

# Supplemental Items for Western Area Planning Committee

**Wednesday 23 October 2024 at 6.30 pm**  
in Council Chamber Council Offices  
Market Street Newbury

## Part I

Page No.

### 4. Schedule of Planning Applications

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*(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications).*

#### (1) 1. 23-00815-FUL land South of Sandhill, Hermitage

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**Proposal:** Part retrospective. Change of use of land for the formation of 5 Gypsy/Traveller pitches comprising of 1 mobile home, 1 touring caravan, and 1 utility building per pitch

**Location:** Land south of Sandhill, Hampstead Norreys Road, Hermitage

**Applicant:** Mr R Black

**Recommendation:** Delegated to the Development Manager to GRANT planning permission subject to conditions.

#### (2) 2. 24-00582-FUL The White Hart inn, Hampstead Marshall

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## Supplemental Items

### Western Area Planning Committee to be held on Wednesday 23 October 2024 (continued)

- Proposal:** Change of use of the Public House to residential use, together with external alterations, landscaping, car parking and any other associated works and infrastructure.
- Location:** White Hart Inn, Hamstead Marshall, Newbury, RG20 0HW
- Applicant:** The White Hart Inn (Hamstead Marshall) Ltd
- Recommendation:** To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.

Sarah Clarke.

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](mailto:executivecycle@westberks.gov.uk)

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West Berkshire  
C O U N C I L

**WESTERN AREA PLANNING COMMITTEE  
DATED 23<sup>rd</sup> OCTOBER 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) 23/00815/FUL Land South Of Sandhill, Hermitage      Pages 11 - 35  
                  Item (2) 24/00582/FUL White Hart Inn Hamstead Marshall      Pages 37 - 59

**Part 4**      N/A

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**WESTERN AREA PLANNING COMMITTEE  
23<sup>RD</sup> OCTOBER 2024**

**UPDATE REPORT**

**Item No:** (4) 1      **Application No:** 23/00815/FUL      **Page No.** 11-35

**Site:** Land south of Sandhills, Hermitage

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## 1. Additional Consultation Responses

Public representations: One additional objection from a previous objector. Remains concerned that the LPA officers are recommending the application for approval given the fact that the applicants occupied the site without planning permission.

## 2. Additional drainage information

It is noted that the nearest foul sewer connection from the site is 50m to the south across third party land. According to the Building Regulations if the distance is in excess of 30m there is no statutory requirement for an applicant of small schemes [of which this is one] to connect to the mains sewer. Accordingly, the septic tank option remains on the application site. The Council's drainage engineer will be able to speak to this detail at Committee.

## 3. Additional Conditions recommended

<b>19</b>	<p><b>Removal of PD rights for fences/walls etc</b></p> <p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no gates, fences, walls or other means of enclosure which would otherwise be permitted by Schedule 2, Part 2, Class A of that Order shall be erected, constructed, or materially altered without planning permission being granted by the Local Planning Authority on an application made for that purpose. This restriction excludes any development expressly permitted by this permission, and does not prevent repairs or replacements (in full or in part) that do not materially affect the external appearance of any gate, fence, wall or other means of enclosure.</p> <p>Reason: To prevent the erection of such development which may have an adverse impact on the rural character and appearance of the area, or fail to conserve the open landscape of the NWDNDL. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (June 2006).</p>
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<b>20</b>	<p><b>Distance of structures/hardstanding from eastern boundary</b></p> <p>No hardstanding or structure associated with this permission shall be laid out/sited within 5m of the eastern boundary of the application site.</p> <p>Reason. To ensure that the proposed landscape buffer noted on the submitted landscaping plan is respected, in the interests of visual impact, having regard to the advice in policy ADPP5 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (June 2006).</p>
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#### **4. Additional plan received**

Since the application report was published the LPA has received an additional detailed plan of the proposed footway link to the south. This has been on the public website since last week. It is also shown on the Committee presentation.

#### **5. Updated Recommendation**

The recommendation remains as set out in the agenda committee report, BUT SUBJECT TO THE FOLLOWING CAVEAT.

**The Development Control Manager be authorised to GRANT conditional planning permission on the receipt of satisfactory drainage details on the site which will include both surface water and foul drainage details.**

## WESTERN AREA PLANNING COMMITTEE 23<sup>RD</sup> OCTOBER 2024

### UPDATE REPORT

**Item No:** (2)      **Application No:** 24/00582/FUL      **Page No.** 37-59

**Site:** White Hart Inn, Hamstead Marshall, Newbury RG20 0HW

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#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional/amended conditions.

8.	<p><b>Visibility Splays before development</b></p> <p>No dwelling shall be first occupied until the visibility splays at the access have been provided in accordance with Drawing No. ITB19284-GA-001 Rev A. The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.</p> <p>Reason: In the interest of road safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026).</p>
18	<p><b>Obscure glazing of windows</b></p> <p>The roof light window at first floor level in the north elevation of dwelling H4 shall be fitted with obscure glass and shall be non-opening. The roof light window shall be permanently retained in that condition thereafter.</p> <p>Reason: To prevent overlooking of adjacent properties/land, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (2006) and House Extensions SPG (July 2004).</p>

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