

Supplemental Items for Western Area Planning Committee

Wednesday 23 April 2025 at 6.30 pm
in Council Chamber, Council Offices,
Market Street, Newbury

Part I

Page No.

- | | | |
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| (1) | 24/00657/FUL - Land at Tudor Avenue, Chieveley
Proposal: Erection of single dwelling, double
garage and associated works

Location: Land at Tudor Avenue, Chieveley, Newbury, RG20
8RW

Applicant: Calco Construction Limited

Recommendation: PROVIDED THAT a Section 106 Agreement has
been completed with 3 months of the committee
resolution (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 the
report.

OR, if a Section 106 Agreement is not completed, to
delegate to the Development Manager to REFUSE
PLANNING PERMISSION for the reasons listed in
the report. | 5 - 6 |
| (2) | 24/02784/PIP - Laburnum Cottages, Westbrook, Boxford | 7 - 8 |



Supplemental Items

Western Area Planning Committee to be held on Wednesday 23 April 2025 (continued)

Proposal: Application for Permission in Principle for residential development for a new detached dwelling

Location: Laburnum Cottages, Westbrook, Newbury RG20 8DN

Applicant: Gareth Johns (Pro-vision)

Recommendation: To DELEGATE to the Development Manager to GRANT PERMISSION IN PRINCIPLE subject to:

- (i) the completion of a Habitats Regulations Assessment (HRA) which demonstrates a neutral impact on current nutrient levels in the catchment; and
- (ii) the completion of a Section 106 Agreement within 3 months of the committee resolution (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)

OR, if a Section 106 Agreement is not completed, to delegate to the Development Manager to REFUSE PERMISSION IN PRINCIPLE for the reasons listed below.

(3) **25/00128/HOUSE - Swimbreles, Newbury Hill, Hampstead Norreys** 9 - 10

Proposal: Proposed single storey rear extension, new first floor rear dormer windows and replacement paving to front steps with new handrails.

Location: Swimbreles, Newbury Hill, Hampstead Norreys, Thatcham, RG18 0TR

Applicant: Hungerford Design Ltd.

Recommendation: To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in the report.

Sarah Clarke

Interim Executive Director - Resources

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

Supplemental Items
Western Area Planning Committee to be held on Wednesday 23 April 2025 *(continued)*

Further information and Minutes are also available on the Council's website at
www.westberks.gov.uk

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WESTERN AREA PLANNING COMMITTEE 23 APRIL 2025

UPDATE REPORT

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Site: Land at Tudor Avenue Chieveley Newbury RG20 8RW

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

No further updates.

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WESTERN AREA PLANNING COMMITTEE 23 APRIL 2025

UPDATE REPORT

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Site: Laburnum Cottages, Westbrook, Newbury RG20 8DN

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

No further updates.

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WESTERN AREA PLANNING COMMITTEE 23 APRIL 2025

UPDATE REPORT

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