

Notice of Meeting

Western Area Planning Committee

Wednesday, 11 December, 2013 at 6.30pm

in Council Chamber Council Offices
Market Street Newbury

Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Wednesday, 11 December 2013

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Council Chamber, Market Street, Newbury between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148
Email: planapps@westberks.gov.uk

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

Any queries relating to the Committee should be directed to Jenny Legge on (01635) 519441 / 503043 / 5031 Email: ewalker@westberks.gov.uk / jlegge@westberks.gov.uk / jcollett@westberks.gov.uk



West Berkshire
COUNCIL

Agenda - Western Area Planning Committee to be held on Wednesday, 11 December 2013 (continued)

To: Councillors David Allen, Jeff Beck, Paul Bryant (Chairman), George Chandler, Hilary Cole, Paul Hewer, Roger Hunneman, Garth Simpson, Anthony Stansfeld, Julian Swift-Hook, Ieuan Tuck and Virginia von Celsing (Vice-Chairman)

Substitutes: Councillors Howard Bairstow, Billy Drummond, Adrian Edwards, Mike Johnston, Gwen Mason, Andrew Rowles and Tony Vickers

Agenda

Part I

		Page No.
(1)	Application No. and Parish: 13/02615/COMIND - The Limes Guest House and 370a and 370b London Road, Newbury	1 - 2
	Proposal: Section 73. Variation of Condition 3 [build in accord with approved plans] of planning permission reference 13/00252/comind.	
	Location: The Limes Guest House and 370a and 370b London Road, Newbury.	
	Applicant: Gracewell Healthcare 2 Ltd.	
	Recommendation: The Head of Planning and Countryside be authorised to GRANT planning permission.	
(2)	Application No. & Parish: 13/02622/COMIND - The Limes Guest House and 370a and 370b London Road, Newbury.	3 - 4
	Proposal: Section 73. Variation of Condition 17 on planning permission 13/00252/comind.	
	Location: The Limes Guest House and 370a and 370b London Road, Newbury.	
	Applicant: Gracewell Healthcare 2 Ltd.	
	Recommendation: The Head of Planning and Countryside be authorised to GRANT planning permission.	
(3)	Application No. & Parish: 13/02408/FULD 3 - 7 Sandleford Farm, Sandleford, Newtown, Newbury	5 - 6

Agenda - Western Area Planning Committee to be held on Wednesday, 11 December 2013 (continued)

Proposal: Demolition of existing buildings [Gilson Engineering] and erection of 9 dwellings, two 2 bed, four 3 bed and three 4 bed.
Location: 3 - 7 Sandleford Farm, Sandleford, Newtown, Newbury.
Applicant: Gilson Engineering.
Recommendation: The Head of Planning and Countryside be authorised to **GRANT** planning permission, subject to the completion of a s106 planning obligation.

(4) **Application No & Parish: 13/01848/FULD - Wellington Arms, 4 Andover Road, Newbury** 7 - 8

Proposal: Change of Use and conversion of the main Grade II Listed pub building and two outbuildings into 4 new residential units. Demolition of rear extension to main building, garage/store and toilet blocks, extension linking main building to function suite and boundary wall adjacent to Derby Road. Hard and soft landscaping and provision of 3 car park spaces.
Location: Wellington Arms, 4 Andover Road, Newbury, Berkshire, RG14 6LR.
Applicant: Vokins Construction.
Recommendation: To **DELEGATE** to the Head of Planning and Countryside to **GRANT** Planning Permission subject to the schedule of conditions (section 8.2) and the completion of a Section 106 legal agreement within two months of the date of Committee.
OR
If the s106 Legal Agreement is not completed within two months of the date of this Committee, **DELEGATE** to the Head of Planning and Countryside to **REFUSE PERMISSION**, given the failure of the application to mitigate the impact of the development on the local Infrastructure as set out in section 8.4, where expedient.

(5) **Application No. & Parish: 13/01849/LBC - Wellington Arms, 4 Andover Road, Newbury** 9 - 10

Agenda - Western Area Planning Committee to be held on Wednesday, 11 December 2013 (continued)

Proposal: Change of Use and conversion of the main Grade II Listed pub building and two outbuildings into 4 new residential units. Demolition of rear extension to main building, garage/store and toilet blocks, extension linking main building to function suite and boundary wall adjacent to Derby Road. Hard and soft landscaping and provision of 3 car park spaces.

Location: Wellington Arms, 4 Andover Road, Newbury, Berkshire, RG14 6LR.

Applicant: Vokins Construction.

Recommendation: To **DELEGATE** to the Head of Planning and Countryside to **GRANT** Planning Permission subject to the schedule of conditions (section 8.2).

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Andy Day
Head of Strategic Support

If you require this information in a different format or translation, please contact
Moira Fraser on telephone (01635) 519045.

