

Notice of Meeting



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Western Area Planning Committee Wednesday 15 December 2021 at 6.30pm in the Council Chamber Council Offices Market Street Newbury

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, 7 December 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, 15 December
2021 (continued)**

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

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

Agenda

Part I

Page No.

- (1) **Application No. and Parish: 21/02173/COMIND, Newbury Rugby Football Club, Monks Lane, Newbury and Greenham** 7 - 14
- Proposal:** The proposed development is for a single storey sports pavilion building and car park providing facilities and social space to support a proposed artificial turf pitch, F2(C). The proposed artificial turf pitch forms part of this application and includes fencing, storage, spectator seating and artificial lighting. The building will provide approximately 400m² of internal floor space of use class F2(B).
- Location:** Newbury Rugby Football Club, Monks Lane, Newbury, West Berkshire.
- Applicant:** Alliance Leisure Services
- Recommendation:** To DELEGATE to the Service Director - Development and Regulation to GRANT PLANNING PERMISSION subject to the schedule of conditions at Section 8.2 of the report.



Agenda - Western Area Planning Committee to be held on Wednesday, 15 December 2021 (continued)

- (2) **Application No. and Parish: 21/01868/FULD, Hungerford Old Peoples Home, Chestnut Walk, Coldharbour Road, Hungerford** 15 - 16
- Proposal:** Demolition of former care home and 4 garages and erection of 8 new dwellings.
- Location:** Hungerford Old Peoples Home
Chestnut Walk
Coldharbour Road
Hungerford.
- Applicant:** Homes For West Berkshire LLP
- Recommendation:** To DELEGATE to the Service Director, Development and Regulation 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 15th March 2022, to DELEGATE to the Service Director, Development and Regulation 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.



Agenda - Western Area Planning Committee to be held on Wednesday, 15 December 2021 (continued)

- (3) **Application No. and Parish: 20/01336/OUTMAJ, Institute For Animal Health, High Street, Compton** 17 - 20

Proposal: Hybrid application: 1) Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 160 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The proposal includes at least 1.75 hectares of employment land (Class B1) associated with the retention of the Intervet building and a playing field (Class D2) associated with the retention of the existing Cricket Pitch. 2) Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area.

Location: Institute for Animal Health, High Street, Compton.

Applicant: Homes England.

Recommendation: Delegated to the Service Director for Development & Regulation to GRANT planning permission subject to conditions and the completion of a S106 legal agreement.

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.

**WESTERN AREA PLANNING COMMITTEE
DATED 15.12.2021**

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) 21/02173/COMIND Newbury Rugby Football Club, Monks Lane, Newbury Pages 43-76
Item (2) 21/01868/FULD, Hungerford Old Peoples Home, Coldharbour Rd, Hungerford, Pages 77-98
Item (3) 20/01336/OUTMAJ, Institute For Animal Health, High St, Compton, Newbury Pages 99-155

Part 4 N/A

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WESTERN AREA PLANNING COMMITTEE
15TH DECEMBER 2021

UPDATE REPORT

Item No: (1) **Application No:** 21/02173/COMIND **Page No.** 43-76

Site: Newbury Rugby Football Club, Monks Lane, Newbury, West Berkshire

Planning Officer Presenting: Masie Masiwa

Member Presenting:

Parish Representative speaking: Councillor Vaughn Miller - Newbury

Objector(s) speaking: Tim Polack
Lee McDougall
Paul Morgan
Peter Lambert
Alan Pearce (Impartial)

Supporter(s) speaking: N/A

Applicant/Agent speaking: James Smith - Agent

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

1. Additional Consultation Responses

Since the publication of the committee report, a consultation response has been submitted by Greenham Parish Council which outlines an objection to the proposal on the following grounds:

- Construction and no net zero targets (CS15 should apply as a Sandleford area)
- Parking – Highways simply comment on current playing level and not future playing levels
- No Biodiversity plan

No additional representations have been received since the publication of the committee report.

2. Additional Information

During the committee site visit, queries were raised with regard to the walking duration from Newbury College Car Park to the proposed site. Officers have checked the walking duration and it is considered that the estimated duration of 12 minutes as referenced in the committee report remains acceptable for the purposes of assessing the proposed development. Members are advised that a duration of between 12 minutes and 16 minutes can be considered as an approximate figure for the consideration. This duration may vary depending on walking pace and the start and finish points. Officers have assessed the walking distance from the Newbury College car park to the proposed site entrance.

