

# Notice of Meeting

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## **Western Area Planning Committee**

### **Wednesday 23 September 2020 at 6.30pm**

### **Written Submissions**

#### **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:**

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)

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 Email: [jenny.legge@westberks.gov.uk](mailto: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

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# Agenda

## Part I

**Page No.**

- (1) **Application No. and Parish: 18/03061/RESMAJ, Land Adjacent To Hilltop, Oxford Road, Donnington, Shaw Cum Donnington** 7 - 12

**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.



**West Berkshire**  
C O U N C I L

**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** 13 - 20
- 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 21 - 24  
**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.

## Western Area Planning Committee

Wednesday 23<sup>rd</sup> September 2020

### Written Submissions

<b>Item:</b>	(1)
<b>Application Number:</b>	18/03061/RESMAJ
<b>Location:</b>	Land Adjacent To Hilltop, Oxford Road, Donnington
<b>Proposal:</b>	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.
<b>Applicant:</b>	David Wilson Homes

#### Submissions received

Parish Council	Shaw-Cum-Donnington
Adjoining Parish Council: Newbury Town Council Speen Parish Council Cold Ash Parish Council	None

Objectors	None
Supporters	None
Applicant/ Agent	David Wilson Homes – Sophie Taylor

## **Shaw-Cum-Donnington Objections to applications 18/03061/RESMAJ, (West site)**

### **Summary**

Shaw-cum-Donnington Parish Council (PC) does not seek to overturn the outline application 14/02480/OUTMAJ that has led to these two reserved matters applications.

Our main objection to these applications is the reduction, deletion or removal of infrastructure promised in the outline application.

A second objection concerns the parking and drop off arrangements for the expected new school.

A third objection concerns the environmental impacts of the developments.

Essentially, the PC wants the new development to integrate with the Shaw-cum-Donnington Community rather than become a satellite of Newbury.

### **Infrastructure**

Shaw-cum-Donnington Parish Council (PC) objects to applications 18/03061 and 20/00047 as they do not accord with the outline application. Allotments were expected. The Parish has 17 allotments for 650 dwellings and these are over-subscribed. Pro rata, 6 new allotments are needed for the 222 new dwellings. After protest, 5 have been provided on steeply sloping ground. The PC wants 11 allotments on level ground for the two sites.

A Local Centre was expected. The outline application states that it must be provided in the first phase of development but now it is in the 6<sup>th</sup> of seven build phases. CEG stated they would provide it but there is no guarantee. The PC wants a guarantee that the Local Centre will be built. Also, the PC wants to be consulted on its form.

The PC is concerned that the village hall, which is already fully booked, will be unable to serve the 40% expansion of the parish. Assistance will be needed to provide and enhance new social facilities by developing the redundant old school.

### **Parking and drop off for the new school.**

The PC believes this part of the application should be dropped and reintroduced as part of the plan for the whole new school area. This is to ensure that the school and its parking/drop off are well integrated. In the meantime a temporary road should be built for the bus access.

### **Environmental matters**

West Berkshire Council has declared a climate emergency. These developments ignore this strategy. Indeed, the dwellings will only meet minimum building regulations. No energy saving improvements such as better insulation or solar panels are planned. This is very disappointing.

In the past, flooding has engulfed Vodafone and part of Trinity school as a result of run off. The PC is unconvinced that this danger has been addressed. The dwellings will reduce ground absorption, which will further impact on the A339 underpass that is already subject to frequent flooding. There are extensive documents on drainage that show water exiting via the underpass but are silent on what happens after that. The PC demands assurance that this sole pedestrian and cycle link between the two sites and the school will not be interrupted under any circumstances and Vodafone and the Trinity areas will not flood.



**Written Statement by the applicant David Wilson Homes (DWH) to Western Area Planning Area Committee 23<sup>rd</sup> September 2020**

We welcome the opportunity to set out our reserved matters application to you in this statement. Your consideration of our application this evening is the culmination of efforts by David Wilson Homes, officers, consultees and developers of the other phases of this scheme.

The principle of development and the access were established by the outline application for 401 dwellings, local centre, primary school as well as open space, landscaping and highway works that was allowed at appeal. The site is being delivered in phases, coordinated through the parameter plans, conditions and the s106 agreement.

