

Supplemental Items for Western Area Planning Committee

Tuesday, 16 July 2024 at 2.00 pm
in Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

- | | | |
|-----|--|-------|
| (1) | Application No. and Parish: 23/01492/FUL - Land approximately 400 metres west of Dark Lane and South Of Denford Lane, Upper Denford | 5 - 6 |
| | Proposal: Erection of equestrian workers dwelling; with associated parking, turning, landscaping, private amenity space and access | |
| | Location: Land Approximately 400 Metres West Of Dark Lane and South Of Denford Lane, Upper Denford | |
| | Applicant: Mr Mark Pettitt of Fowler Architecture and Planning Limited | |
| | Recommendation: Delegate 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)

- (2) **Application No. and Parish: 22/02538/FUL - Site of Former Cope Hall, Skinners Green, Enborne** 7 - 8
Proposal: Proposed new self-build, net zero carbon dwelling, improvement of 2no. existing accesses and associated landscaping on site of former Cope Hall residence.
Location: Site of Former Cope Hall, Skinners Green, Enborne, Newbury.
Applicant: Mr S Woodward.
Recommendation: To **DELEGATE** to the **Development Manager** to **REFUSE PLANNING PERMISSION** for the reasons set out at Section 8 of the report.
- (3) **Application No. and Parish: 23/02586/FUL - land adjacent to 123 Strongrove Hill, Hungerford** 9 - 10
Proposal: Erection of a single detached three bedroom house (125 Strongrove Hill) and associated works
Location: Land Adjacent to 123 Strongrove Hill, Hungerford
Applicant: David Withers
Recommendation: To delegate to the Development Manager to **REFUSE PLANNING PERMISSION**
- (4) **Application No. and Parish: 23/02591/HOUSE & 23/02592/LBC - Little Hidden Farm, Wantage Road, Newtown, Hungerford** 11 - 12
Proposal: Two storey rear extension, new bathroom in existing roof space and replacement roof coverings.
Location: Little Hidden Farm, Wantage Road, Newtown, Hungerford
Applicant: Mrs Susan Acworth
Recommendation: To delegate to the Development Manager to **REFUSE PLANNING PERMISSION**

4. **List of Speakers** 13 - 14

Sarah Clarke.



Supplemental Items

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

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

West Berkshire Council is committed to equality of opportunity. We will treat everyone with respect, regardless of race, disability, gender, age, religion or sexual orientation.

If you require this information in a different format or translation, please contact Thomas Radbourne on telephone (01635) 519502.



West Berkshire
C O U N C I L

This page is intentionally left blank

WESTERN AREA PLANNING COMMITTEE 16TH JULY 2024 2:00 PM

UPDATE REPORT

Item No: 1 Application No: 23/01492/FUL Page No. 5-21

Site: Land approximately 400 metres west of Dark Lane and South Of Denford Lane, Upper Denford

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Further Plans

An amended block plan was requested and has been received, superseding the previous block plan.

The proposed changes move the position of the dwelling further west, closer to the main entrance in order to reduce the length of the proposed private drive.

The red line area of the application remains the same.

3. Additional conditions

The highways officer has requested additional conditions:

Electric Charging Point (details to be submitted)

The dwelling shall not be occupied until/No dwelling shall be occupied until an electric vehicle charging point has been provided in accordance with the approved drawings. The charging point 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 P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991 - 2006 (Saved Policies 2007).

Parking/turning in accord with plans (YHA24)

The dwelling shall not be occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for 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)

4. Clarification of applicant

The applicant has been listed as Mr Mark Pettitt who is the planning agent for the application. This is an error and the correct applicant name is Denford Park Pastures East. This will be corrected in further documents.

5. Updated Recommendation

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

WESTERN AREA PLANNING COMMITTEE 16TH JULY 2024 2:00 PM

UPDATE REPORT

Item No: 2 Application No: 22/02538/FUL Page No. 23-48
Site: Site Of Former Cope Hall Skinners Green Enborne Newbury

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Further Representations

A letter of objection has been received from Lichfields on behalf of a neighbouring property.

