

Notice of Meeting



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Western Area Planning Committee Wednesday 22 September 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, 14 September 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, 22 September 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, Lynne Doherty, David Marsh, Steve Masters, Andy Moore and Martha Vickers

Agenda

Part I

Page No.

- (1) **Application No. and Parish: 21/00596/HOUSE, Spindlewood, 50 High Street, Kintbury, Hungerford** 5 - 8
- Proposal:** Erection of 6.06m x 2.44m outbuilding in the front garden of Spindlewood (50 High Street, Kintbury) - right side of the garden when looking at the property from the road - to include a storage area, kennel and small home office.
- Location:** Spindlewood, 50 High Street, Kintbury, Hungerford.
- Applicant:** Mr/s Meaney.
- Recommendation:** To delegate to the Service Director, Development and Regulation to GRANT PLANNING PERMISSION subject to the conditions.

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 Stephen Chard on (01635) 519462.



West Berkshire
C O U N C I L

WESTERN AREA PLANNING COMMITTEE DATED 22nd SEPTEMBER 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 for a site visit,
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) 21/00596/HOUSE - 50 High Street Kintbury RG17 9TN Page 53 - 64
Part 4	N/A

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**WESTERN AREA PLANNING COMMITTEE
22ND SEPTEMBER 2021**

UPDATE REPORT

Item No: (1) **Application No:** 21/00596/HOUSE **Page No.** 53-64

Site: 50 High Street Kintbury

Planning Officer Presenting: Scott Houston

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Sophie Meaney – Via Zoom

Ward Member(s): Cllr James Cole, Cllr Claire Rowles, Cllr Dennis Benneyworth

1. Additional Consultation Responses

Conservation:	Regarding a question over a sample of materials condition and the colour of the building: “I think ‘Materials as specified’ would be sufficient. I agree with your conclusions regarding the colour. Black painted/stained finish on vernacular timber outbuildings is a very common finish within West Berkshire.”
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Officers have been asked to consider whether a green paint would be more appropriate for the walls of the outbuilding. Having considered the advice from the conservation officer, and noting that there are other examples of black timber cladding within the High Street conservation area, including at Sycamore Farm and Osmington House approximately 70 metres north-west of the application site, a black finish as set out in the submitted details is supported by officers in this case. While it is noted that at the site visit a two tone approach was suggested as an option, with part of the building painted green, this would be uncharacteristic of the street scene and traditional built form within the conservation area.

2. Hedge alongside High Street

Some concern has been raised in respect of retention of the hedge alongside the High Street. As the hedge is within a conservation area any works to fell or top trees/shrubs within it that have a stem diameter of more than 7.5 centimetres must be consented by the Local Planning Authority, which would include the majority of the mature hedge. Officers do not consider that there is any indication that the applicant might wish to remove the hedge at this present time, or that without the hedge the proposed works would result in a high level of detrimental impact on the character of the conservation area, albeit that officers note that the hedge does currently provide screening to the front of the site.

3. Updated Recommendation

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