

Supplemental Items for Western Area Planning Committee

Tuesday 16 July 2024 at 9.30 am
in Council Chamber, Council Offices,
Market Street, Newbury

Part I

Page No.

(1) **24/00908/FUL 6 Northcroft Lane, Newbury**

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Sarah Clarke

Proposal: Use of the building as a SEND School

Location: 6 Northcroft Lane, Newbury, RG14 1BU

Applicant: Amegreen Children's Services

Recommendation: To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions.

(2) **24/00571/FUL Mallards Haven, Frilsham**

5 - 6

Proposal: Retrospective: Partial retention of former bungalow for use as outbuilding, in association with dwelling approved under Application No. 18/00409/FULD. External alterations and hard landscaping.

Location: Mallards Haven, Frilsham, Thatcham, RG18 9XQ

Applicant: Mr and Mrs A Clark

Recommendation: Delegated to the Development Manager to GRANT PLANNING PERMISSION subject to conditions.



Supplemental Items

Western Area Planning Committee to be held on Tuesday, 16 July 2024 (continued)

(3) 24/00767/HOUSE The Old Rickyard, Inkpen

7 - 8

Proposal: Formation of a swimming pool.
Location: The Old Rickyard, Inkpen
Applicant: Mr and Mrs Colquhoun
Recommendation: To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to conditions

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

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West Berkshire
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WESTERN AREA PLANNING COMMITTEE 16 JULY 2024

UPDATE REPORT

Item No: (1) Application No: 24/00908/FUL Page No. 5-22

Site: 6 Northcroft Lane, Newbury, RG14 1BU

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	No further representations received.
Highways Officer:	After reviewing the agenda pack, a condition is recommended to ensure the existing car parking area is only used for pick-up and drop-off purposes.

3. Flood Risk Assessment

It has been brought to Officer's attention that both the Flood Risk Assessment and Flood Warning and Evacuation Plan both state that there is no historical evidence of flooding. This is incorrect and Officers are aware that Northcroft Lane has flooded in the past including earlier this year. However, this does not change Officers recommendation. This application seeks to change the use of an existing building from a nursery to a SEND school where the proposal would not represent an increase in the vulnerability of the users of the site. The agenda report has taken into account the relevant flooding matters for a change of use. Even with the evidence of historic flooding the development is still considered to comply with Policy CS16 of West Berkshire Core Strategy (2006-2026) and the NPPF.

4. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amendments to the approved plan condition (to correct a drawing title) and cycle parking condition and the condition requested by the Highways Officer. The amendment to the cycle parking condition is requested because further details of the proposed shelter and further clarification on whether an existing structure needs to be removed to accommodate the cycle parking in the proposed location are required. At the time of issuing the update report the amendments to the cycle parking condition have not been agreed.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

- (i) Location and Site Plan (2100 E100 P5) received on 24.06.2024;
- (ii) Ground & **First Floor** Plans (001) received on 30.04.2024;
- (iii) Heritage Statement (Heritage Fusion, 2100) received on 30.04.2024;

- (iv) Flood Risk Assessment (GeoSmart: 81842R1) received on 14.05.2024;
- (v) Swept Path Analysis Minibus (Drawing 2403067-TK01) within Transport Statement Final by Motion received on 30.04.2024;
- (vi) Email from Agent: Response to Highways Consultation received on 24.06.2024;
- (vii) Email from Agent: No changes to parking area received on 05.07.2024.

Reason: For the avoidance of doubt and in the interest of proper planning.

4. **Pre-commencement: Cycle parking**

Notwithstanding the details accompanying the application, the hereby approved SEND School shall not be first brought into use until cycle parking/storage facilities for the school have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the facilities shall be maintained and kept available for that purpose at all times.

Reason: To ensure the provision of cycle parking/storage facilities in order to encourage the use of cycles and reduce reliance on private motor vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, Quality Design SPD, and the Council's Cycle and Motorcycle Advice and Standards for New Development (November 2014). A pre-commencement condition is required because the cycle parking should be made available for users from the first date of occupation. To be agreed.

7. **Existing Parking Area Restriction**

Upon the development being brought into use, the existing car parking shall be designated for parents, and shall not be used for staff car parking. The parking and/or turning space shall thereafter be kept available for parent parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

WESTERN AREA PLANNING COMMITTEE 16 JULY 2024

UPDATE REPORT

Item No: (2) **Application No:** 24/00571/FUL **Page No.** 23-37

Site: Mallards Haven, Frilsham, Thatcham, RG18 9XQ

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

No additional responses received following the Committee Report.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended materials condition. This has been amended to include the covering letter, which details the green roof element.

3.	Materials (added/amended) The materials to be used in the development hereby permitted shall be as specified on the plans, the application forms and the covering letter. Where stated that materials shall match the existing, those materials shall match those on the existing development in colour, size and texture. Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Guidance 04/2 House Extensions (July 2004), and Supplementary Planning Document Quality Design (June 2006).
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WESTERN AREA PLANNING COMMITTEE 16 JULY 2024

UPDATE REPORT

Item No: (3) **Application No:** 24/00767/HOUSE **Page No.** 39-47

Site: The Old Rickyard , Inkpen

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	
	None received

The applicant has submitted an amended block plan which deletes the existing pool plant room as none is on site. In addition, the red line location plan has been slightly revised.

Sections have been submitted showing the relative levels of the pool in relation to the boundary with the church to the east and graveyard.

The applicant has submitted additional information regarding the manner in which the pool water and drainage will be managed. This is in the hope of obviating the need for the proposed suds condition as on the agenda. The drainage engineer states that further information is still required and that this should be finalised before permission is granted. Accordingly see the revised recommendation below.

In addition, the officers have received an additional consultation response from the Council archaeology officer who notes the site is of some sensitivity in archaeological terms. Accordingly, a pre-condition is recommended to ensure that during excavation of the pool any archaeological finds are duly recorded. See below.

3. Updated Recommendation

The drainage engineer has reviewed the additional drainage information, but is still concerned regarding the viability of the soakaway solution proposed for drainage.

It is recommended that Members delegate back to officers to work with the applicant to secure appropriate site drainage before permission is granted, and to add any necessary conditions or amendments to conditions in order to ensure that adequate drainage is provided.

4 Proposed additional condition

No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To ensure that any significant archaeological remains that are found are adequately recorded. In accord with the advice in policy CS17 in the WBCS of 2006 to 2026 .