

Notice of Meeting



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Western Area Planning Committee

**Wednesday 18 September 2024 at
6.30pm**

In the Council Chamber Council Offices
Market Street Newbury

Update Reports

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**Agenda - Western Area Planning Committee to be held on Wednesday 18 September
2024 (continued)**

To: Councillors Phil Barnett (Chairman), Clive Hooker (Vice-Chairman),
Adrian Abbs, Antony Amirtharaj, Paul Dick, Nigel Foot, Denise Gaines,
Tony Vickers and Howard Woollaston

Substitutes: Councillors Dennis Benneyworth, Martin Colston, Carolyne Culver,
Billy Drummond and Stuart Gourley

Agenda

Part I

Page No.

(1) **Application No. and Parish: 23/02782/FULMAJ - 20 - 28A Pound Street,
Newbury** 5 - 8

Proposal: Demolition of existing buildings (including former Jewson's site); existing dwellings 26 and 28 Pound Street; and, 28a Pound Street (former Newbury Bathroom Store) and erection of 79no. residential dwellings alongside access works, landscaping, open space, drainage and other associated works

Location: 20 - 28A Pound Street, Newbury

Applicant: Archel Homes

Recommendation: PROVIDED THAT a Section 106 Agreement has been completed by 18th November 2024 (or such longer period that may be authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee), to delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in section 8 of this report (or minor and inconsequential amendments to those conditions authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee).

OR, if a Section 106 Agreement is not completed, to delegate to the Development Manager to REFUSE PLANNING PERMISSION for the reasons listed in section 8 of this report.



Agenda - Western Area Planning Committee to be held on Wednesday 18 September 2024 (continued)

- (2) **Application No. and Parish: 23/02550/FULMAJ - Elm Farm, Hamstead Marshall, Newbury** 9 - 10
- Proposal:** Demolition of Redundant Farmstead Buildings, New House, Relocated Barn, Change of Use of Field Area for ReLocation of Solar Panels and Significant Landscape/ Biodiversity Enhancement.
- Location:** Elm Farm, Hamstead Marshall, Newbury, RG20 0HR
- Applicant:** Mr and Mrs D Oppenheim
- Recommendation:** To delegate to the Development Manager to REFUSE PLANNING PERMISSION for the reasons listed in section 8 of this report.
- (3) **Application No. and Parish: 4/01602/REG4 - Northcroft Leisure Centre, Northcroft Lane, Newbury** 11 - 12
- Proposal:** Proposed new single storey entrance lobby and canopy. New entrance facade cladding, new door/window openings and new roof top plant.
- Location:** Northcroft Leisure Centre, Northcroft Lane, Newbury, RG14 1RS
- Applicant:** Everyone Active
- Recommendation:** To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed within this report.
- (4) **List of Speakers** 13 - 14

**Agenda - Western Area Planning Committee to be held on Wednesday 18 September
2024 (continued)**

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.
- (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.



WESTERN AREA PLANNING COMMITTEE 18 SEPTEMBER 2024

UPDATE REPORT

Item No: (1) **Application No:** 23/02782/FULMAJ **Page No.** 7 - 60

Site: 20 - 28A Pound Street, Newbury

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Updates

Additional Consultation Responses

Environment Delivery Team:	I note that the applicants point that compliance with CS15 is not technically viable and that only a 30% CO2 emissions reduction from regulated and unregulated energy can be achieved for the site. A 30% reduction in CO2 emissions is disappointing, however I accept the technical viability constraints detailed for the site.
Network Rail:	No objections, request informatives.

3. Sustainable Construction

Following the submission of a further addendum to the Energy Statement at the time of writing the agenda report, the Environment Delivery Team provided the above response and accepting that it is not technically viable to achieve zero carbon as part of the development proposed. Therefore, the conclusions set out in paragraph 6.112 of the agenda report remain.

4. Biodiversity Matters

Clarification was sought at the Committee site visit regarding the provision of biodiversity enhancements proposed. The application is accompanied by an Ecological Impact Assessment which proposes landscaping and enhanced roosting opportunities for bats through the provision of six bat bricks as well as new nest boxes for birds (unspecified number).

To secure the provision of adequate bat bricks and bird boxes an additional condition is proposed.

