rear of existing dwelling



View from the rear – proposed dwelling will be 1.7m higher than post

Trabbs Farm, Seven Barrows, Lambourn

Photographs for Western Area Planning Committee
Application 20/00540/FUL



View of application site from lane



View of application site through existing access



View towards Trabbs Farmhouse and existing farmstead at Trabbs Farm from byway to west of application site.



View of application site from byway to the west of the site.



View of application site from byway to the west of the site



View of application site from byway to the west of the site.



View of application site from byway to the west of the site.

Riverbend, Upper Eddington

Photographs for Western Area Planning Committee

Application 20/00612/FULD



View of application site from north west (looking south east)



View of application site from south east (looking north west)



View of application site from south (looking north)



View of application site from north (looking south)



View of application site from north (looking south)



View from application site looking south west to river, western boundary on the left.



View from application site looking south east, eastern boundary with field on the right.



View within dwelling looking south to river, eastern boundary with field to the right.

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