

Notice of Meeting



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Western Area Planning Committee

Wednesday 23 September 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, 15 September 2020



WestBerkshire
C O U N C I L

Agenda - Western Area Planning Committee to be held on Wednesday, 23 September 2020 (continued)

To: Councillors Adrian Abbs, Phil Barnett, Dennis Benneyworth, Jeff Cant, Hilary Cole, Carlyne 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.

- (1) **Application No. and Parish: 18/03061/RESMAJ, Land Adjacent To Hilltop, Oxford Road, Donnington, Shaw Cum Donnington** 7 - 16
- Proposal:** Reserved matters application for phased development of 222 dwellings pursuant to outline planning application number 19/00442/OUTMAJ which relates to:
- Section 73: Variation of Condition 1 (approved plans) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 for a mixed use scheme on 23.1 hectares of land, comprising up to 401 dwellings on 11.35 hectares of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 hectares of land, a one form entry primary school site on 1.7 hectares of land, public open space, landscaping and associated highway works).
- Matters to be considered: Appearance, Landscaping, Layout and Scale, and discharge of Condition 4 (site wide housing mix) and 5 (strategic landscaping plan) of 19/00442/OUTMAJ.
- Location:** Land Adjacent To Hilltop, Oxford Road, Donnington, Newbury.
- Applicant:** David Wilson Homes.
- Recommendation:** To delegate to the Head of Development and Planning to **GRANT** APPROVAL OF RESERVED MATTERS.



Agenda - Western Area Planning Committee to be held on Wednesday, 23 September 2020 (continued)

- (2) **Application No. and Parish: 20/00047/RESMAJ, Land Adjacent To Hilltop (eastern parcel), Oxford Road, Donnington, Shaw Cum Donnington** 17 - 26
- Proposal:** Reserved matters application for phased development of 179 dwellings pursuant to outline planning application number 19/00442/OUTMAJ which relates to:
- Section 73: Variation of Condition 1 (approved plans) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 for a mixed use scheme on 23.1 hectares of land, comprising up to 401 dwellings on 11.35 hectares of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 hectares of land, a one form entry primary school site on 1.7 hectares of land, public open space, landscaping and associated highway works).
- Matters to be considered: Appearance, Landscaping, Layout and Scale, and discharge of Condition 4 (site wide housing mix) and 5 (strategic landscaping plan) of 19/00442/OUTMAJ.
- Location:** Land Adjacent To Hilltop (eastern parcel), Oxford Road, Donnington, Newbury.
- Applicant:** Taylor Wimpey UK.
- Recommendation:** Subject to the receipt of satisfactory amended plans and information within 3 months in respect of highways issues to delegate to the Head of Development and Planning to **GRANT APPROVAL OF RESERVED MATTERS** or, should such satisfactory plans and information not be received within that period, to **REFUSE** the application.

Agenda - Western Area Planning Committee to be held on Wednesday, 23 September 2020 (continued)

- (3) **Application No. and Parish:** 20/01083/FUL, Quill Cottage, Craven Road, Inkpen 27 - 38
- Proposal:** Replacement dwelling.
- Location:** Quill Cottage, Craven Road, Inkpen, Hungerford, RG17 9DX.
- Applicant:** Mr and Mrs Jones.
- Recommendation:** To 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
Service Director (Strategy and Governance)

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

Land Adjacent to Hilltop, Oxford Road, Donnington, Newbury
Site Photographs for Western Area Planning Committee
18/03061/RESMAJ





View into site from Oxford Road

1



View from underpass to existing houses on Oxford Road

2



3

View eastwards through underpass



4

View to A339 roundabout



Existing vegetation on western boundary

5



6 View from proposed school site to Love Lane



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Land Adjacent to Hilltop, Oxford Road, Donnington, Newbury - Site Photographs for Western Area Planning Committee
20/00047/RESMAJ





Position 1 – View into the Private Road “The Connections”



Position 2 – View of Private Road “The Connections” looking towards the A339



Position 3 – View towards the underpass joining the Taylor Wimpey land to the DWH land.