The precise details of the soft landscaping to be provided would be secured by proposed condition 20 in the agenda report and the management and maintenance of the landscaping and ecological enhancements would be secured by proposed condition 5 of the agenda report.

5. Other Additional and Amended Conditions

Following a review of the conditions set out in the agenda report, condition 12 (Building Materials) is proposed to be amended to remove reference to doors and windows and an additional, separate condition to secure precise details of doors and windows including their reveals, glazing bars, sills and heads etc. is proposed.

In addition, proposed condition 19 (Public seating and seats in communal areas) is amended to include details of bollards and associated external lighting in those areas to be provided and approved prior to any occupation.

6. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional condition and informatives.

Amended Conditions

12.	<p>Building Materials</p> <p>No above ground development shall take place until a schedule of all materials and finishes visible external to the buildings, including bin stores and cycles stores, have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available to be viewed at the site or by arrangement with the Planning Officer. All materials incorporated in the work shall match the approved schedule and samples.</p> <p>Reason: To ensure that the materials are appropriate to the character of the building, and the Conservation Area. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
19.	<p>Public seating and seats in communal areas</p> <p>No dwelling shall be first occupied until details of the proposed seating, associated external lighting and bollards to be located in the public and communal areas of the development have been implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: The provision of seating areas and associated lighting and bollards are integral elements of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS18 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.</p>

Additional Conditions

33.	<p>External Joinery Windows / Doors</p> <p>No new external doors and windows shall be fitted until working drawings (scale 1:20, 1:10, 1:5, half or full size etc.) fully detailing the new windows and external doors (cross sections for full glazing bars, sills, heads and window/door reveals etc.) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved specifications and retained thereafter.</p>
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	Reason: To ensure that the proposed works are sympathetic to the special architectural and historic interest of the heritage assets and to ensure a satisfactory appearance to the development. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).
34.	<p>Biodiversity measures</p> <p>The development hereby permitted shall not be occupied until bat bricks and bird boxes have been installed/constructed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure biodiversity enhancements are incorporated into the development. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>

Additional Informatives (as requested by Network Rail)

17.	<p>Safety</p> <p>Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basic Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact assetprotectionwestern@networkrail.co.uk.</p>
18.	<p>Drainage</p> <p>Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels – if altered, to be such that water flows away from the railway. Drainage does not show up on Buried service checks.</p>
19.	<p>Ground Levels</p> <p>The developers should be made aware that Network Rail needs to be consulted on any alterations to ground levels. No excavations should be carried out near railway embankments, retaining walls or bridges.</p>
20.	<p>Foundations</p> <p>Network Rail offers no right of support to the development. Where foundation works penetrate Network Rail's support zone or ground displacement techniques are used the works will require specific approval and careful monitoring by Network Rail. There should be no additional loading placed on the cutting and no deep continuous excavations parallel to the boundary without prior approval.</p>
21.	<p>Site Layout</p> <p>It is recommended that all buildings be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.</p>

22.	<p>Demolition</p> <p>The demolition works on site must be carried out so that they do not endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures and land. The demolition of the existing building, due to its close proximity to the Network Rail boundary, must be carried out in accordance with an agreed method statement. Approval of the method statement must be obtained from the Network Rail Asset Protection Engineer before the development and any demolition works on site can commence.</p>
23.	<p>Landscaping</p> <p>It is recommended no trees are planted closer than 1.5 times their mature height to the northern boundary fence. The developer should adhere to Network Rail's advice guide on acceptable tree/plant species. Any tree felling works where there is a risk of the trees or branches falling across the boundary fence will require railway supervision.</p> <p>Permitted: Birch (Betula), Crab Apple (Malus Sylvestris), Field Maple (Acer Campestre), Bird Cherry (Prunus Padus), Wild Pear (Pyrus Communis), Fir Trees – Pines (Pinus), Hawthorne (Cretaegus), Mountain Ash – Whitebeams (Sorbus), False Acacia (Robinia), Willow Shrubs (Shrubby Salix), Thuja Plicatat "Zebrina"</p> <p>Not Permitted: Alder (Alnus Glutinosa), Aspen – Poplar (Populus), Beech (Fagus Sylvatica), Wild Cherry (Prunus Avium), Hornbeam (Carpinus Betulus), Small-leaved Lime (Tilia Cordata), Oak (Quercus), Willows (Salix Willow), Sycamore – Norway Maple (Acer), Horse Chestnut (Aesculus Hippocastanum), Sweet Chestnut (Castanea Sativa), London Plane (Platanus Hispanica).</p>

