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.

(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.

(2) 24/02784/PIP - Laburnum Cottages, Westbrook, Boxford

7 - 8

5 - 6



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 - Swimbrels, Newbury Hill, Hampstead

9 - 10

Norreys

Proposal: Proposed single storey rear extension, new first floor

rear dormer windows and replacement paving to

front steps with new handrails.

Location: Swimbrels, 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

Item (1) Application

No: 24/00657/FUL Page No. 5-26

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.



WESTERN AREA PLANNING COMMITTEE 23 APRIL 2025

UPDATE REPORT

Item (2) Application 24/02784/PIP

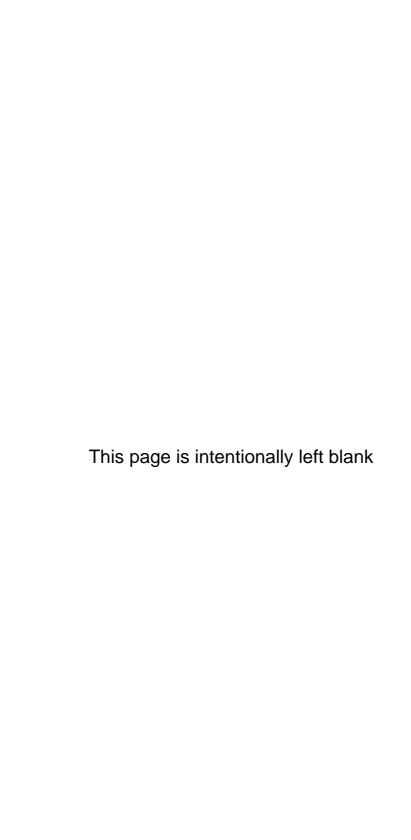
No: Page No. 29-47

Site: Laburnum Cottages, Westbrook, Newbury RG20 8DN

1. Registered Speakers

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No further updates.



WESTERN AREA PLANNING COMMITTEE 23 APRIL 2025

UPDATE REPORT

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No: 24/00657/FUL Page No. 5-26

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