

Supplemental Items for Western Area Planning Committee

**Wednesday 20 November 2024 at 6.30
pm**
in Council Chamber Council Offices
Market Street Newbury

Part I	Page No.
(4) Update Report	3 - 12

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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WESTERN AREA PLANNING COMMITTEE
DATED 20th NOVEMBER 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) 24/01755/FUL Land South Of Twistle Cottage, Marshall 29-45 Item (2) 23/02643/OUTMAJ Premier Inn, Pinchington Lane, Newbury Pages 47-85 Item (3) 23/02536/FULMAJ Land West Of Heath Lane, Thatcham	Pages Pages 87-105
Part 4	N/A	

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WESTERN AREA PLANNING COMMITTEE 20TH NOVEMBER 2024

UPDATE REPORT

Item No: 4 [1] Application No: 24/01755/FUL Page No. 29-45

Site: Land at Twistle Cottage, Long Lane, Shaw.

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Representation received

One letter from a local resident who uses the private access under the bridge deck adjacent the application site. He has no objection to the application per se but rather the physical works to the current bridge walls which he believes may not be structurally sound so is worried about future health and safety. He requests that the Council apply a precondition to ensure that the bridge is sound.

Officer note: This is a civil matter as the highway involved is not a public highway. Therefore, to apply such a condition is not necessary in the officer view.

3. Additional conditions recommended

1	<p>No development shall take place (including any demolition, ground works, site clearance) until a proposed and existing cross section on a north/south axis has been submitted to and approved in writing by the local planning authority.</p> <p>The development shall then proceed in strict accord with the as approved plan.</p> <p>Reason. To ensure a satisfactory relationship between the proposed development and the adjacent land. This condition is imposed in accordance with the National Planning Policy Framework, and Policy CS14 of the West Berkshire Core Strategy (2006-2026).</p>
2	<p>The mixed-use curtilage hereby approved as identified on the approved plans shall only be used in conjunction with the occupants of Twistle Cottage and form no other curtilage attached to any other property.</p> <p>Reason. To ensure the justification for the new curtilage is soundly based and to ensure a satisfactory relationship between the proposed development and the adjacent land in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy C8 of the Housing Site Allocations DPD 2006-2026.</p>

N.b. All preconditions agreed by the applicant, in accord with the 2018 Regulations re. pre-commencement conditions.

4. Additional plan

An Additional location plan has been received identifying Twistle Cottage as being in the blue line i.e. not part of the application site red line but in the same ownership for the purposes of condition 2.

**WESTERN AREA PLANNING COMMITTEE
20TH NOVEMBER 2024**

UPDATE REPORT

Item No: (2) **Application No:** 23/02643/OUTMAJ **Page No.** 47-86
Site: Premier Inn, Pinchington Lane, Newbury, RG14 7HB

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Updates

A query regarding the refuse collection for the proposed residential properties has been raised. The application proposes that a waste collection vehicle would remain on the road whilst bins are collected from the proposed residential properties, as is the case for the existing residential properties along Deadmans Lane. Sufficient information has been submitted to demonstrate that bin storage within the residential properties would be within 25 metres of the road, to enable collection by refuse operatives in accordance with Manual for Streets.

It is not considered that the potential additional time a refuse vehicle may stop on the highway to collect refuse from the development proposed would cause a severe impact on the highway network.

3. Updated Recommendation

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

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**WESTERN AREA PLANNING COMMITTEE
20 NOVEMBER 2024**

UPDATE REPORT

Item No: (3) **Application No:** 23/02536/FULMAJ **Page No.** 87-106

Site: Land West Of Heath Lane and North Of Bowling Green Road, Thatcham

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Updates

A minor error in one of the section diagrams (section A-A) shown on the Bowling Green Road Revised Soil Spreading Strategy Plan has been identified and an amended plan has been submitted (drawing number 2005291-604 Rev P3) to correct that error. As such, condition 1 proposed in the agenda report is to be amended to reflect the latest plan.

