

Notice of Meeting



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Western Area Planning Committee

Wednesday, 19th July, 2023 at 6.30pm

In the Council Chamber Council Offices
Market Street Newbury

Update Reports Pack



Agenda - Western Area Planning Committee to be held on Wednesday, 19 July 2023
(continued)

To: Councillors Adrian Abbs (Chairman), Clive Hooker (Vice-Chairman), Phil Barnett, Dennis Benneyworth, Patrick Clark, Heather Codling, Carolyne Culver, Tony Vickers and Howard Woollaston

Substitutes: Councillors Antony Amirtharaj, Paul Dick, Billy Drummond, Denise Gaines and David Marsh

Agenda

Part I

Page No.

- (1) **Application No. and Parish: Various References, Institute For Animal Health - Institute For Animal Health, High Street, Compton** 5 - 6
- Proposal:** Discharge of Conditions 16, 17, 18 Part A, 18 Part B-D, 19, 20 and 21 of planning permission 20/01336/OUTMAJ
- Location:** Institute For Animal Health, High Street, Compton, RG20 7NN
- Applicant:** Homes England
- Recommendation:** To **DELEGATE** to the Development Control Manager to **GRANT APPROVAL**
- (2) **Application No. and Parish: 20/02079/COMIND - Inglewood House Templeton Road Kintbury Hungerford** 7 - 10
- Proposal:** Redevelopment of land within the existing walled garden to provide 22 additional units of C2 accommodation as an extension to the Audley Inglewood care community and a new pavilion with associated landscaping, infrastructure and parking.
- Location:** Inglewood House Templeton Road Kintbury Hungerford RG17 9AA
- Applicant:** Audley Group
- Recommendation:** To **DELEGATE** to the **Development Control Manager** to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8 of the report) and the completion of a Section 106 legal agreement to secure the review of the Affordable Housing Viability.

OR

Agenda - Western Area Planning Committee to be held on Wednesday, 19 July 2023

(continued)

If the legal agreement is not completed by the 19th October 2023 (3 months of the committee meeting), or such other date as agreed in writing by the Development Control Manager in consultation with the Chairman of the Committee, to **DELEGATE** to the Development Control Manager to **REFUSE PLANNING PERMISSION**, for the reasons set out in Section 8 of the report.

- (3) **Application No. and Parish: 23/00246/HOUSE - Juniper Rise, Ashmore Green, Thatcham** 11 - 16

Proposal: Retrospective: application for alterations to approved scheme 12/00538/HOUSE; first floor extension to single storey house, single storey extension to the west and new garage to replace existing.

Location: Juniper Rise, Ashmore Green, Thatcham, RG18 9EY

Applicant: Mr D Pirlo

Recommendation: Grant planning permission subject to 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

Sarah Clarke
Service Director – Strategy & Governance
West Berkshire District Council

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

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WESTERN AREA PLANNING COMMITTEE 19TH JULY 2023

UPDATE REPORT

Item No: (1) **Application No:** Various **Page No.** 37-58

Site: Institute For Animal Health, High Street, Compton, RG20 7NN

Planning Officer Presenting: Cheyanne Kirby

Member Presenting: N/A

Parish Representative speaking: Councillor Alison Strong – In Person

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Lydia Glass – Via Zoom

Ward Member(s): Councillor Carolyne Culver

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. 23/00716/COND – Construction Environmental Management Plan

The Council's ecologist has confirmed that he will not be able to provide comments on the submitted details prior to the meeting. Therefore your officers recommend that consideration of this conditions discharge application is deferred to a subsequent Committee meeting.

3. 23/00713/COND – Ecological mitigation and enhancement

The Council's ecologist has confirmed that he will not be able to provide comments on the submitted details prior to the meeting. Therefore your officers recommend that consideration of this conditions discharge application is deferred to a subsequent Committee meeting.

WESTERN AREA PLANNING COMMITTEE 19TH JULY 2023

UPDATE REPORT

Item No: (2) Application No: 20/02079/COMIND Page No. 59-89

Site: Inglewood House Templeton Road Kintbury Hungerford RG17 9AA

Planning Officer Presenting:	Masie Masiwa	
Member Presenting:	N/A	
Parish Representative speaking:	Cllr Richard Smalley	Via Zoom
Objector(s) speaking:	Mr Michael Guest Inglewood Owners Association Committee	Via Zoom
Supporter(s) speaking:	N/A	
Applicant/Agent speaking:	Matthew Nicholson	In Person
Ward Member(s):	Cllr Dennis Benneyworth Cllr Denise Gaines Cllr Tony Vickers	

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Since the publication of the committee report, no additional consultation responses have been submitted.

