

Supplemental Items for Western Area Planning Committee

**Wednesday, 20 September, 2023 at
6.30pm**
in Council Chamber Council Offices
Market Street Newbury

Part I	Page No.
4. Schedule of Planning Applications <i>(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications).</i>	5 - 8
(1) Application No. and Parish: 23/00642/FUL, Cuckoo Copse, Lambourn Woodlands. Lambourn Parish	9 - 10
Proposal:	Retrospective Two new storage bays utilising existing containers. To be used to house machinery and provide weather proof cover for existing items within the yard.
Location:	Martin Collins Enterprises Ltd, Cuckoo Copse, Lambourn Woodlands, Hungerford, RG17 7TJ.
Applicant:	Martin Collins Enterprises Ltd
Recommendation:	To delegate to the Development Control Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.



Supplemental Items

Western Area Planning Committee to be held on Wednesday, 20 September 2023

(continued)

- (2) **Application No. and Parish: 23/01686/FUL, Orchard Day Nursery, Everington Bungalow, Everington Hill, Yattendon. Yattendon Parish** 11 - 12

Proposal: Single storey extensions
Location: Orchard Day Nursery, Everington Bungalow, Everington Hill, Yattendon, Thatcham, RG18 0UD.
Applicant: Christian Howell
Recommendation: To delegate to the Development Control Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.

- (3) **Application No. and Parish: 23/01116/HOUSE, The Old Post House, Newbury Road, Shefford Woodlands, Hungerford. Great Shefford.** 13 - 14

Proposal: Proposed two storey side and rear extensions.
Location: The Old Post House, Newbury Road, Shefford Woodlands, Hungerford, RG17 7AG
Applicant: Ms A McAlpine
Recommendation: To delegate to the Development Control Manager to REFUSE planning permission for the reason given in section 8

Sarah Clarke.

Sarah Clarke

Service Director (Strategy & Governance)

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Democratic Services Team on e-mail: executivecycle@westberks.gov.uk

Further information and Minutes are also available on the Council's website at www.westberks.gov.uk

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West Berkshire
C O U N C I L

**WESTERN AREA PLANNING COMMITTEE
DATED 20.09.2023**

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) 23/00642/FUL Martin Collins Enterprises Ltd, Lambourn Woodlands Item (2) 23/01686/FUL, Orchard Day Nursery, Everington Hill, Yattendon Item (3) 23/01116/HOUSE, The Old Post House, Shefford Woodlands	Pages 37-49 Pages 51-69 Pages 71-79
Part 4	N/A	

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WESTERN PLANNING COMMITTEE
20.09.2023

LIST OF SPEAKERS

Item: (1) Application: 23/00642/FUL Page No: 37-49		
Site: Martin Collins Enterprises Ltd, Cuckoo Copse, Lambourn Woodlands		
Presenting Planning Officer:		
Parish Council representative:		
Objector(s):	Bridget Jones	In Person
Supporter(s):		
Applicant/Agent:		
Ward Member(s):		

Item: (2) Application: 23/01686/FUL Page No: 51-69		
Site: Orchard Day Nursery, Everington Bungalow, Everington Hill, Yattendon		
Presenting Planning Officer:		
Parish Council representative:	Councillor Philip Bickford Smith	Via Zoom
Objector(s):	Marian Spain	In Person
Supporter(s):		
Applicant/Agent:	Gareth Jones – Agent	In Person
Ward Member(s):		

Item: (3) | Application: 23/01116/HOUSE | Page No: 71-79
Site: The Old Post House, Newbury Road, Shefford Woodlands

Presenting Planning Officer:		
Parish Council representative:		
Objector(s):		
Supporter(s):		
Applicant & Agent:	Caroline Downie - Agent Mr Ashley Walton – on behalf of applicant	In Person In Person
Ward Member(s):		

WESTERN AREA PLANNING COMMITTEE 20TH SEPTEMBER 2023

UPDATE REPORT

Item No: (1) **Application No:** 23/00642/FUL **Page No.** 37-49

Site: Martin Collins Enterprises Ltd Cuckoo Copse Lambourn Woodlands Hungerford RG17 7TJ

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 20TH SEPTEMBER 2023

UPDATE REPORT

Item No: (2) **Application No:** 23/01686/FUL **Page No.** 51-69

Site: Orchard Day Nursery Everington Bungalow Everington Hill Yattendon Thatcham RG18 0UD

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Updates

- The covering page of the committee report requires the full application description to be shown, this should read as follows "Change of use of the existing building from a day nursery to a residential dwelling and erection of extensions following the demolition of the existing conservatory.". This is as shown in point 1.1 of the report.

3. Representations

Further representations have been raised these noted the following;

- That the plans show no chimneys on the drawing.
- There are also concern that the development will be a demolition and rebuild rather than an extension.

Officers note that the Chimneys have been left off the elevations. These missing chimneys on the existing elevations are a minor detail and do not have a bearing over the recommendation. The proposed development is as shown in the elevation drawings and has been considered as such.

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WESTERN AREA PLANNING COMMITTEE 20TH SEPTEMBER 2023

UPDATE REPORT

Item No: (3) **Application No:** 23/01116/HOUSE **Page No.** 71-79
Site: The Old Post House, Newbury Road, Shefford Woodlands, Hungerford RG17 7AG

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Updated Recommendation

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

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