Position 4 – View form the top of the site down towards Vodafone



Position 5 – View from top of site towards Vodafone building



Position 6 – View across the site towards the underpass and A339



Position 7 – View across previous land owners retained land



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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



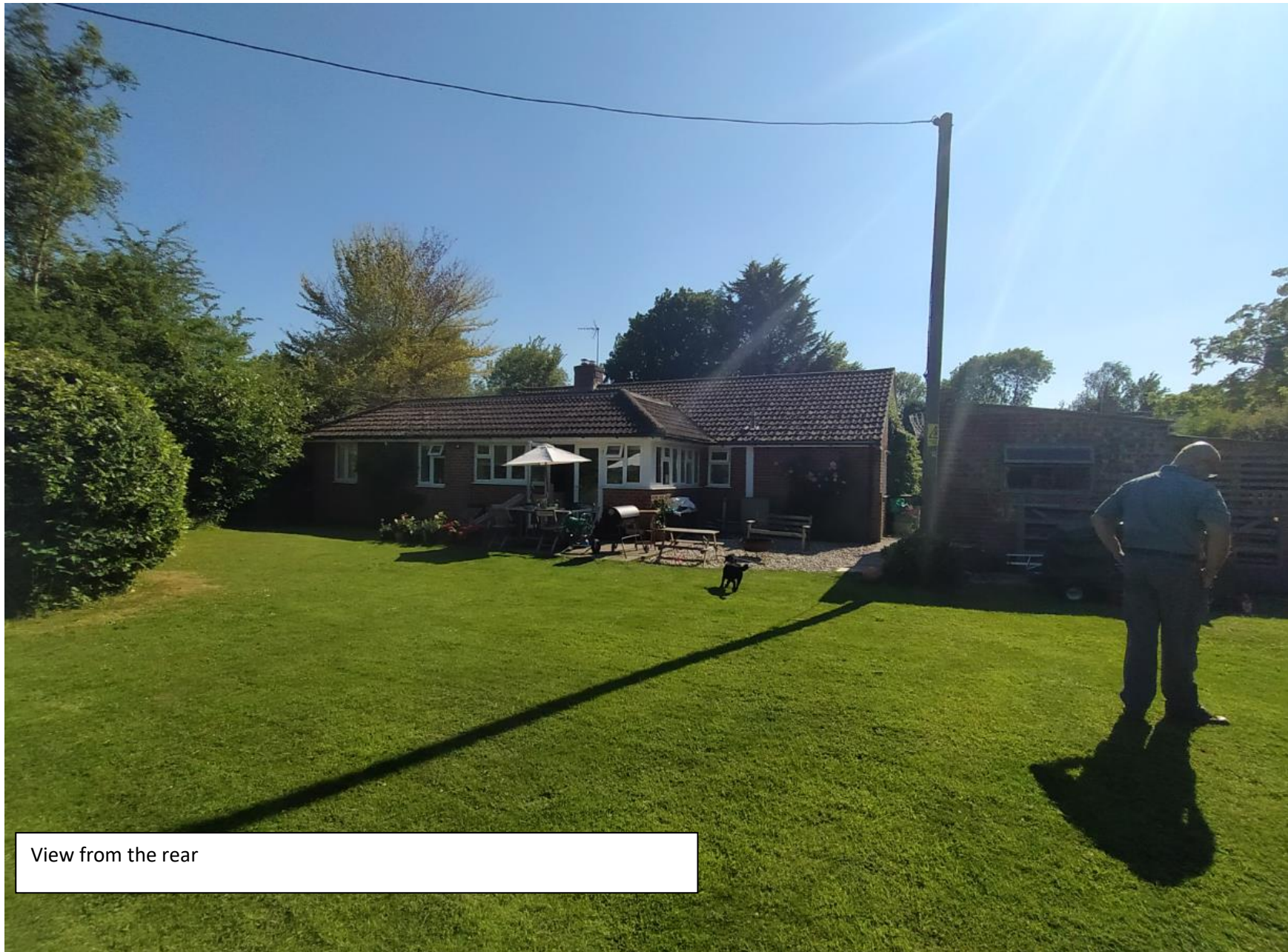
The Glenn



View from public footpath to the rear



Rear of existing dwelling



View from the rear



Approaching the site from the north west



Approaching the site from the south east

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