

Notice of Meeting



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Western Area Planning Committee

**Wednesday 22nd November 2023 at
6.30pm**

**In the Council Chamber Council Offices
Market Street Newbury**

Update Report Pack



**Agenda - Western Area Planning Committee to be held on Wednesday, 22 November
2023 (continued)**

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

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

Agenda

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(2) Application No. and Parish: 22/02870/FUL - Greengates, Front Street, East Garston	7 - 8
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(4) List of Speakers	11 - 12

If you require this information in a different format or translation, please contact
Stephen Chard on (01635) 519462.



WESTERN AREA PLANNING COMMITTEE 22ND NOVEMBER 2023

UPDATE REPORT

Item No: (1) **Application No:** 23/02379/COND **Page No.** 25-33

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 22ND NOVEMBER 2023

UPDATE REPORT

Item No: (2) **Application No:** 22/02870/FUL **Page No.** 37-54

Site: Greengates, Front Street, East Garston

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Updates

One additional condition relating to site levels has been recommended which has been put forward due to the land slope on site.

“No development shall take place until full details of the finished levels, above ordnance datum, of the ground floor(s) of the proposed building, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.

Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. These details are required before development commenced because insufficient information accompanies the application, and the agreed details will affect early construction activities. This condition is applied in accordance with the NPPF, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD (June 2006).”

A condition regarding bricks to be used on the prominent elevations was considered. However, a recommended condition would require the bricks to be re-used and any new bricks to be submitted and approved by the LPA. A condition requesting the specific elevations for the re-used bricks to be used in is considered to be overly proscriptive, exceeding the conservation officer’s advice, as well as potentially considerably complicating the construction phase on a constrained site and officers therefore do not consider that it would meet the test of reasonableness set out in the NPPF.

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WESTERN AREA PLANNING COMMITTEE 22ND NOVEMBER 2023

UPDATE REPORT

Item No: (3) **Application No:** 23/01260/HOUSE **Page No.** 55-66

Site: Kates Cottage, Craven Road, Inkpen, Hungerford

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Updates

N/A

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WESTERN PLANNING COMMITTEE 22.11.2023

LIST OF SPEAKERS

Item: (1) Application: 23/02379/COND Page No: 23-35 Site: Land South Of Tower Works, Lambourn Woodlands, Hungerford		
Presenting Planning Officer:	Sian Cutts	
Parish Council representative:		
Objector(s):		
Supporter(s):		
Applicant/Agent:	James Hicks – Pegasus Group	In Person
Ward Member(s):		

Item: (2) Application: 22/02870/FUL Page No: 37-53 Site: Greengates, Front Street, East Garston		
Presenting Planning Officer:	Cheyenne Kirby	
Parish Council representative:	Sue Tulloch – Chair East Garston Parish Council	In Person
Objector(s):	Anthony Banfield Lindsey Mason Martyn Wright	In Person
Supporter(s):		
Applicant/Agent:	Rob McLennan - HSW Ltd	Via Zoom
Ward Member(s):		

Item: (3) Application: 23/01260/HOUSE Page No: 55-65		
Site: Kates Cottage, Craven Road, Inkpen		
Presenting Planning Officer:	Helen Roberston	
Parish Council representative:	Dr David Thomas Darren Durham	In Person
Objector(s):		
Supporter(s):		
Applicant & Agent:	Duncan Wolage – Agent Briony Malden – Applicant	In Person
Ward Member(s):		