During the committee site visit, queries were raised with regard to the number of parking spaces available for the proposal. The submitted parking provision is outlined below:

- 52 parking spaces and 2 disabled spaces within the site
- 280 parking spaces at Newbury Rugby Club
- 150 parking spaces at Newbury College as an overflow provision

These figures are outlined at paragraphs 6.50; 6.51 and 6.52 of the report.

3. Policy CS15

Members will be aware of the circulation of counsel advice regarding the application of Policy CS15 in planning decisions. Officers have reviewed this advice and obtained confirmation from planning policy that the Sports Hub building proposed does not fall under the zero carbon requirement for major non-residential development set out in the policy, taking account of the definition of major development that informs the policy set out at footnote 73: "For all other uses: where the floorspace will be 1000sq metres or greater. Floorspace is defined as the sum of the floor area within the building measured to the external wall faces at each level."

The floorspace of the building proposed is 387 square metres.

The requirement for the building to achieve BREEAM Excellent standard remains unchanged in respect of the advice given.

4. Amended Conditions

The Joint Statement by West Berkshire Council and Sport England listed as received on 20 August 2021 has been removed from the approved plans and documents condition. The joint statement has been added as an Informative. This has been addressed in the interests of clarity to ensure that it is clear from the report and recommended conditions that the requirements of the Playing Pitch Strategy are the relevant material consideration in the case of this application.

Approved plans (Condition 2)

The development hereby permitted shall be carried out in accordance with the following approved documents and plans:

Received on 20 August 2021:

- Proposed Clubhouse Roof Plan drawing No 1888-SBA -XX -R1-DR-A -012 Revision A
- Proposed Clubhouse Sections drawing No 1888-SBA -XX -ZZ -DR-A -101 Revision A
- Proposed Clubhouse Elevations drawing No 1888-SBA -XX -ZZ -DR-A -201 Revision B
- Proposed Clubhouse Ground Floor Plan drawing No 1888-SBA -XX -00 -DR-A -010 Revision C
- Sewer survey report
- Match day maintained average illuminance report
- Guidance notes for the reduction of obtrusive light
- Optivision LED - Sports lighting

Received on 01 September 2021:

- Proposed Seat Stand Elevations and Plan drawing No 001 Revision A
- Utilities and CCTV Drainage Survey plan sheet 1 of 1
- AGP Floodlighting Scheme plan drawing No NSH-SSL-XX-ZZ-DR-A-03 Revision 01

Received on 23 September 2021:

- Business Plan

Received on 18 October 2021:

- Amended Flood Risk Assessment
- Amended Noise Impact Assessment
- Amended Design and Access Statement
- Amended Location Plan drawing No 1888-SBA -XX -00 -DR-A -510 Revision E
- Amended proposed pitch layout plan drawing No 1888-SBA -XX -ZZ -DR-A -512 Revision D
- Amended Floodlighting performance report
- Amended proposed AGP Plan with dimensions drawing No NSHSSL-XX-ZZ-DR-A-01Revision 02
- Amended floodlighting plan drawing No NSH-SSL-XX-ZZ-DR-A-03 Revision 01
- Amended Supporting Technical Information -Pitch, Drainage and Lighting
- Applicant response to Sport England comments
- Amended proposed landscape and enhancements masterplan drawing No 100 Revision A
- Amended planting schedule
- Amended Tree Removal and Protection Plan drawing No 701 Revision A
- Amended Tree survey and Arb impact assessment
- Amended Ecological Appraisal
- Biodiversity Net Gain Metric

Received on 03 November 2021:

- Rugby Pitch Plan drawing No 1888-SBA -XX -ZZ -DR-A -506 Revision C

Received on 11 November 2021:

- AGP particles research
- AGP users guidance to reduce micro plastic loss
- AGP users guidance
- AGP infill material statement
- Amended Landscape and Ecology Management Plan (LEMP)

- Amended Construction and Environmental Management Plan (CEMP)

Received on 12 November 2021:

- AGP Filtration catchment
- AGP Sportfix Filtration system
- Amended Transport Statement
- Applicant response to Highways