Our application is for 222 dwellings, including 89 affordable dwellings and includes phases 1 – 4 of the approved Phasing Plan. The main vehicular access to the site is from the A339 'Vodafone' roundabout with a bus only access from Love Lane. Pedestrians and cycle accesses are provided onto Love Lane and Oxford Road and integrate the site with Donnington. The existing public footpath provides access to the wider countryside and the part of the site east of the A339.

The development will provide 1 – 5 bedroom properties in accordance with the site wide housing mix that ensures the same mix is provided on both sides of the A339. The 89 affordable dwellings are provided across phase 1 - 4 as apartments and 2 - 4 bedroom houses.

All houses have on plot parking, with many also having garages in addition to the parking spaces. The apartments are served by allocated parking spaces, bicycle sheds, and unallocated visitor bays. Further visitor spaces are provided throughout the scheme. In response to consultation visitor parking has been provided adjacent to the LEAP and either side of the bus gateway to provide parking for the primary school outside of the 1.7 hectares school site.

The proposed drainage strategy utilises a number of attenuation basins designed to accommodate the required 1:100 year storm event plus 40% climate change allowance.

A seasonal stream runs through the site from the northern edge and through the underpass. The stream runs most winters as a result of groundwater and surface water run-off. The stream will be locally re-profiled to ensure that the outfall volume does not increase as a result of the development. A new box culvert will be created to divert water under the raised floor of the underpass and prevent it flooding, allowing all season access for pedestrians and cyclists.

Open space and landscaping are provided in accordance with the parameter plans and includes a LEAP, LAP, allotments, amenity green space over the oil pipeline easement and along the western and eastern edges of the site. Five allotments, including one accessible allotment, parking and water point are to be provided in terraces to create flat beds in the location determined by the parameter plans.

We welcome the Officer's recommendation to grant permission as our scheme contributes much needed housing supply in the form of a high quality development that accords with the outline planning consent and planning policy.

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## Western Area Planning Committee

Wednesday 23<sup>rd</sup> September 2020

### Written Submissions

<b>Item:</b>	(2)
<b>Application Number:</b>	20/00047/RESMAJ
<b>Location:</b>	Land Adjacent To Hilltop, Oxford Road, Donnington
<b>Proposal:</b>	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.
<b>Applicant:</b>	Taylor Wimpey UK

#### Submissions received

Parish Council:	Shaw-Cum-Donnington
Adjoining Parish Council: Speen Newbury Cold Ash	None
Objectors	David Willetts

Supporters	None
Applicant/ Agent	Turley – Mrs Aaron Wright (agent)

## **Shaw-cum-Donnington Objections to application 20/00047/RESMAJ (East site)**

### **Summary**

Shaw-cum-Donnington Parish Council (PC) does not seek to overturn the outline application 14/02480/OUTMAJ that has led to these two reserved matters applications.

Our main objection to these applications is the reduction, deletion or removal of infrastructure promised in the outline application.

Another objection concerns the environmental impacts of the developments.

Essentially, the PC wants the new development to integrate with the Shaw-cum-Donnington Community rather than become a satellite of Newbury.

### **Infrastructure**

Shaw-cum-Donnington Parish Council (PC) objects to the application as it do not accord with the outline application. Allotments were expected. The Parish has 17 allotments for 650 dwellings and these are over-subscribed. The PC is asking for 11 new allotments overall within this application and application 18/03061, pro rata for this application, 5 of the new allotments would be needed for the 179 dwellings. No allotments are being provided on this site.

A Local Centre was expected. The outline application states that it must be provided in the first phase of development but now it is in the 6<sup>th</sup> of seven build phases for both this and 18/03061 developments. CEG stated they would provide it but there is no guarantee The PC want a guarantee that the Local Centre will be built. Also, the PC wants to be consulted on its form.

These 179 dwellings will have no on-site local facilities and will depend on the build of the Local Centre to avoid driving along the A339 for at least 1 mile to the nearest shops.

The PC is concerned that the village hall, which is already fully booked, will be unable to serve the 40% expansion of the parish. Assistance will be needed to provide and enhance new social facilities by developing the redundant old school.