Two letters of representation (one objection and one support) were received since the publication of the committee report. The letters outlined the following:

Objection points:

- The reference to C2 use classification is incorrect, it is a retirement village.
- Proposed development is destroying a unique kitchen garden.
- Creating a "Prison like" depressive environment in an AONB.
- No daylight on three sides for some of the properties.
- Highway safety concerns

Support points:

- Acute current shortage of retirement village accommodation
- Proposal already in the Inglewood Business Plan
- The village has an excellent General Manager who can provide the extra staff required.

3. Additional Information

During the committee site visit, queries were raised regarding whether the proposed units can be classed as "Extra Care" and during the site visit members of the public defined the Inglewood site as a "retirement village". Officers' response to these queries is that the application is for extra care accommodation and this type of accommodation is the same use definition as a retirement village in planning terms.

The committee report at paragraph 1.11 explains that:

"Audley Inglewood care community was granted planning permission under application 06/01018/FULEXT and the subsequent Section 73 application under reference 09/01071/FULEXT as an extra care community consisting of 96 residential units of accommodation with shared communal facilities. The proposed 22 units will expand the existing development."

To provide clarity on the use of the entire site, the description for the original planning permission under reference 06/01018/FULEXT is shown below:

"Conversion and redevelopment of Inglewood House and associated buildings and grounds to an extra care community consisting of 96 residential units of accommodation with shared communal facilities."

At paragraph 6.6 of the committee report it is further explained that:

"The submitted extra care needs assessment report outlines that demand continues to increase for the provision of extra care accommodation due to an ageing population. The statement also outlines that extra care accommodation has evolved and requires provision to respond to the growing demand from older members of the population with demands for greater choice, quality, and independence."

The Government's Planning Practice Guidance defines Extra Care housing or housing-with-care as follows:

"Extra care housing or housing-with-care (housing with care): This usually consists of purpose built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and

staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses."

During the committee site visit, Members also requested to view the Ecology Reports submitted to support the application. The reports were saved as confidential due to their references to protected species. The reports have now been made available for the Planning Committee Members through emails sent on Monday 17th July 2023.

4. Amended Conditions

It has been noted that Condition 20 of the Committee Report (Landscaping) is a duplication of Condition 19, as such condition 19 has been removed from the list of conditions within the committee report.

There are no other amended or additional conditions.

5. Updated Recommendation

The points raised at the site visit have been reviewed by Officers as above and the additional comments from members of the public have also been reviewed. Officers consider that the recommendation remains for approval as set out in the agenda committee report.

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WESTERN AREA PLANNING COMMITTEE 19 MARCH 2023

UPDATE REPORT

Item No: (3) **Application No:** 23/00246/HOUSE **Page No.** 91 - 101

Site: Juniper Rise, Ashmore Green, Thatcham, RG18 9FY

Planning Officer Presenting: Donna Toms

Member Presenting: N/A

Parish Representative speaking: Cllr Heather Codling – In Person

Objector(s) speaking: Julie Ralph or Ivan Simonowski - In Person
Mr Ian Goodwin - In Person

Supporter(s) speaking: Zelina Francis – Via Zoom

Applicant/Agent speaking: Duncan Mathewson – In Person

Ward Member(s): Councillor Dick
Councillor Codling

1. Registered Speakers

Please refer to the List of Speakers above.

2. Additional Consultation Responses

Since the publication of the committee report, no additional consultation responses have been submitted.

