

Notice of Meeting



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Western Area Planning Committee

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

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WESTERN AREA PLANNING COMMITTEE 23RD AUGUST 2023

UPDATE REPORT

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

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

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

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.

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WESTERN AREA PLANNING COMMITTEE 23RD AUGUST 2023

UPDATE REPORT

Item No: (2) **Application No:** 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

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WESTERN AREA PLANNING COMMITTEE 23RD AUGUST 2023

UPDATE REPORT

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

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

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WESTERN AREA PLANNING COMMITTEE 23RD AUGUST 2023

UPDATE REPORT

Item No: (4) **Application No:** 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	<p>Detailed response provided in response to the latest information submitted by the agent.</p> <p>Information submitted found to be unsatisfactory:</p> <ul style="list-style-type: none">• The FRA needs to be revised.• The drainage strategy needs to factor in likely flooding.• Provide comments in the drainage strategy on groundwater levels and check whether there any potential issues.• Provide exceedance flow paths across the site. Where will water go if the soakaways/pipes/etc. fail?• Provide maintenance information (refer to C753 if uncertain)
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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:	James Iles, 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
Ward Member(s):	Carolyne Culver	

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:		
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	