Received on 15 November 2021:

- Applicant response to Drainage 1
- Applicant response to Drainage 2
- Applicant response to Drainage 3
- Trial Pit Investigation Log
- Amended Combined Flood Risk Assessment and Drainage Strategy
- Amended Drainage General Arrangement Plan drawing No PB-1019-ZZ-ZZ-DR-C-1001 Revision P2
- Amended proposed AGP Elevation -Lighting Column, Acoustic Barrier, Container drawing No HTA-SSL-XX-ZZ-DR-A-02 Revision 03
- Amended proposed AGP Drainage plan drawing No NSH-SSL-XX-ZZ-DR-A-04 Revision 02
- Amended AGP Section drawing No HTA-SSL-XX-ZZ-DR-A-07 Revision 00

Received on 16 November 2021:

- Cross section drainage and plastics filtration pipes

Received on 19 November 2021:

- Amended proposed site plan and Electric Vehicle charging drawing No 1888-SBA -XX -ZZ -DR-A -511 Revision F

Reason: For the avoidance of doubt and in the interest of proper planning.

The Highway Officer has also provided the following revised condition 10, which revises the wording in parts (c) and (d) of the condition. The amended condition 10 – Additional parking demand is now shown below in full.

Additional parking demand (Condition 10)

In the event that the football club is promoted at any point following the completion of the approved development the applicant/operator shall submit a report that includes details of an undertaking as per the details below and results from at least two on street car parking and photograph surveys on non-match days and during match days covering the following streets:

Tydehams, Highlands, Monkswood Close, Dormer Close, Sutherlands, Heather Gardens, Rupert Road, Byron Close, Robins Close, Charter Road, and adopted roads within any Sandford Park development within 700 metres of the site

- a) The survey report shall be submitted within three months of the commencement of each new promotion season.
- b) Should the results on both match occasions reveal significant car parking on two or more streets, a financial contribution of £2,000 shall be provided to the West

Berkshire Highway Authority towards the consultation and potential provision of waiting restrictions (the extent and type to be determined at the time depending on the submitted on street car parking survey results).

- c) Should the consultation for the above measures be negative amongst affected residents, then no further action is to be taken.
- d) Should the consultation for the above measures be positive amongst affected residents the applicant shall provide a Travel Plan Statement including but not limited to the following:
 - i. Appropriate incentives and targets to encourage use of sustainable travel for home matches
 - ii. At home matches, the provision of overflow car parking within the Newbury College / University complex with the number of car parking spaces to be agreed and the agreement attached as an Appendix.
 - iii. At home matches, the provision of a shuttle bus from Newbury College / University to the football ground.

All of the above measures shall be reviewed at five years intervals following implementation or at the point when the football club is promoted further, whichever comes first. The review shall include the submission of a review and/or monitoring report for approval in writing by the Local Planning Authority in consultation with the Local Highway Authority.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is applied 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).

5. Additional Informative

As indicated above, the Joint Statement by West Berkshire Council and Sport England is now included as an informative, which is outlined below:

The Local Planning Authority notes the content of a joint statement issued by West Berkshire Council and Sport England, setting out the Council's wider intentions with regard to delivery of the requirements of the Playing Pitch Strategy.

The submitted Joint Statement by West Berkshire Council and Sport England is referred in the committee report for the purposes of context for the application. In considering this planning application, the material planning consideration is the West Berkshire Playing Pitch Strategy and its requirements, not the joint statement.

6. Updated Recommendation

The recommendation remains for approval as set out in the agenda committee report, subject to the amended conditions and additional informative in the update sheet.

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WESTERN AREA PLANNING COMMITTEE 15TH DECEMBER 2021

UPDATE REPORT

Item No: (2) **Application No:** 21/01868/FULD **Page No.** 77-98

Site: Hungerford Old Peoples Home, Chestnut Walk, Coldharbour Road, Hungerford

Planning Officer Presenting: Masie Masiwa

Member Presenting:

Parish Representative speaking: Councillor John Downe - joining via Zoom

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

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

1. Update information

No additional consultations were received since the publication of the committee report.

One letter of objection has been received since the publication of the committee report. The objection outlines the following points:

- Object because the proposed development will be higher than the existing building and would be an invasion of privacy.

