

Notice of Meeting



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Western Area Planning Committee

Wednesday 24th April 2024 at 6.30pm

In the Council Chamber Council Offices
Market Street Newbury

Update Report

This meeting will be streamed live here: [Link to Western Area Planning Committee broadcasts](#)

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Agenda - Western Area Planning Committee to be held on Wednesday, 24 April 2024
(continued)

To: Councillors Patrick Clark (Chairman), Clive Hooker (Vice-Chairman), Adrian Abbs, Antony Amirtharaj, Phil Barnett, Dennis Benneyworth, Nigel Foot, Tony Vickers and Howard Woollaston

Substitutes: Councillors Carlyne Culver, Paul Dick, Billy Drummond, Denise Gaines and Stuart Gourley

Agenda

Part I

Page No.

- (1) **Application No. and Parish: 23/01585/OUTMAJ - Sandleford Park West, New Warren Farm, Warren Road, Newbury** 5 - 10
- Proposal:** Outline application for the phased delivery of up to 360 dwellings; demolition of Warren House and other buildings; widening of Warren Road to provide access through to Andover Road to the west; emergency access via Kendrick Road; provision of open space; drainage, walking, cycling, green and other associated infrastructure, including 40% affordable housing provision. All matters to be reserved, except access into the site for vehicles, pedestrians and cycles along the Warren Road corridor.
- Location:** Sandleford Park West, New Warren Farm, Warren Road, Newbury
- Applicant:** Donnington New Homes
- Recommendation:** To delegate to the Development Manager to GRANT OUTLINE PLANNING PERMISSION, subject to conditions and the satisfactory completion of a Section 106 Legal Agreement (or refuse outline planning permission if the S106 Legal Agreement is not completed).

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.

Agenda - Western Area Planning Committee to be held on Wednesday, 24 April 2024

(continued)

- (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.



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**WESTERN AREA PLANNING COMMITTEE
DATED 24.04.2024**

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) 23-01585-OUTMAJ – Sandleford Park West, New Warren Farm, Newbury Pages 7-123

Part 4 N/A

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WESTERN AREA PLANNING COMMITTEE

24TH APRIL 2024

UPDATE REPORT

Item No: 4(1) **Application No:** 23/01585/OUTMAJ **Page No.** 7 - 124

Site: Sandleford Park West, New Warren Farm, Warren Road, Newbury

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

One additional representation letter has been received since the publication of the agenda report. It raises a series of objections in line with other representations previously received and summarised. It primarily objects in relation to the use of Warren Road as the access to the development, and how the proposals affect the public right of way NEWB/5/1 (the public footpath heading east from Warren Road) and its character.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended wording to condition 14.

14. **Warren Road Access construction (amended)**

With the exception of any necessary early works associated with Advanced Planting, Archaeology and/or Land Contamination, no demolition, excavation, laying of foundations and/or building works, associated with the part of the development hereby approved within the confines of the New Warren Farm part of the application site (i.e. not including the Warren Road corridor), shall commence until the detailed works hereby approved along the Warren Road Corridor have been implemented to base course in relation to the roadway and to wearing course in relation to the cycleway / footways. The works along the Warren Road Corridor shall be completed in accordance with approved drawing number 5011406_RDG_C0003C and phasing plan(s) approved pursuant to condition.

Reason: For the avoidance of doubt, In the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

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WESTERN PLANNING COMMITTEE
24.04 2024

LIST OF SPEAKERS

Item: 4(1) Application: 23/01585/OUTMAJ Page No: 7-123 Site: Sandleford Park West, New Warren Farm, Newbury		
Presenting Planning Officer:	Niko Grigoropoulos	
Parish Council representative:		
Objector(s):	Tony Hammond – Chair of ‘Say No To Sandleford’ Group	In Person
Supporter(s):	Christopher Trickey on behalf of Fr. Zbigniew Budyn	In Person
Applicant/Agent:	Tim Burden, Planning Director, Turley Chris Long, Partner, Ridge and Partners LLP Giuseppe Zanre, Planning Director, Donnington New Homes Mark Norgate, Managing Director, Donnington New Homes	In Person
Ward Member(s):	Cllr Adrian Abbs Cllr David Marsh Cllr Patrick Clark	

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