

Notice of Meeting



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Western Area Planning Committee Wednesday 21 July, 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.

Date of despatch of Agenda: Tuesday, 13 July 2021

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



Agenda - Western Area Planning Committee to be held on Wednesday, 21 July 2021
(continued)

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

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

Agenda

Part I

Page No.

- (1) **Application No. and Parish: 20/02402/REG3, Newbury Football Club, Faraday Road, Newbury** 7 - 14
- Proposal:** Creation of open space for public recreation including demolition of former football ground clubhouse; delivery of new parking spaces and erection of timber bollards and new fencing generally.
- Location:** Newbury Football Club, Faraday Road, Newbury, RG14 2AD.
- Applicant:** West Berkshire Council
- Recommendation:** To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.2 of the report)

AND

Subject to a referral to the National Planning Casework Unit as the Local Planning Authority is minded to grant planning permission for an application on land owned by the Council, despite receiving an objection from Sport England.



Agenda - Western Area Planning Committee to be held on Wednesday, 21 July 2021
(continued)

- (2) **Application No. and Parish: 21/00429/HOUSE, White Lodge, Donnington Grove, Shaw Cum Donnington** 15 - 16
Proposal: Two storey rear extension and external alterations to existing dwelling, following demolition of existing outbuildings (resubmission of application 20/01193/HOUSE).
Location: White Lodge, Donnington Grove.
Applicant: Mr and Mrs Baynham
Recommendation: To delegate to the Head of Development and Planning to **REFUSE** PLANNING PERMISSION for the reasons listed in Section 8.
- (3) **Application No. and Parish: 21/01038/HOUSE, 1 Croft Road, Newbury, Newbury Wash Common** 17 - 18
Proposal: Two storey extension to the side and single storey extension to the rear.
Location: 1 Croft Road, Newbury.
Applicant: Martin Redford
Recommendation: To DELEGATE to the Head of Development and Planning to **GRANT** PLANNING PERMISSION subject to conditions.
- (4) **Application No. and Parish: 21/01012/FUL, Kintbury Methodist Church, Inkpen Road, Kintbury** 19 - 26
Proposal: Change of Use from redundant Methodist Church to residential dwelling (Use Class C3). Proposals will retain the front elevation onto Inkpen Road unchanged, with the introduction of patio doors to the rear elevation in the location of the existing kitchen window. Internally, the works will involve the creation of a living, kitchen dining area, separate living room, 2no. bedrooms and bathroom.
Location: Kintbury Methodist Church, Inkpen Road, Kintbury, Hungerford, RG17 9TU.
Applicant: Mr Tim Cork.
Recommendation: To DELEGATE to the Head of Development & 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.

Agenda - Western Area Planning Committee to be held on Wednesday, 21 July 2021

(continued)

- (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 Stephen Chard on (01635) 519462.



West Berkshire
C O U N C I L

**WESTERN AREA PLANNING COMMITTEE
DATED 21 JULY 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 registered to speak either in favour or against the application.

Those people attending to take part in the pre-arranged Public Speaking sections are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

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 amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

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,
- Part 3 - applications where members of the public wish to speak,
- Part 4 - applications that have not attracted public speaking.

Part 1 N/A

Part 2 N/A

Part 3 Item 1) 20/02402/REG3 – Newbury Football Club, Faraday Road, Newbury Page 23-62
Item 2) 21/00429/HOUSE - White Lodge, Donnington Grove, Donnington Page 63 - 84
Item 3) 21/01038/HOUSE – 1 Croft Road, Newbury Page 85-104
Item 4) 21/01012/FUL – Kintbury Methodist Church, Inkpen Road, Kintbury Page 105-114

Part 4 N/A

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WESTERN AREA PLANNING COMMITTEE
21ST JULY 2021

UPDATE REPORT

Item No: (1) **Application No:** 20/02402/REG3 **Page No.** 23-62

Site: Newbury Football Club, Faraday Road, Newbury, RG14 2AD

Planning Officer Presenting: Masie Masiwa

Member Presenting:

Parish Council: N/A

Objector(s): Lee McDougall (attending in person)
Les Durrant (on behalf of Alan Pearce) (via zoom)

Supporter(s): N/A

Applicant/Agent: Bill Bagnell

Ward Member speaking: Councillor Jeff Cant
Councillor Jeff Beck

1. Additional Consultation Responses

Consultation from Sport England

Since the publication of the committee report, Sport England have submitted a consultation response withdrawing their previous objection. The full Sport England response is attached below:

Masie Masiwa

From: [REDACTED]
Sent: 20 July 2021 16:11
To: Masie Masiwa
Cc: [REDACTED]
Subject: App Ref: 20/02402/REG3 - Faraday Road Stadium (Closed) - Sport England Ref: PA/20/SE/WB/56892
Attachments: Meeting of 13th July

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Masie

Further to my response to the above planning application on 11th June 2021 we have had several discussions with WBC which culminated in a meeting last Tuesday (13th July 2021) at 4pm between Charles Johnson, Executive Director Property, and myself from Sport England, and Lynn Doherty, the leader of WBC, and several of her colleagues.

