

# Supplemental Items for Western Area Planning Committee

**Wednesday 18 December 2024 at 6.30pm**  
in Council Chamber Council Offices  
Market Street Newbury

## Part I

Page No.

- (1) **Application No. and Parish: 24/00348/FUL Cold Ash** 3 - 4  
**Proposal:** Erection of 6 dwellings with associated access, car parking and landscaping.
- Location:** Coley Farm, Stoney Lane, Ashmore Green, Thatcham
- Applicant:** Cala Homes Chiltern Ltd
- Recommendation:** To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in the report.
- (2) **Application No. and Parish: 24/01467/HOUSE & 24/01541/LBC** 5 - 6  
**Leckhampstead**  
**Proposal:** Two storey rear extension to create two en-suite bathrooms with internal alterations. Relocation of existing oil boiler and increase in chimney height
- Location:** Catslide Cottage, Hill Green, Leckhampstead, Newbury, RG20 8RB
- Applicant:** Mr and Mrs Taylor
- Recommendation:** Refusal



## Supplemental Items

Western Area Planning Committee to be held on Wednesday 18 December 2024

(continued)

- (3) **Application No. and Parish: 24/00925/FUL Newbury** 7 - 8
- Proposal:** Construction of single storey restaurant building using shipping containers. Renovation and fit out of existing brick storage barn to form new barn and seating area. External landscaping to form pub garden/seating area.
- Location:** Cross Keys, 8 London Road, Newbury, RG14 1JX
- Applicant:** Mr James Callery
- Recommendation:** Approval

*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)

Further information and Minutes are also available on the Council's website at

[www.westberks.gov.uk](http://www.westberks.gov.uk)

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If you require this information in a different format or translation, please contact Gordon Oliver on telephone (01635) 519486.



West Berkshire  
C O U N C I L

## WESTERN AREA PLANNING COMMITTEE 18<sup>th</sup> DECEMBER 2024

### UPDATE REPORT

**Item No:** 4.(1)      **Application No:** 24/00348/FUL      **Page No.** 5-24

**Site:** Coley Farm, Ashmore Green, Thatcham

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#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. Amended National Planning Policy Framework

An amended National Planning Policy Framework was published 12 December 2024, after the agenda report was written. The new NPPF raises the target for housing provision in the District, thereby placing greater weight on delivery of housing in the planning balance. It is not considered to impact otherwise on the recommendation.

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## WESTERN AREA PLANNING COMMITTEE 18 DECEMBER 2024

### UPDATE REPORT

**Item No:** (2)      **Application No:** 24/01467/HOUSE and 24/01541/LBC      **Page No.** 27-37

**Site:** Catslide Cottage, Hill Green, Leckhampstead, Newbury, RG20 8RB

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#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. Amended National Planning Policy Framework

An amended National Planning Policy Framework was published 12 December 2024, after the agenda report was written. This has affected the paragraph numbers referenced in the agenda report, and/or relevant to the proposal, as in the below table. No change to the wording of these has been made.

<b>Para</b>	<b>Amended NPPF</b>
205	212
206	213
208	215

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## WESTERN AREA PLANNING COMMITTEE 18<sup>th</sup> DECEMBER 2024

### UPDATE REPORT

<b>Item No:</b>	4.(3)	<b>Application No:</b>	24/00925/FUL	<b>Page No.</b>	39-53
<b>Site:</b>	Cross Keys, 8 London Road, Newbury, RG14 1JX				

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#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. Amended National Planning Policy Framework

An amended National Planning Policy Framework was published 12 December 2024, after the agenda report was written. It is not considered to impact on the recommendation in this case.

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