

Notice of Meeting



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Western Area Planning Committee Wednesday, 28 April 2021 at 6.30pm Update Report

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, 20 April 2021



Agenda - Western Area Planning Committee to be held on Wednesday, 28 April 2021
(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: 20/03074/COND3, Mary Hare Grammar School, Arlington Manor, Snelsmore Common, Chieveley** 7 - 10
- Proposal:** Application for approval of details reserved by condition 15 (highways -cms) of approved 18/01161/COMIND - Construction of a single-storey primary school building and associated two-storey boarding house incorporating a part-lower ground floor area for use by Mary Hare Primary School (and to facilitate the relocation of the current Mary Hare Primary School from its current Mill Hall site); two-storey business centre comprising earmould manufacturing facility, audiology clinics, hearing aid repair shop (HARS) and conference centre rooms; single storey vocational classroom block for existing secondary school and single storey works facility to replace existing; formation of extended access road to primary school building; reconfiguration of existing car parking including provision of additional car/cycle parking; provision of new/reconfigured hard and soft landscaping to include a new external covered space to front of existing Blount Hall secondary school building; and other related works.
- Location:** Mary Hare Grammar School, Arlington Manor, Snelsmore Common, Newbury, RG14 3BQ
- Applicant:** Mike Smithers - Beard Construction
- Recommendation:** To delegate to the Head of Development and Planning to GRANT planning permission subject to the schedule of conditions (Section 8 of the report).



Agenda - Western Area Planning Committee to be held on Wednesday, 28 April 2021
(continued)

- (2) **Application No. and Parish: 19/02979/OUTMAJ, Land South of Tower Works, Ramsbury Road, Lambourn Woodlands, Lambourn** 11 - 14
- Proposal:** Outline application for the erection of a new logistics warehouse building (for occupation by Walker Logistics) (Use Class B8) with ancillary office floorspace, an aircraft museum building (Use Class D1), and associated access, car parking and landscaping. Matters to be considered: Scale.
- Location:** Land South of Tower Works, Ramsbury Road, Lambourn Woodlands, Hungerford.
- Applicant:** Walker Logistics Limited
- Recommendation:** To delegate to the Head of Development and Planning to GRANT planning permission subject to the schedule of conditions (Section 8 of the report)
- (3) **Application No. and Parish: 20/00912/FULEXT, Land at End Of Charlotte Close Hermitage Thatcham, Hermitage** 15 - 18
- Proposal:** Erection of 16 dwellings and associated landscape and highway works.
- Location:** Land at End Of Charlotte Close Hermitage Thatcham
- Applicant:** CALA Homes Ltd
- Recommendation:** To delegate to the Head of Development and Planning to GRANT planning permission subject to the schedule of conditions (Section 8.3 of the report) and the completion of a Section 106 legal agreement.
- OR
- If the legal agreement is not completed by the 28th July 2021 (3 months of the committee meeting), to delegate to the Head of Development and Planning to REFUSE planning permission, for the reasons set out in Section 8.4 of the report or to extend the period for completion if it is considered expedient to do so.

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

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(continued)

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
DATED 28th April 2021

UPDATE REPORT

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has made written submissions either in favour or against the application.

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to further letters of support or objection. This report must therefore be read in conjunction with the main agenda [and the written submissions pack](#).

The report is divided into four main parts:

- Part 1 - relates to items not being considered at the meeting,
- Part 2 - any applications that have been deferred for a site visit,
- Part 3 - applications where members of the public have made written submissions,
- Part 4 - applications that have not attracted written submissions.

Part 1 N/A

Part 2 N/A

Part 3 Item (1) 20/03074/COND3 Mary Hare Grammar School, Snelsmore Common Page no. 29-38
Item (2) 19/02979/OUTMAJ Land South Of Tower Works, Lambourn Woodlands Page no. 39-76
Item (3) 20/00912/FULEXT Land at End Of, Charlotte Close, Hermitage Page no. 77-158

Part 4 N/A

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**WESTERN AREA PLANNING COMMITTEE
28 APRIL 2021**

UPDATE REPORT

Item No: (1) **Application No:** 20/03074/COND3 **Page No.** 29-38

Site: Mary Hare Grammar School, Arlington Manor, Snelsmore Common, Newbury

Planning Officer Presenting: Cheyanne Kirby

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): Helen Brown and Dan Brown

Supporter(s): N/A

Applicant/Agent: N/A

Ward Member(s) speaking: Hilary Cole
Garth Simpson

No additional update information to report.
The recommendation remains as set out in the agenda report.

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WESTERN AREA PLANNING COMMITTEE 28 APRIL 2021

UPDATE REPORT

Item No: (2) **Application No:** 19/02979/OUTMAJ **Page No.** 39-76

Site: Land South Of Tower Works, Lambourn Woodlands, Hungerford

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Written submissions

Parish Council: Cllr. Sue Cocker - Lambourn Parish Council

Objector(s): Piers Yeld
Tony King

Supporter(s): N/A

Applicant/Agent: Philip Walker, Walker Logistics (Applicant)
Jim Tarzey, Pegasus Group (Planning Consultant)
Ian Southwell, Vectos (Highways Consultant)

Ward Member(s) speaking: Howard Woollaston

1. Additional Consultation Responses

Public representations:	An additional 4 letters of support have been received since publication of the agenda. These do not raise any additional matters beyond those reported. Amended numbers of representations are reported below.
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2. Representations

An error in the report refers to 17 letters of support and 20 letters of objection. This is incorrect. On the day of writing this update report the number of representations received are as follows-

Object: 56
Support: 34

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional/amended conditions.