Summary of objections:

- Application is largely the same as the application recently dismissed appeal – this is an important material consideration
- Beyond ecological matters, no amendments have been made by the applicant to seek to overcome the reasons for the dismissed appeal i.e. character and appearance of the area (the design/siting etc of the proposal has not changed) and conflict with the Council's strategy for the distribution of development.
- The adopted development plan remains unchanged.
- Principle of development contrary to Policy C1
- Site is not brownfield
- Harm to character of area - No new information/amended designs have been submitted to overcome the Inspector's concerns about the proposals impact on the character of the area.
- Planning Inspector did not consider the design innovative as it is not unusual for new dwellings to be designed to high environmental standard.
- Harm to biodiversity

3. Archaeology

No objections subject to a condition requiring the submission of a Stage 1 written scheme of investigation (WSI) for a programme of archaeological work. If heritage assets of archaeological interest are identified by Stage 1, then for those parts of the site which have archaeological interest a Stage 2 WSI should be submitted to and approved by the local planning authority.

Summary of comments:

The archaeological officer has assessed the application and the four separate historic reports that were submitted with the application, three of which relate to previous appraisals and investigations at the site. A 2022 Desk-based assessment (DBA) collates information from the previous work and brings this up to date. Both the archaeological officer and Historic England do not feel that a new property within the woodland will interfere with the legibility of

the landscape or the understanding of the Civil War conflict. Therefore, there is no I do not have any in principle archaeological objection to the site having some development on it, but further fieldwork will be needed, as the 2022 Desk-based Assessment acknowledges.

4. Updated Recommendation

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

WESTERN AREA PLANNING COMMITTEE 16TH JULY 2024 2:00 PM

UPDATE REPORT

Item No: 3 **Application No:** 23/02586/FUL **Page No.** 49-71

Site: Land Adjacent to 123 Strongrove Hill, Hungerford

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. No further updates

This page is intentionally left blank

WESTERN AREA PLANNING COMMITTEE 16TH JULY 2024 2 PM

UPDATE REPORT

Item No: 4 **Application No:** 23/02591/HOUSE & 23/02592/LBC **Page No.** 73-87

Site: Little Hidden Farm, Wantage Road, Newtown, Hungerford

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. No further updates

This page is intentionally left blank

WESTERN AREA PLANNING COMMITTEE 16 JULY 2024

LIST OF SPEAKERS

COMMITTEE 2

Item: 4(1) Application: 23/01492/FUL Page No: 5-21 Site: Land Approximately 400 Metres W Of Dark Lane and S Of Denford Lane	
Presenting Planning Officer:	Isabel Oettinger
Parish Council representative:	Cllr Keates to speak followed by Cllr Coulthurst
Objector(s):	
Supporter(s):	
Applicant/Agent:	Mark Pettitt - Fowler Architecture and Planning Richard Evans – Stud Manager
Ward Member(s):	Dennis Benneyworth Denise Gaines Tony Vickers

Item: 4(2) Application: 22/02538/FUL Page No: 23-47 Site: Site Of Former Cope Hall, Skinners Green, Enborne Newbury	
Presenting Planning Officer:	Debra Inston
Parish Council representative:	
Objector(s):	
Supporter(s):	Peter Wilding - representing residents of Skinners Green
Applicant/Agent:	Mr Giles Sutton – Ecology Consultant Mr Steve Woodward – Applicant Mr Richard Rowntree - Agent
Ward Member(s):	Dennis Benneyworth Denise Gaines Tony Vickers

Item: 4(3) Application: 23/02586/FUL Page No: 49-71 Site: Land Adjacent To 123 Strongrove Hill, Hungerford	
Presenting Planning Officer:	Sian Cutts
Parish Council representative:	Cllr Coulthurst to speak followed by Cllr Cole
Objector(s):	Simon Smith
Supporter(s):	
Applicant/Agent:	Brian Withers - Agent
Ward Member(s):	Dennis Benneyworth Denise Gaines Tony Vickers

Item: 4(4) Application: 23/02591/HOUSE & 23/02592/LBC Page No: 73-87 Site: Little Hidden Farm, Wantage Road, Newtown Hungerford RG17 0PN	
Presenting Planning Officer:	Sian Cutts
Parish Council representative:	Cllr Cole to speak followed by Cllr Keates
Objector(s):	
Supporter(s):	
Applicant/Agent:	Marianne Smith - Mathewson Waters Architects James Acworth on behalf of Applicant
Ward Member(s):	Dennis Benneyworth Denise Gaines Tony Vickers