WESTERN AREA PLANNING COMMITTEE 18 SEPTEMBER 2024 UPDATE REPORT

Item No: (2) **Application No:** 23/02550/FULMAJ **Page No.** 61 - 88
Site: Elm Farm, Hamstead Marshall, Newbury, RG20 0HR

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Representations and Consultation Responses

Public representations:	<p>An additional representation has been received supporting the application proposal. The additional representation, in summary, considers:</p> <ul style="list-style-type: none"> • The farmyard is largely redundant. • The existing site is not a bucolic addition to the village and visual impact continues to decline. • The proposal will enhance the village and make a significant impact to biodiversity net gain in the area. • The proposal will result in removal of large redundant underused buildings and hardstanding. • The existing site is not open countryside. • The development would be sustainable. • The existing site serves no farm, is isolated and an ecological blight.
WBC Tree Officer response to amended plans and additional information:	No objections.

3. Height of Existing Barns and Proposed Dwelling

Paragraph 6.28 of the agenda report incorrectly states the height of the existing barn structures on site. The correct maximum heights from ground level of the barns to be removed or relocated, when scaled from the Existing Barn Elevations Plan submitted (drawing number 15 Rev P0), are:

- Barn 1: 5.6m (the barn to be reduced in size and relocated)
- Barn 3: 7.3m (closest to Elm Farmhouse)

Unfortunately, no existing elevations plan of Barn 2, the barn located to the south of the site and where the proposed dwelling is located, have been provided. However, a Site Elevation

Plan (drawing number 012 Rev P1) has been submitted which shows this barn in grey and having a height of 8.5m.

The existing slurry tank to be removed is 4.8m tall.

From the Proposed Elevations, Scheme B Plan (drawing number 016 Rev P0) submitted the ridge height of the dwelling is as follows:

- 9.2 metres on the front (northeast) elevation.
- 9.8 metres on the side (southeast and northwest) elevations.
- 9.5 metres on the rear (northeast) elevation.

Overall, the dwelling at its highest ridge point from ground level as shown on the elevation plan submitted would be 9.8 metres, some 1.3 metres taller than the existing barn in the location of which it would be sited.

The height of the dwelling including the chimney from ground level as shown on the elevation plan submitted would be 11.6 metres (southeast side elevation), some 3.1 metres taller than the existing barn upon which it would be sited.

4. Updated Recommendation

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

WESTERN AREA PLANNING COMMITTEE 18 SEPTEMBER 2024

UPDATE REPORT

Item No: (3) **Application No:** 24/01602/REG4 **Page No.** *

Site: Northcroft Leisure Centre, Northcroft Lane, Newbury, RG14 1RS

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Update

No updates.

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WESTERN AREA PLANNING COMMITTEE

LIST OF SPEAKERS

Item: 4(1) Application: 23/02782/FULMAJ Page No: 5 - 57	
Site: 20 - 28A Pound Street, Newbury	
Presenting Planning Officer:	Jake Brown
Parish Council representative:	David Harman
Objector(s):	
Supporter(s):	
Applicant/Agent:	Jamie Pearson - Archel Homes Catherine Bruce - Savills
Ward Member(s):	Martin Colston Louise Sturgess

Item: 4(2) Application: 23/02550/FULMAJ Page No: 59 - 85	
Site: Elm Farm, Hamstead Marshall, Newbury RG20 0HR	
Presenting Planning Officer:	Jake Brown
Parish Council representative:	Anne Budd
Objector(s):	
Supporter(s):	Nick Wallis
Applicant/Agent:	Martin Leay
Ward Member(s):	Dennis Benneyworth Denise Gaines Tony Vickers

Item: 4(3) Application: 24/01602/REG4 Page No: 87 - 101	
Site: Northcroft Leisure Centre, Northcroft Lane, Newbury RG14 1RS	
Presenting Planning Officer:	Debra Inston
Parish Council representative:	David Harman
Objector(s):	Nick Steele Thomas Westerman Via Zoom
Supporter(s):	
Applicant/Agent:	
Ward Member(s):	Antony Amirtharaj Martha Vickers