# Notice of Meeting

# Western Area Planning Committee



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Wednesday 23rd August 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, 23 August 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

Update Reports		Page No.
(1)	Application No. and Parish: 23/01650/FUL - Norgate House, Tealgate, Hungerford	7 - 8
(2)	Application No. and Parish: Institute For Animal Health - Institute For Animal Health, High Street, Compton, RG20 7NN	9 - 10
(3)	Application No. and Parish: 22/00858/COND1- Land South of Tower Works, Lambourn Woodlands, Hungerford	11 - 12
(4)	Application No. and Parish: 21/02865/REG3 - The Downs School, Compton, Newbury	13 - 14
(5)	List of speakers	15 - 16



### Agenda Item 4.(1)

#### WESTERN AREA PLANNING COMMITTEE 23<sup>RD</sup> AUGUST 2023

#### **UPDATE REPORT**

Item Application 23/01650/FUL (1) Page No. 39-49 No: No:

Norgate House, Tealgate, Hungerford, RG17 0YT Site:

#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. Updates

One condition relating to electric vehicle charging points has been recommended which has been put forward to the agent. Informative have also been recommended by the highways officer for the decision notice.

#### Electric Charging Point (details to be submitted)

Within 4 months of occupation details of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority together with a schedule for their implementation. The electric vehicle charging points shall be provided in accordance with the approved drawings and schedule. The charging points shall thereafter be retained and kept available for the potential use of an electric car.

Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

#### HI 3 Damage to footways, cycleways and verges

The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge arising during building operations.

#### HI 4 Damage to the carriageway

The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

#### Official Postal Address

Item No: 1

Please complete and online street naming and numbering application form at https://www.westberks.gov.uk/snn to obtain an official postal address(s) once development has started on site. Applying for an official address promptly at the beginning of development will be beneficial for obtaining services. Street naming and numbering is a statutory function of the local authority.

Page 1 of 1

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## Agenda Item 4.(2)

# WESTERN AREA PLANNING COMMITTEE 23<sup>RD</sup> AUGUST 2023

#### **UPDATE REPORT**

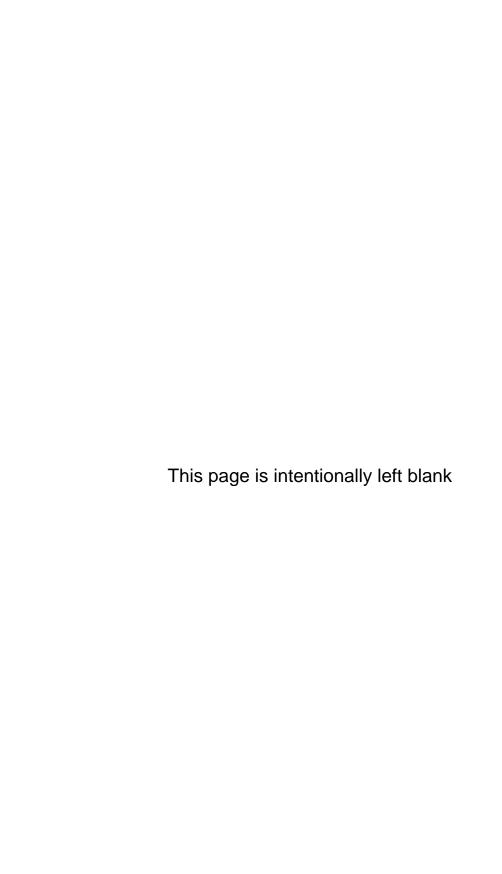
Item (2) Application Various Page No. 51-71

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

#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. No Further Updates



## Agenda Item 4.(3)

#### **WESTERN AREA PLANNING COMMITTEE 23<sup>RD</sup> AUGUST 2023**

#### **UPDATE REPORT**

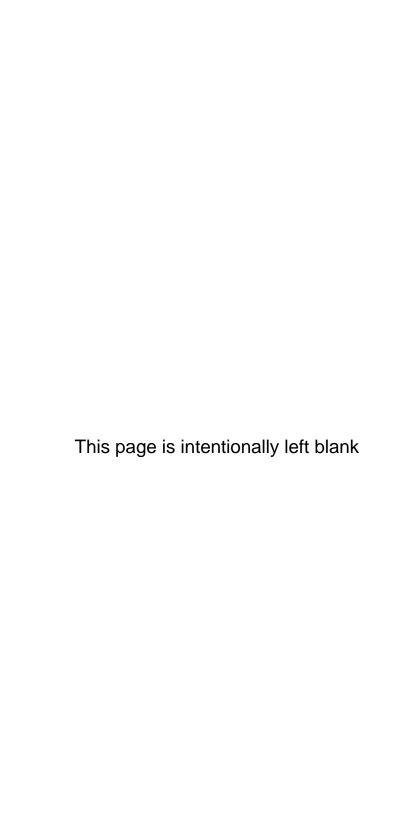
Item **Application** (3) 22/00858/COND1 Page No. 73-85 No: No:

Site: Land South of Tower Works, Lambourn Woodlands, Hungerford

#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. No Further Updates



## WESTERN AREA PLANNING COMMITTEE 23<sup>RD</sup> AUGUST 2023

#### UPDATE REPORT

Item (4) Application 21/02865/REG3 Page No. 87-117

Site: The Downs School, Compton, Newbury, RG20 6AD

#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. Additional Consultation Responses

Lead Local Flood Authority	Detailed response provided in response to the latest information submitted by the agent.
	<ul> <li>Information submitted found to be unsatisfactory:</li> <li>The FRA needs to be revised.</li> <li>The drainage strategy needs to factor in likely flooding.</li> <li>Provide comments in the drainage strategy on groundwater levels and check whether there any potential issues.</li> <li>Provide exceedance flow paths across the site. Where will</li> </ul>
	water go if the soakaways/pipes/etc. fail?  • Provide maintenance information (refer to C753 if uncertain)

#### 3. Updated Recommendation

Discussions between the applicant and the drainage engineer are ongoing at present with indications being that the applicant can provide further information that will satisfy the principle of a drainage solution being provided sufficient to recommend a SuDS condition.

A SuDS condition has already been recommended for inclusion within the committee report.

Therefore, the recommendation is varied to read: To DELEGATE to the Development Control Manager to GRANT PLANNING PERMISSION subject to agreement of the principle of provision of SuDS within 3 months of the date of the committee meeting, or such longer period as agreed in writing by the Development Control Manager in consultation with the Chairman of the committee, OR in the event that no agreement is reached that the application is brought back for the consideration of the committee.

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# WESTERN PLANNING COMMITTEE 23 AUGUST 2023

#### LIST OF SPEAKERS

Item: 4(1)   Application: 23/01650/FUL  Page No: 39-49 Site: Norgate House, Tealgate, Hungerford RG17 0YT				
Presenting Planning Officer:				
Parish Council				
representative:	James Cole – Hungerford	Via Zoom		
•	_			
Objector(s):				
Supporter(s):				
,				
Agent:	January Hara Managary	la Danasa		
_	James lles, Homes England	In Person		
Ward Member(s):	Dennis Benneyworth			
. ,	Denise Gaines			
	Tony Vickers			

Item: 4(2)   Applications: 23/00711/COND, 23/00713/COND,				
23/00716/COND, 23/00718/COND, 23/00719/COND and 23/00794/COND				
Page No: 51-71				
Site: Institute For Animal Health, High Street, Compton RG20 7NN				
Presenting Planning Officer:				
Parish Council				
representative:	Judith Cunningham – Compton	Via Zoom		
Objector(s):				
Supporter(s):				
Applicant/Agent:	Jon Turner – Homes England	In Person		
	Con ramor homos England	111 013011		
Ward Member(s):	Carolyne Culver			

Western Area Planning Committee 23.08.2023

Update Report - List of Speakers

Item: 4(3)   Application: 22/00858/COND1  Page No: 73-85 Site: Land South Of Tower Works, Lambourn Woodlands, Hungerford				
Presenting Planning Officer:				
Parish Council representative:				
Objector(s):	Bridget Jones Anthony King	In Person In Person		
Supporter(s):				
Applicant/Agent:	James Hicks- Pegasus Group	In Person		
Ward Member(s):	Howard Woollaston			

Item: 4(4)   Application: 21/02865/REG3  Page No: 87-117 Site: The Downs School, Compton, Newbury RG20 6AD				
Presenting Planning Officer:	TO THE WORLD THE PARTY THE			
Parish Council representative:	Fred Quartermain – Compton	Via Zoom		
Objector(s):				
Supporter(s):				
Applicant/Agent:	Thomas Maxwell -Oxford Architects Greg Bowman - WBC	In Person In Person		
Ward Member(s):	Carolyne Culver			

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