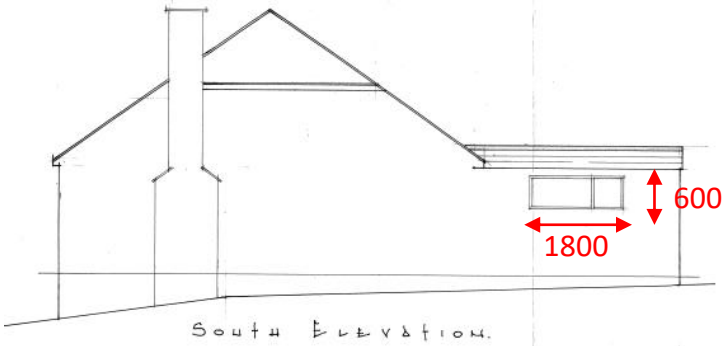
3. Additional Information

During the committee site visit, queries were raised regarding the overall height of the roof ridge and regarding the size of the window to the side facing Little West. Discussions with the planning agent have clarified these points:

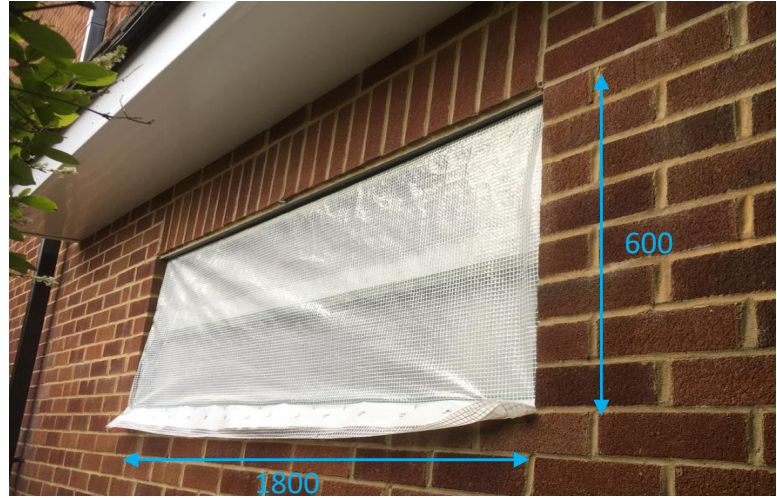
- a. The ground level of Little West is set at a level of 0.63m below that of Juniper Rise. The proposed increase in overall height of the ridge is approximately 32cm rather than the 1 metre stated in the officer's report, just under the size of three brick courses.
- b. The size of the south window has not changed with this submission and is as the previously approved plans.

1. Updated Recommendation

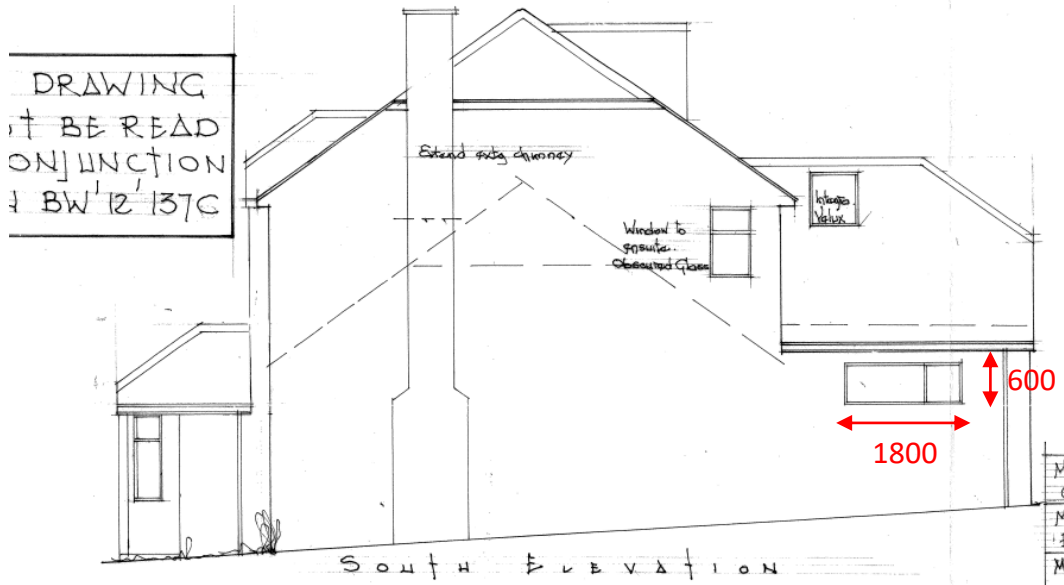
The recommendation remains as set out in the agenda committee report.