2. Updated Recommendation

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

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WESTERN AREA PLANNING COMMITTEE 15 DECEMBER 2021

UPDATE REPORT

Item No: (3) **Application No:** 20/01336/OUTMAJ **Page No.** 99-155

Site: Pirbright IAH, High Street, Compton

Planning Officer Presenting: Lydia Mather

Member Presenting: N/A

Parish Representative speaking: Cllr Fred Quartermain via Zoom
Cllr Alison Strong via Zoom
Cllr Rebecca Pinfold via Zoom
Cllr Ian Tong via Zoom

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Mike Harris, Homes England, via Zoom
Mr Richard Green, AECOM (masterplan director), via Zoom
Mr Jim Strike, AECOM (planning consultant), via Zoom

Ward Member(s): Cllr Carolyne Culver

1. Additional Consultation Responses

Public representations:	None received since agenda publication.
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2. Update on Policy CS15 Sustainable Construction and Energy Efficiency

Following receipt of counsel advice officers have been advised that zero carbon can be sought from major residential development under the second part of policy CS15 with regard to renewable energy. The policy states that major residential development shall achieve this from renewable energy or low/zero carbon energy generation on site or in the locality of the development as long as a direct physical connection is used, unless it can be demonstrated that such provision is not technically or economically viable. As a result of this advice a condition is recommended for a statement/strategy to be submitted either before or at reserved matters stage outlining the measures and demonstrating that the development will achieve policy CS15.

As a result of the counsel advice policy the condition would also achieve better compliance with policies C3 and C4 of the Compton neighbourhood development plan with regard to reduced carbon energy.

3. Potential call in from the Secretary of State

Members are advised that the Planning Casework Unit has contacted the Local Planning Authority in regard to a request for the Secretary of State to call in the application for determination in the event that the Committee's resolution is to approve. Therefore in the event of a resolution to grant permission officers will refer this matter to the Planning Casework Unit for confirmation as to whether the Secretary of State wishes to call in the decision.

4. Highways Authority Update

The highway officer provides the following revised traffic projection table for 160 dwellings for weekday peak travel periods

	AM peak (08.00 to 09.00)			PM peak (17.00 to 18.00)		
	Arrive	Depart	Total	Arrive	Depart	Total
Per dwelling	0.15	0.54	0.69	0.43	0.18	0.61
Whole development	24	86	110	69	29	98

The highway officer concludes that the above will most certainly be less than the traffic generated by the consented uses of the site.

The highway officer requests that condition 9 is replaced as follows:

“Prior to commencement on site, drawings must be submitted detailing the engineering layout of the site to ensure that the Local Planning / Highway Authority's standards in respect of road and footpath design, vehicle parking and turning provision. The developer shall submit confirmation of an undertaking to enter into all appropriate legal agreements for highway infrastructure within and off site to ensure compliance with said standards and allow future adoption of the site under the terms of such agreements. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of future maintenance, road safety and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework 2021, 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).”

Your planning officers have reviewed this condition and amended it as below in order to ensure that it meets the tests of planning conditions, including ensuring that it is necessary in the interests of planning and therefore does not require entering into legal agreements that are separate from the planning legislation.

5. Updated Recommendation

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

9.	Layout and Design Standards (amended)
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	<p>No development shall commence until drawings and details illustrating how the Local Planning Authority and Highway Authority's standards in respect of road and footpath design, vehicle parking and turning provision will be met, have been submitted to and approved in writing by the Local Planning Authority. That submitted information shall include details of engineering work specifications; the methodology for the monitoring, and the staged evidencing of, the provision of the necessary works to an adoptable standard. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.</p> <p>Reason: In the interest of future maintenance, road safety and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework 2021, 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>
46.	<p>Zero Carbon Strategy (addition)</p> <p>No phase of the development hereby granted outline planning permission shall take place until a strategy on the measures to be provided and calculations demonstrating that the residential development shall achieve zero carbon in line with policy CS15 of the West Berkshire Core Strategy 2006-2026 has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the measures have been provided in accordance with the approved strategy.</p> <p>Reason: To ensure the development provides a carbon reduction in accordance with the National Planning Policy Framework, and policy CS15 of the West Berkshire District Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application so it is necessary to approve these details before any development takes place.</p>

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