### **Environmental matters**

West Berkshire Council has declared a climate emergency. These developments ignore this strategy. Indeed, the dwellings will only meet minimum building regulations. No energy saving improvements such as better insulation or solar panels are planned. This is very disappointing.

In the past, flooding has engulfed Vodafone and part of Trinity school as a result of run off. The PC is unconvinced that this danger has been addressed. The dwellings will reduce ground absorption. The PC has received no documentation on drainage. In particular what happens to water entering the site from the underpass and how it is dealt with in entering the

Vodafone site. The PC has been informed that a scheme has been agreed with WBC and Vodafone but neither has provided any documentary evidence to the PC. Vodafone have failed to respond to the PC. The PC demands assurance that Vodafone and the Trinity areas will not flood.

My name is David Willetts. I live at the eastern end of Love Lane in Shaw. We moved here not knowing a soul some twelve years ago when our daughter Sara was diagnosed with breast cancer. Sara died two years later. I wish to pay tribute to the kindness of strangers in our Community, strangers who have now become our friends and neighbours. Today I am the Community Coordinator at our parish church, St Mary's and I am actively involved in our community affairs

Our wish as a Community is to extend the same kindness to new parishioners. The size of our Community will increase by some 25%, with many more to follow if the current HELAA proposals are agreed. The objections to these applications set out the lack of meaningful consultation.

*Is our "One Community" ambition so unworthy that neither officers nor house builders have ears to hear or eyes to see the importance of preserving and enhancing our existing social infrastructure on the Love Lane site during their one way "consultations" ?*

In March St Mary's established the joint initiative with the Parish Council, SAFE in support the West Berkshire Hub to make sure that no one was uncared for during Lockdown and much more beside.

*Why do these applications fail to address Coronavirus and the need to future proof our communities?*

The evidence from our Parish Community Plan Consultation is that the loneliness with all its attendant threats to mental health and well-being is today's No 1 concern in our Community. We anticipate a significant number of lonely people arriving in our Community over the next few years.

*Why have we not learned the lessons from the mistakes of the past such as the Turnpike estate. Can we afford to go on kicking the can further down the road? We need adequate provision for social infrastructure please.*

The County Lines drug paraphernalia may have disappeared from the Trinity Academy car park and the Lych Gate at St Mary's for the time being BUT

*Is there anyone here bold enough to assert that the drug peddlers will not return if we fail to ensure that we have social infrastructure fit for purpose to protect our children and young people?*

The Parish Planning Group is developing costed options for future economic community use of the present listed School Building and the Village Hall on Love Lane. The Love Lane location connects the existing and new homes to help build one community and it needs to be properly funded.

*Why have Consultations with the Community neglected to enquire and discuss how best to collaborate and support this initiative??*

Here is a proposition:

*As a condition of approving these applications, resolve to depute a planning officer to join the SCD Community Planning Group, allocate CIL monies from these two developments to help fund to the future of the Love Lane site and invite the housebuilders to contribute cash and in kind support.*

In expectation of your reasoned response, thank you.

David Willetts



# Written Submission – Planning Committee

Project:	Land adjacent to Hilltop, Oxford Road, Donnington, Newbury
Planning Ref:	20/00047/RESMAJ
Committee Date:	23 September 2020
Subject:	Written Submission in Support of Application

As Members are aware outline consent was granted at appeal for a mixed-use scheme comprising up to 401 dwellings, a local centre, one form entry primary school as well as open space, landscaping and highway works. The outline consent approved (at appeal) the principle of development and fixed the access points into the site and the primary vehicular movement network.

Parameter Plans for the whole site were approved under the outline application. The parameter plans provide a framework which the reserved matters applications are required to comply with. These plans fixed elements of the scheme such as land uses, landscaping, scale and access and movement.

This reserved matters application is seeking approval for 179 dwellings with associated public open space, landscaping and a LEAP.

The applicant has undertaken detailed discussions with planning officers and meaningful engagement with key stakeholders. The scheme has been amended to reflect consultation comments received, including changes to landscaping, housing mix, design of the homes and to the layout.

The development will provide 40% affordable housing provision, comprising a mix of 1 to 5 bedroom properties of which 71 would be affordable units, which are distributed throughout the site. The affordable housing will be indistinguishable from the private homes.