14.	<p>Hours of external operation</p> <p>No external operations (including deliveries and unloading of lorries, but excluding use of the car park by employees for parking of private motor cars and access to and from the logistics warehouse building hereby approved) shall take place except in accordance with the following hours:</p> <p>7:00am to 8:00pm Mondays to Fridays; 9:00am to 1:00pm on Saturdays; No external operations on Sundays and Bank holidays.</p> <p>Reason: In the interests of the amenity of nearby residential occupants in accordance with the NPPF, Policy CS14 of the West Berkshire Local Plan Core Strategy 2006-2026 and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.</p>
15.	<p>Personal permission</p> <p>The logistics warehouse building and ancillary offices hereby permitted shall be occupied only by Walker Logistics Limited unless planning permission is granted on a planning application made for this purpose.</p> <p>Reason: The applicant has demonstrated through submissions accompanying this application that the associated vehicle movements and hours of external works relating to the operation of the site for his business are such as to allow for the applicant's particular business to operate on the site under the restrictions of the conditions of this planning permission without resulting in undue detriment to the amenity of neighbouring residential occupants, highway safety and the amenity of the highway network that might result from the operation of an uncontrolled B8 or other industrial use of the site. This condition is imposed in order that the use of the site by any alternative future occupant can be given details consideration in terms of the associated impacts on highways safety and residential amenity in the interests of residential amenity and highway safety in accordance with the NPPF, Policies CS5, CS13 and CS14 of the West Berkshire Local Plan Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan Saved 1991-2006 Saved Policies 2007.</p>
17	<p>Public access to museum</p> <p>The museum hereby approved shall not be taken into use until details of arrangements for public access have been submitted and approved in writing by the Local Planning Authority. Such access arrangements shall provide for the public to have visiting access to the museum on no less than 28 days per year, and shall include details of how such arrangements can be booked and will be publicised. The museum shall be made available for public visits in accordance with the approved details thereafter.</p> <p>Reason: To secure the public benefit of the museum and its relationship to the wider Membury airfield site as a heritage asset, in the interests of the conservation and enhancement of heritage assets and their associated public benefits in accordance</p>

	with the NPPF and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy 2006-2026.
18.	<p>Travel plan</p> <p>The building hereby approved shall not be brought into use until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented as approved on commencement of the use as a school and its provisions shall continue to be implemented thereafter.</p> <p>Reason: To ensure the efficient function of the site and to promote sustainable forms of transport. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
19.	<p>Use restriction (additional condition)</p> <p>Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015, as amended, or any subsequent revision thereof, the building hereby approved for a logistics warehouse shall be used only for purposes of use Class B8 storage and distribution and ancillary office accommodation, and the building hereby approved as a museum building shall only be used as a museum unless planning permission is granted on a planning application made for the purpose of changing the use of the buildings hereby approved.</p> <p>Reason: The acceptability of the approved building in planning terms is dependent on an assessment of the associated level of vehicle movements and external works that relate to the buildings in their approved use. This condition is imposed in the interests of preventing a change of use of the approved buildings that might otherwise result in an intensification of associated vehicle movements and associated activities in accordance with the requirements of the NPPF, Policies CS5, CS13 and CS14 of the West Berkshire Local Plan Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan Saved 1991-2006 Saved Policies 2007.</p>

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WESTERN AREA PLANNING COMMITTEE 28 APRIL 2021 UPDATE REPORT

Item No: (3) **Application No:** 20/00912/FULEXT **Page No.** 77-158

Site: Land at End Of, Charlotte Close, Hermitage

Planning Officer Presenting: Masie Masiwa

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): N/A

Supporter(s): N/A

Applicant/Agent: Cala Homes – Simon Joyce

Ward Member(s) speaking: Hilary Cole
Garth Simpson

1. Additional Consultation Responses

No additional consultation responses have been received, however a letter was forwarded by Hermitage Parish Council to be brought to the attention of the Committee. This is attached below and raises concerns in respect of play areas.

2. Paragraph 6.41 (On-site amenity and facilities for future occupiers)

The sentence at paragraph 6.41 erroneously refers to eleven plots, instead of the sixteen plots processed. The sentence should state:

The sixteen plots will all have garden areas of more than sufficient size to deliver the required number of dwellings to comply with the guidance within the SPDQD.

3. Letter submitted by Hermitage Parish Council

HERMITAGE PARISH COUNCIL.

Chairman. Ms R. Cottingham.

Mr Gary Lugg
Head of Planning and Countryside
Council Offices
Market Street
Newbury
Berkshire
RG14 5LD

3rd August 2017

Dear Mr Lugg

Re: Open spaces in new housing developments in Hermitage

The parish council is anxious to ensure that new housing developments include play areas close to homes. It is most disappointed that the application by CALA Homes does not include a play area despite this being an expressed wish of the community and of the parish council.

The playground at Hermitage Green is the nearest open space to the site off Charlotte Close which means young children would have to cross the road to reach it. A play area near their own homes, where they could more easily be monitored by their parents, would be much safer for them.

Hermitage Parish Council requests that all new developments in the village include recreational space and that they are all devolved to the council, along with any commuted sums. It currently owns and looks after three small open spaces plus two playgrounds and has a track record of nearly 50 years with Pinewood Park. At the moment Hermitage is not well served by open spaces.

Our current Parish Plan has an aspiration to update the village design statement to reflect the views of residents expressed in the survey. This includes locating play areas in new developments in a central position.

We hope this explains our position on the need for open space and helps with your deliberations over this and any future proposed new housing developments.

Yours sincerely,

Nicky Pierce
Clerk to Hermitage Parish Council

~~Penwood~~
Down End
Chieveley
RG20 8TS
Email; hermitagepc@outlook.com
01635 247774/07827974767

4. Update Information

The recommendation remains as set out in the agenda committee report.

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