BRIAN G. WHEELER MCIAT ACOIB Member Chartered Institute Architectural Technologists Associate Chartered Institute of Building Chartered Institute of Building Consultants, Surveyor Project Management Consultant El Dorado, Ashmore Green, Thatcham, Berkshire RG18 9HD Tel/Fax: 01635 282218	
Client DOMENICO PIRLO	
Job Title SUEVEY of PROPERTY as EXISTING. JUNIPER RISE, ASHMORE GREEN ROAD, ASHMORE GREEN THATCHAM, RG18. 9EY.	
Drawing Title GF. PLAN, SECTION. N.S.E.W. ELEVATIONS	
Scale 1:50	Date DEC. 2011
Drawn By BW	Drawn No BW/11/134.



North Elevation.



Ashmore Green Road
Block PLAN 1:500

Mod C	July 12. PESC door to Bk half hour partition.
Mod B	May 12. BC notes added
Mod A	Mar 12. Ensuite Bed 1 window shown S. Elev.

BRIAN G. WHEELER MCIAT ACOIB Member Chartered Institute Architectural Technologists Associate Chartered Institute of Building Chartered Institute of Building Consultants, Surveyor Project Management Consultant El Dorado, Ashmore Green, Thatcham, Berkshire RG18 9HD Tel/Fax: 01635 282218	
Client DOMENICO PIRLO	
Job Title Proposed First Floor Extension & Single St Extension to West & New Garage. JUNIPER RISE, ASHMORE GREEN RD. ASHMORE GR THATCHAM, BERKS RG18. 9EY.	
Drawing Title Roof PLAN, SECTION & N.S.E.W. ELEVATIONS	
Scale 1:500	Date MSE. 2012
Drawn By BW	Drawn No BW/12/138 C



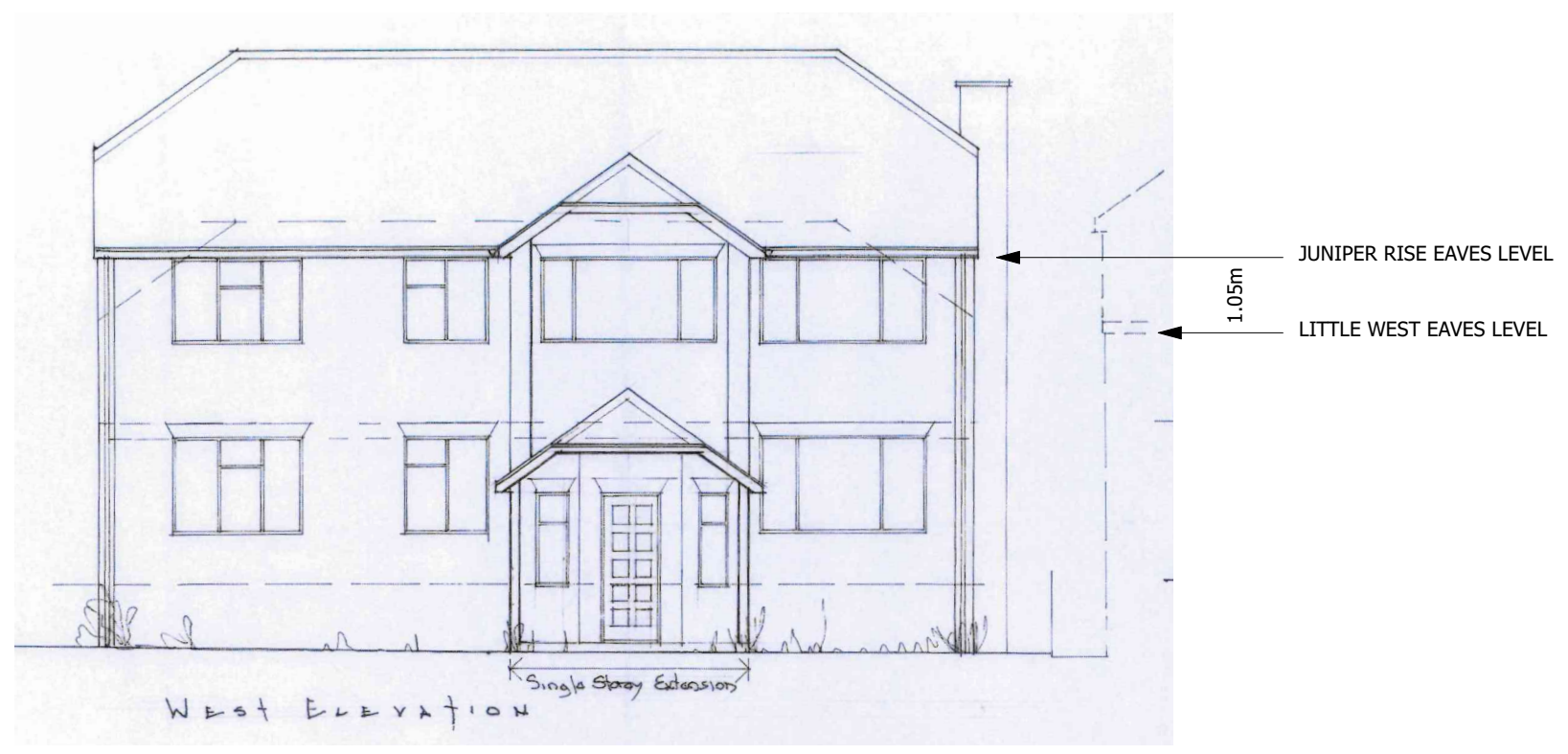
8 brick courses
(1972 build)