The development will be mainly 2 storey in height with some at 2.5 storey in key locations. There are two 3 storey buildings overlooking the public open space and subway to provide natural surveillance. The scale of development accords with the approved storey height parameter plan.

The overall design objective is to create a place with a strong and unique identity that provides a suitable and modern interpretation of Newbury. The scheme incorporates character areas to aid legibility and provide interest at street level through subtle variations in materials, landscaping and boundary treatment. New tree planting is located across the scheme especially along site boundaries and within public spaces including the LEAPs and LAP.

The site will use the existing private section of highway access from the roundabout off the A339, currently serving Vodafone UK to the south, and provide a new strategic access road and roundabout. All roads within the site will be built to adoptable standards as per the outline consent.

Car parking will be provided in-accordance with Council policy. Parking will be provided on plot, with visitor parking located on the shared surface street or in identified bays.

The drainage strategy utilises a series of attenuation basins on both sides of the A339 serving both the individual properties, roads and shared surfaces. The attenuation basin storage volume is designed to take a 1:100 year storm event plus 40% climate change allowance. The applicant is working closely with the Council's Drainage Engineer on this matter.

In light of the above, the development is consistent with the outline application and will provide for an attractive and high quality development. The proposals are in full compliance with relevant national planning policy and the adopted development plan. We therefore hope that Members can support the scheme.

**Contact**

Aaron Wright

[aaron.wright@turley.co.uk](mailto:aaron.wright@turley.co.uk)

## Western Area Planning Committee

### Wednesday 23<sup>rd</sup> September 2020

### Written Submissions

<b>Item:</b>	(3)
<b>Application Number:</b>	20/01083/FUL
<b>Location:</b>	Quill Cottage, Craven Road, Inkpen
<b>Proposal:</b>	Replacement dwelling
<b>Applicant:</b>	Mr and Mrs Jones

#### Submissions received

Inkpen Parish Council	None
Adjoining Parish Council	N/A
Objectors	None
Supporters	None
Applicant/ Agent	Mr and Mrs Jones

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## Applicant submission for area committee meeting 23 Sept - Quill Cottage 20/01083/FUL

It may not be the best way to begin a submission but it grieves me how this application has been dealt with. Despite the committee's recommendation and my persistent requests for a meeting, this has been refused by the Planning Officer. We have relied on the goodwill of Councillor Cole to share with us the committee meeting Agenda and understand what the Planning Officer thinks. There is much to comment on but I have stuck to the most important points.

### Procedural Matters

The Planning Officer quotes two Appeal Cases in support of her argument but they are quite different to our application; one sites the proposed dwelling in an entirely different location to the existing and the other application proposes a property with a footprint 260% larger! We propose 10% larger

### Principle of Development

Measurements and drawings have been supplied and broadly agreed although for some reason the Planning Officer has disregarded half the existing bungalow in some of her figures. We believe this is fundamentally misleading to committee and gives the impression we want to build something far larger and grander than we do. This is not a 'substantial house'. At the submission stage a key drawing failed to load on the Planning Portal but it illustrates perfectly what the impact would be from the street. Councillor Cole and Rowles both have a copy but the Planning Officer has chosen not to share it with members (or for that matter any other documents we recently sent over).

Much has been said about the size of what we want to build but I don't believe members have a clear view. There is a single sentence in the Planning Officer's proposal which illustrates perfectly what we have designed – 6.13 of the report on page 99 states that the increase in volume is only 33% between existing and proposed. **This means that through clever design, reduced height and using the loft as habitable space we have managed to effectively add another storey onto a house of a similar footprint by only increasing the capacity by 1/3!** Disagreement over the presentation of figures can be put to one side when you consider this.

### Character and Appearance

I take offence to the suggestion we would not build something of a high quality design. We have designed the house using the Village Design Statement on a road where no two houses are similar. I'm not sure how we find agreeable design features other than referring to the Village Design Statement, a document we have followed closely. When it comes to 'green credentials' we submitted a detailed Sustainability Statement with the application and this illustrates our wish to exceed current guidelines in making it environmentally friendly. The current dwelling is grossly inefficient.

I will gladly answer any questions and hopefully you will have the chance to see the 'missing drawing' that neatly demonstrates our very modest 33% increase in volume.

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