

Notice of Meeting



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Western Area Planning Committee Wednesday 24 November 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, 16 November 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, 24 November 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 Lynne Doherty, David Marsh, Steve Masters, Erik Pattenden, Garth Simpson and Martha Vickers

Agenda

Part I

Page No.

- (1) **Application No. and Parish: 20/01530/OUT, Newbury Football Club, Newbury Football Club, Faraday Road, Newbury** 7 - 10
- Proposal:** Outline permission for replacement of clubhouse and new spectator stand at Newbury Football Ground. Matters to be considered: Access and Layout.
- Location:** Newbury Football Club, Faraday Road, Newbury, RG14 2AD
- Applicant:** Newbury Community Football Group
- Recommendation:** To DELEGATE to the Service Director, Development and Regulation to GRANT PLANNING PERMISSION subject to the schedule of conditions
- (2) **Application No. and Parish: 20/01966/COMIND, Newbury Football Club, Newbury Football Club, Faraday Road, Newbury** 11 - 12
- Proposal:** Renewal and expansion of the existing football pitch to form a new 3G main pitch and a smaller 3G training / practice pitch.
- Location:** Newbury Football Club, Faraday Road, Newbury, RG14 2AD.
- Applicant:** Newbury Community Football Group
- Recommendation:** To DELEGATE to the Service Director, Development and Regulation to GRANT PLANNING PERMISSION subject to the schedule of conditions



Agenda - Western Area Planning Committee to be held on Wednesday, 24 November 2021 (continued)

- (3) **Application No. and Parish: 20/02062/COMIND, St Gabriels Farm, The Ridge, Cold Ash, Thatcham** 13 - 14

Proposal: A full planning application (submitted in parallel with the submission of a Class Q Prior Approval application) to facilitate limited works to: Establish an access way (including a turning head) which links the driveways of the new dwellings created under the parallel Class Q Prior approval application, to the existing approved driveway and access track at the St Gabriels Farm site. Regularise improved site parking arrangements. Achieve proportionate extensions to some of the limited residential curtilages established for the new dwellings being approved under the Class Q Prior Approval application. Add additional drainpipes to the dwellings being approved under the Class Q Prior Approval application. Site landscaping improvements. Demolition of a barn redundant following approval of the parallel Class Q Prior application. Creation of a paddock in place of the redundant barn being demolished. Filling in of three slurry pits ew0073.

Location: St Gabriels Farm.

Applicant: Rivar Ltd.

Recommendation: To delegate to the Service Director – Development and Regulation to advise the Inspector that had the Council had the opportunity to determine the application it would be REFUSED.

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)



West Berkshire
C O U N C I L

**Agenda - Western Area Planning Committee to be held on Wednesday, 24 November
2021 (continued)**

If you require this information in a different format or translation, please contact
Stephen Chard on (01635) 519462.

**WESTERN AREA PLANNING COMMITTEE
DATED 24.11.2021**

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) 20/01530/OUT Newbury Football Club, Faraday Road, Newbury Item (2) 20/01966/COMIND Newbury Football Club, Faraday Road, Newbury Item (3) 20/02062/COMIND St Gabriels Farm, The Ridge, Cold Ash	Pages 43 - 66 Pages 67 -92 Pages 93- 104
Part 4	N/A	

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**WESTERN AREA PLANNING COMMITTEE
24TH NOVEMBER 2021**

UPDATE REPORT

Item No: (1) **Application No:** 20/01530/OUT **Page No.** (43-66)

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

Planning Officer Presenting: Masie Masiwa

Member Presenting:

Parish Representative speaking: Councillor Vaughan Miller (attending in person)

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Paul Morgan (attending in person)
John Stewart (attending in person)

Ward Member(s): Councillor Jeff Cant
Councillor Jeff Beck

1. Additional Response

One letter of representation (impartial) has been received outlining the following.

- The report refers to Sustainable Drainage SPD 2017 instead Sustainable Drainage SPD (2018).
- Sustainable Drainage SPD 2018 should be applicable to these Planning Applications.
- Application should include a sensory rain garden within the design for the benefit of mental health, Dementia patients and Disabled people.

The error in the report can be corrected at paragraph 5.2 and 6.45 such that reference to the Sustainable Drainage SPD states 2018 instead of 2017. The document is the same and does not alter the consideration of the application and conclusions on drainage and nature recommendations.

2. Updated Recommendation

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

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WESTERN AREA PLANNING COMMITTEE 24TH NOVEMBER 2021

UPDATE REPORT

Item No: (2) **Application No:** 20/01966/COMIND **Page No.** (93-104)

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

Planning Officer Presenting: Masie Masiwa

Member Presenting:

Parish Representative speaking: Councillor Vaughan Miller (attending in person)

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Paul Morgan (attending in person)
John Stewart (attending in person)

Ward Member(s): Councillor Jeff Cant
Councillor Jeff Beck

1. Additional Response

One letter of representation (impartial) has been received outlining the following.

- The report refers to Sustainable Drainage SPD 2017 instead of Sustainable Drainage SPD (2018).
- Sustainable Drainage SPD 2018 should be applicable to these Planning Applications.
- Application should include a sensory rain garden within the design for the benefit of mental health, Dementia patients and Disabled people.

The error in the report can be corrected at paragraph 5.2 and 6.46 such that reference to the Sustainable Drainage SPD states 2018 instead of 2017. The document is the same and does not alter the consideration of the application and conclusions on drainage and nature recommendations. Additional design matters will be considered at Reserve Matters.

2. Updated Recommendation

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

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WESTERN AREA PLANNING COMMITTEE 24TH NOVEMBER 2021

UPDATE REPORT

Item No: (3) **Application No:** 20/02062/COMIND **Page No.** (93-104)

Site: St Gabriels Farm, The Ridge, Cold Ash

Planning Officer Presenting: Sian Cutts

Member Presenting: N/A

Parish Representative speaking: Councillor Bernard Clark (Joining via Zoom)

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: James Iles (Agent) (Joining via Zoom)

Ward Member(s): Councillor Hilary Cole
Councillor Garth Simpson

1. No further updates

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