

Notice of Meeting



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Western Area Planning Committee Wednesday 16 December 2020 at 6.30pm in the Virtual Zoom Meeting

This meeting will be held in a virtual format in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings) (England and Wales) Regulations 2020 (“the Regulations”).

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

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

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: planningcommittee@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, 8 December 2020



Agenda - Western Area Planning Committee to be held on Wednesday, 16 December 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, David Marsh, Steve Masters, Andy Moore, Erik Pattenden, Garth Simpson and Martha Vickers

Agenda

Part I

Page No.

- | | | |
|--|--|--------|
| (1) Application No. and Parish: 20/02322/FUL, Boames Farm, Boames Lane, Enborne | | 3 - 30 |
| Proposal: | Erection of two sheds for housing cattle during winter | |
| Location: | Boames Farm, Boames Lane, Enborne, Newbury, RG20 0JT | |
| Applicant: | J C Cottrell & Son | |
| 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.



Boames Farm, Boames Lane, Enborne, Newbury, RG20 0JT

Photographs for Western Area Planning Committee
Application 20/02322/FUL



1999 Aerial photograph of Little Corpse from the WBC Interactive map showing north west corner of woodland



2003 Aerial photograph of Little Corpse from the WBC Interactive map showing north west corner of woodland



2010 Aerial photograph of Little Corpse from the WBC Interactive map showing north west corner of woodland



2018 Aerial photograph of Little Corpse from the WBC Interactive map showing north west corner of woodland



Aerial photograph illustration submitted by the applicant showing the proposed barns location. Little Corpse and planting)



View of Boames Lane from neighbouring Hill farm looking towards Boames Farm site (looking north)



View of Boames Farm application site entrance from Boames Lane (looking north)



View of Boames Farm application site entrance from Boames Lane (looking south)



View of application site entrance (looking east)



View towards the application site and woodland from within the site access (looking east)



View of application site and woodland – (looking south east)



View of application site and woodland (looking south west)



View of application site and woodland from within the farmyard (looking south east)



View of application site, existing ditch and woodland from within the farmyard (looking east)



View of application site, existing ditch and woodland from within the farmyard (looking east)



View of existing drainage ditch between existing farm yard and woodland (looking north east)



View of existing drainage ditch between existing farm yard and woodland (looking south)



View from the Grade II listed Boames Farmhouse (looking east)



View if the area for proposed planting (looking east)



View of Grade II Listed Boames Farmhouse (looking west)



View from within the existing farmyard towards woodland - existing buildings (looking south)



View from within the site towards the site highway access (looking south west)



View from within the site (looking north)



View of paddocks with alternative site 2 (looking north west)



View of paddocks with alternative site 2 and power lines near the woodland (looking north west)



View of paddocks with alternative site 2 and power lines near the woodland (looking south west)



View of paddocks with alternative site 2 viewed from the site access on Boames Lane (looking south)