3. Updated Recommendation

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

Amended Condition

1.	<p>Approved Plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <p>Received 3 December 2021:</p> <ul style="list-style-type: none">- Bowling Green Road Basin Red Line Boundary 2005290-002F- Proposed Earthworks Cut and Fill Volumes 2005290-007- Flood Alleviation Access Road Construction Details 2005290-017- Bund and Swale Construction Details Sheet 1 of 2 2005290-018- Bund and Swale Construction Details Sheet 2 of 2 2005290-019- Thatcham Flood Defence by Cotswold Archaeology August 2021- Arboricultural Implications Report by SJA Trees Nov 2021- Flood Risk Assessment by Ardent December 2021- Geotechnical Interpretative report by Geo-Environmental November 2021- Landscape Appraisal, proposed Landscape Scheme, Planting Details and Landscape management and Maintenance Plan by Liz Allen, Nov 2021- Ecology Assessment by Derek Finnie Associates, November 2021 <p>Received 20 December 2021:</p> <ul style="list-style-type: none">- Flow Control Structure Details 2005290-012A- Tree Removal Plan 2005290-14A- Arboricultural Implications Report Addendum by SJA Trees Dec 2021
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Received 8 March 2022:

- Trial Pit Location Plan 2005290-004B

Received 31 October 2022:

- Written Scheme of Investigation for an Archaeological Watching Brief by Cotswold Archaeology CA Project: AN0579 dated September 2022.
- Construction and Environmental Management Plan (CEMP) North and East Thatcham FAS reference: CE-MF-2169-RP02 FINAL Rev2 dated 10th January 2023 by Crestwood Environmental Ltd.
- E-mail from G Hardwick from Ardent dated 06/01/2023 15:57 detailing some amendments to the CEMP

Received 4 November 2022:

- SJA Tree Protection Plan ref TPP 22280-01 dated Oct 2022
- West Berkshire Council Construction Method Statement North and East Thatcham FAS
- Site Compound Layout plan number 2005301-028

Received 12 January 2023:

- Landscape Ecology Management Plan by Derek Finnie Associates ref: DFA21089V4, dated October 2022

Received 10 May 2024:

- Bowling Green Road Soil Spreading Strategy Contours Plan, drawing number 2005291-603 Rev P4 (excluding the track and gate).
- Bowling Green Road Revised Soil Spreading Strategy, drawing number 2005291-605 (excluding the track and gate).
- Flood Risk Assessment Addendum, ref: LE/2005291/LPA dated 12 April 2024.

Received 6 September 2024:

- General Arrangement Plan, drawing number 2005290-001 Rev C6.

Received 14 October 2024:

- Landscape Proposals, drawing number 01-09A/2021-22/WB/LAEPLA – Rev C

Received 13 November 2024

- Bowling Green Road Revised Soil Spreading Strategy Plan, drawing number 2005291-604 Rev P3 (excluding the track and gate).

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

WESTERN AREA PLANNING COMMITTEE

20th November 2024

LIST OF SPEAKERS

Item: 4(1) Application: 24/01755/FUL Page No: 29-45 Site: Land South Of Twistle Cottage, Long Lane, Shaw Newbury	
Presenting Planning Officer:	Michael Butler
Parish Council representative:	
Objector(s):	
Supporter(s):	
Applicant/Agent:	Gareth Jones (ET Planning)
Ward Member(s):	Councillor Antony Amirtharaj Councillor Martha Vickers - Speaking

Item: 4(2) Application: 23/02643/OUTMAJ Page No: 47-85 Site: Premier Inn, Pinchington Lane, Newbury RG14 7HB	
Presenting Planning Officer:	Jake Brown
Parish Council representative:	
Objector(s):	Ian Blair Julie Cooper
Supporter(s):	
Applicant/Agent:	Simon Millett - Walsingham Planning – Via Zoom
Ward Member(s):	Councillor Phil Barnett Councillor Billy Drummond Councillor Erik Pattenden

Item: 4(3) Application: 23/02536/FULMAJ Page No: 87-105	
Site: Land West Of Heath Lane and North Of Bowling Green Road, Thatcham	
Presenting Planning Officer:	Jake Brown
Parish Council representative:	
Objector(s):	Alistair Lees – Via Zoom
Supporter(s):	
Applicant/Agent:	
Ward Member(s):	Councillor Heather Codling Councillor Paul Dick