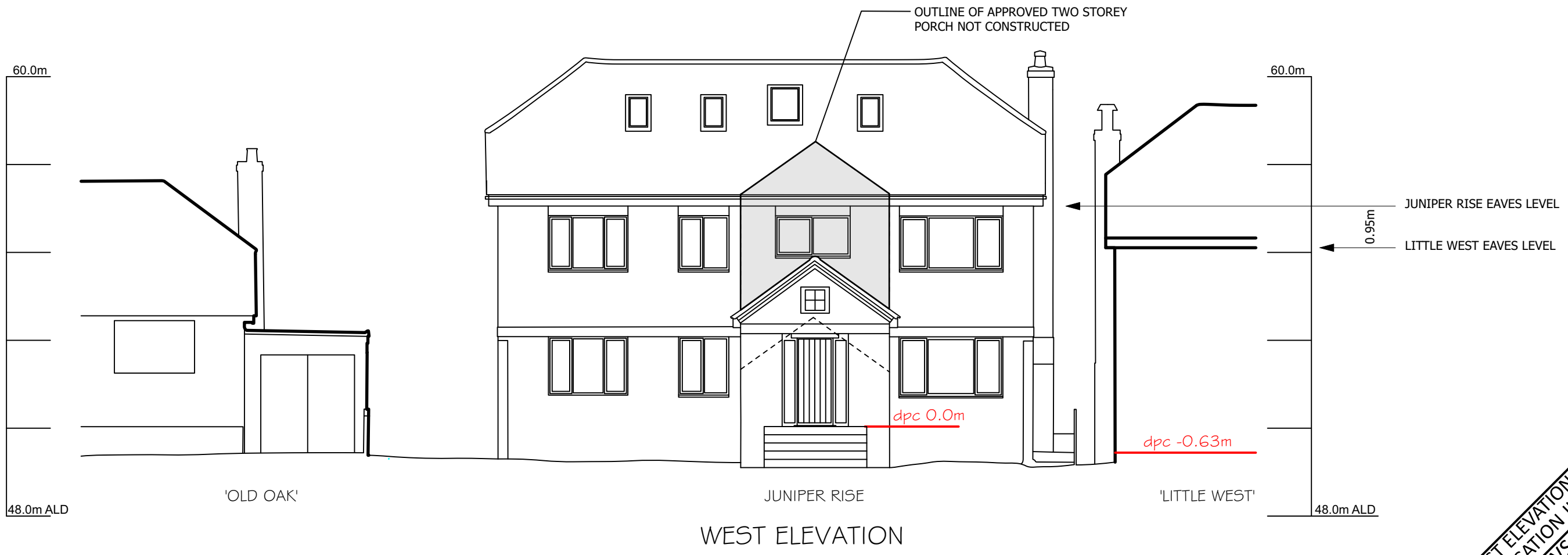
8 brick courses
(2022 build)



View from inside showing
windows width has not
changed



APPLICATION DRAWING - WEST ELEVATION
SHOWING EAVES AND HIP OF LITTLE WEST



WEST ELEVATION SURVEY & APPLICATION JUNIPER RISE & LITTLE WEST
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