Lynn outlined the commitment by WBC to the Faraday Road Stadium replacement site and other issues arising from this. This was then backed up in an email which we received on Friday 16th July which I have attached.

As a result I no longer require a Unilateral Undertaking or any conditions as pre-requisite to us not objecting to the current planning application.

For Clarity

Sport England does not wish to raise an objection to this application.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

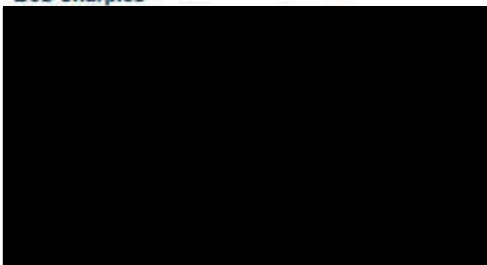
If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

If you would like any further information or advice please contact me at the address below.

Yours sincerely,

Bob

Bob Sharples



From: [REDACTED]
Sent: 18/07/2021 10:13:22
To: [REDACTED]
Cc: [REDACTED]
Subject: Meeting of 13th July

Dear Charles and Bob,

Thank-you for a positive meeting via zoom on Tuesday evening and I'm glad that we have agreement on the advantages of working together to deliver our Playing Pitch Strategy. The meeting notes and draft joint comms statement on the PPS proposed by Nick will be circulated early next week.

In the meantime, I am happy to confirm the sequencing of our delivery of that part of the PPS that relates to the new Sports Hub, the former stadium at Faraday Rd and the new pitch as set out below, assuming the relevant planning applications are approved by the Planning Committee:

- August 2021 – Derelict former clubhouse and associated structures at Faraday Rd are demolished and work starts to remove and replace sections of fencing and make available to the public the old grass pitch for general recreational sport on a first come first basis as per planning application 20/02402/REG3;
- Before the end of summer 2021 – Planning application submitted for the new Sports Hub at Newbury Rugby Club;
- Before end December 2021 – Planning application submitted for new playing pitch in Newbury;
- December 2021 - Recreation space for community use at Faraday Rd opens to the public;
- March 2022 – New Sports Hub opens at Newbury Rugby Club;
- 2022 – Outline planning application submitted for London Road Industrial Estate
- Within 18 months of planning approval for new playing pitch – pitch opens to the public
- 2023 – Work starts on site for redevelopment of London Road Industrial Estate

I look forward to seeing this progress and working with you over the coming months.

Kind regards,
Lynne

Cllr Lynne Doherty

Leader, West Berkshire Council

[REDACTED]

Consultation response from Newbury Society

A consultation response has been submitted by Newbury Society since the publication of the committee report and the comments are outlined below:

20/02402/REG3 Newbury Football Stadium, Faraday Road

We support the response from Sport England dated June 11, 2021.

In particular, we understand that Sport England would be satisfied with a unilateral undertaking from West Berkshire Council for the replacement of the stadium, in other words that the Faraday Road site would not be redeveloped until an acceptable replacement stadium is operational.

If WBC is serious in its current proposal for a replacement, this should not be a problem. The current planning application should not be granted until that clear assurance has been given, and Sport England is satisfied.

However, as an overall comment on redevelopment plans for this area, we feel that removing a permanent dedicated sports facility on a site where the council owns the freehold, and replacing it with a more short-term facility on a site which is already a sports site (the Rugby Club) is an overall loss for sport in Newbury; and do not understand how it could be appropriate policy for a council which nominally favours an expansion of sports facilities and supports a rising population.

Yours
David Peacock
For the Newbury Society

Additional representation

Additional comments have been received from Mr Pearce since the publication of the committee report and the comments are outlined below:

Ref 20/02402/REG3 Creation of open space for public recreation including demolition of former football ground clubhouse.

As the development is proposing to retain the existing drainage strategy and extend it to suit any further proposals (Flood Risk Assessment and Drainage Statement SMARef:6606-FRA&DS 4.0 Surface Water Drainage Strategy 4.3) and Surface water from the existing development within the red outline currently does not discharge into the nearby sewer. (4.2) as attached.

Thames's water is a statutory consultee, as the development is increasing flow rates, they have a statutory obligation to maintain a network that can absorb the proposed development and not increase flooding off site.

Please as a matter of urgency, can you confirm you have consulted with Thames Water and supply a copy of all correspondents and add this document to your website for the public to reference.

Officers consider that the site drainage matters have been adequately addressed by the Environment Agency and the Local Lead Flood Authority Officers who have both recommended conditions are attached.

2. Update Information

Additional condition - Materials as specified

A condition to address materials was omitted from the schedule of conditions in error. The condition has been added to the schedule of conditions list for members' consideration and is outlined in full below:

The materials to be used in the development hereby permitted shall be as specified on the approved plans and documents. Where stated that materials shall match the existing, those materials shall match those on the existing development in colour, size and texture.

Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

3. Updated Recommendation

The recommendation set out in the agenda has been amended and updated since the receipt of the latest comments from Sport England (comments received 20 July 2021). The updated recommendation is set out in full below. whilst the first part of the recommendation remains the same, the second part has been removed, as there will be no requirement to refer the application to the National Planning Casework Unit if members are minded to recommend approval.

To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.2 of the report)

WESTERN AREA PLANNING COMMITTEE 21ST JULY 2021

UPDATE REPORT

Item No: (2) **Application No:** 21/00429/HOUSE **Page No.** 63-84

Site: White Lodge, Donnington Grove, Donnington, Newbury

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Parish Council: N/A

Objector(s): N/A

Supporter(s): N/A

Applicant/Agent: Simon Baynham (attending in person)
Callan Powers, Fowler Architecture and Planning Ltd (attending in person)

Ward Member(s) speaking: Councillor Lynne Doherty
Councillor Steve Masters

1. Additional Consultation Responses

Public representations:	No additional Third Party Representations received
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2. Additional Consultee Responses

Consultee responses:	<p>Berkshire Gardens Trust:</p> <p>We note the Western Area Planning Committee’s report dated 9th June 2021 which recommends the refusal of planning permission. We support the Conservation and Design Officer’s comments outlined in sections 6.5, 6.6 and 6.10 of this report, particularly the historic role White Lodge plays sitting on the eastern entrance into the park and the importance of keeping the link with the architectural style and size of Pink Lodge.</p>
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However BGT feel that we should note that in our view, the harm done by the proposed development is mitigated somewhat because there is no longer an entrance to the Grade II registered park and garden from the east. The land belonging to White Lodge effectively blocks this former entrance, and therefore the link to its former role as a modest gate lodge has been partially severed to some extent already. It also was not clear if the extension to the property would harm the views from the main entrance drive, bridge and Donnington Grove Hotel in the winter months when there is no foliage on the trees. It would have been helpful if the applicant had submitted 'Views from the Parkland' in support of this application to address this question.

Conclusion

The key issue from our perspective is the size of the extension which would dwarf the existing modest building and harm its significance within the Donnington Grove Grade II registered park and garden. We support the recommendation to refuse this application. We would be grateful to be advised of your decision, or if further information is submitted.

3. Updated Recommendation

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

WESTERN AREA PLANNING COMMITTEE 21 JULY 2021

UPDATE REPORT

Item No: (3) **Application No:** 21/01038/HOUSE **Page No.** 85-104

Site: 1 Croft Road, Newbury

Planning Officer Presenting: Masie Masiwa

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Graham Coldman (attending via Zoom)

Supporter(s) speaking: N/A

Applicant/Agent speaking: Sophie Martin (attending in person)

Ward Member(s): Councillor Adrian Abbs
Councillor David Marsh
Councillor Tony Vickers

1. Additional Consultation Response

Since the preparation of the report to the committee, a further letter of objection has been submitted in response to the additional information submitted. The full response can be viewed on the Council's website at the following link: <http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01038/HOUSE>.

However, a summary of the comments is as follows:

- The plans submitted do not correctly identify the extent of the site or boundary positions.
- The rear extension does not comply with SPG requirements for extensions.
- The over sailing eaves extend the width and projection of the extension adding to the shading and loss of daylight to the attached neighbour.
- Daylight and sunlight report appears to be based on the line of the walls rather than the roof.
- Application should be judged on its compliance with required criteria, including SPG House Extensions. It fails on character, design and effect on neighbours and with regard to the 60 degree criteria for ground floor extensions.
- All other extensions which back or join the application site have complied with the SPG.
- The 3D model emphasises the unnecessary glazing on the eastern elevation.
- The 3D model illustrates that the rear extension will effectively fill the width of the plot and shows the dominance of the rear pitched roof.

- The ground floor plan suggest that the extension is only 6 metres from the rear of the house when it is actually 7.3 metres from the main house wall.
- The rear extension is shown with a ridge height equal to the top of the rear first floor windows, a height shown as 4.3 metres. Measurement of the same distance at 3 Croft Road indicates a dimension of almost 4.6 metres.
- The design of the rear extension is not subservient to the main roof design.
- The new glazing on the proposed extension is not equivalent to the existing glazing on the rear of no. 3.
- Glazing should be removed or reduced to reduce light pollution.
- The proposed fence height is excessive.

Kintbury Methodist Church
Inkpen Road
Kintbury, Hungerford
RG17 9TU

Photographs for Western Area Planning Committee
Application 21/01012/FUL



Front view of former Kintbury Methodist Church (Building on the right)



Front view of former Kintbury Methodist Church



View of southern elevation of former Kintbury Methodist Church (Inkpen Road)



View of western elevation of former Kintbury Methodist Church (from the other side of Inkpen Road)



View from Inkpen Road (towards Station Road)



View from Inkpen Road (towards Station Road)

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