Agenda Item 4.(1)

WESTERN AREA PLANNING COMMITTEE ON 11 DECEMBER 2013

UPDATE REPORT

Item No: (1) **Application No:** 13/02615/COMIND **Page No.** 9-22

Site: The Limes Guest House and 370A and 370B London Road, Newbury

Planning Officer Michael Butler
Presenting:

Member Presenting: N/A

Parish Representative speaking: Councillor Phil Barnett

Objector(s) speaking: Ms Angelika Rivero

Support(s) speaking: N/A

Applicant/Agent speaking: Mr Tom Rumble

Ward Member(s): Councillor Beck
Councillor Goff

Update Information:

For information purposes only, should both applications be approved at Committee, assuming the applicant wishes to develop the site in accord with both permissions, they will then need to resubmit a further s73 application to vary one of the new permissions again in respect of the relevant "unchanged" permission. This also applies to item 2.

The applicant has today submitted plans comparing the proposed scheme with the as approved for clarification purposes. This is shown on the presentation.

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Agenda Item 4.(2)

WESTERN AREA PLANNING COMMITTEE ON 11 DECEMBER 2013

UPDATE REPORT

Item No: (2) **Application No:** 13/02622/COMIND **Page No.** 23-34

Site: The Limes Guest House and 370A and 370B London Road, Newbury

Planning Officer Michael Butler.
Presenting:

Member Presenting: N/A

Parish Representative speaking: Councillor Phil Barnett

Objector(s) speaking: Ms Angelica Rivero

Support(s) speaking: N/A

Applicant/Agent speaking: Mr Malcolm Dunne
Mr Tom Rumble

Ward Member(s): Councillor Beck
Councillor Goff

Update Information:

The applicant has confirmed in writing that the combined heat and power [CHP] unit will be constructed in the northern wing on the second floor, assuming the partner application, 13/02615, is approved. This CHP unit will be built even if the BREEAM standard is reduced to "very good".

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Agenda Item 4.(3)

WESTERN AREA PLANNING COMMITTEE ON 11 DECEMBER 2013

UPDATE REPORT

Item No:	(3)	Application No:	13/02408/FULD	Page No.	35 - 50
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Site: 3 - 7 Sandleford Farm, Sandleford, Newtown

Planning Officer Presenting: Michael Butler.

Member Presenting: N/A

Parish Representative speaking: Mr A J Forward

Objector(s) speaking: N/A

Support(s) speaking: Mr R McLennan (subject to Committee approval since his request to speak was lodged two hours late due to e-mail problems).

Applicant/Agent speaking:

Ward Member(s): Councillor Swift Hook
Councillor Drummond

Update Information:

There is a correction to make in the agenda report. In para 6.4.2, in line 2 etc. this should now read – “at 121.90m aod, the ridge heights of the adjacent proposed plots 1 - 7 are slightly higher than the northern ridge of the farmhouse, by 13cm, which is surveyed as being 121.77m aod. However, the southern ridge of the farmhouse is surveyed as being 122.09m aod which is 19cm higher than the ridge heights of plots 1 - 7. Given the good separation between the ridges, this is not considered to present any visual difficulties in terms of impact on the setting of the listed farmhouse”.

For information the proposed ridge height of plot 3 under the planning permission 11/01548, which was the southernmost plot in the scheme was 121.80m aod i.e. 10cm lower than that proposed in plot 7 above. The distance of plot 3 to the northern perimeter of the farmhouse was 22m, whilst the equivalent distance between plot 7 as now proposed and the farmhouse, is 15m from the car port boundary and 19m from the actual dwelling boundary.

One of the slides indicates the footprint of the approved layout [red] of plot 3 in relation to the proposed layout of plot 7 as now [blue].

In addition, the Archaeological Officer has responded. In examining the 2012 Heritage Report submitted with the past application, it is noted that there is a subterranean structure to the south of the site. She accordingly recommends conditional permission – see no. 18 on the agenda sheet.

For information, Members might be aware that application 13/02409/lbc has also been submitted by the applicants. This is for the demolition of the curtilage listed buildings within the application. This application was not called in specifically by the Ward Member and has received only one objection from the public. Accordingly this application can be determined under delegated powers. It is the case that if the present planning application is rejected, then the LBC will be rejected, and vice versa.

The Highways Officer has recommended the following condition.

No development shall take place until a Section 278 Agreement is signed under the Highways Act 1980 to enable the provision of the following:-

1. The provision of the site access.
2. The provision of a Traffic Regulation Order to prevent right turning in and out of the site.
3. The provision of a 2 metre wide foot way fronting the site,

Reason: To ensure that the access into the site are constructed before the approved buildings in the interest of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026).

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Agenda Item 4.(4)

WESTERN AREA PLANNING COMMITTEE ON 11 DECEMBER 2013

UPDATE REPORT

Item No: (4) **Application No:** 13/01848/FULD **Page No.** 51 - 70

Site: The Wellington Arms, 4 Andover Road, Newbury

Planning Officer Jake Brown
Presenting:

Member Presenting: N/A

Parish Representative speaking: Councillor Phil Barnett

Objector(s) speaking: N/A

Support(s) speaking: N/A

Applicant/Agent speaking: Mr Ian Blake

Ward Member(s): Councillor Johnston
Councillor Tuck

Councillor Adrian Edwards called the application to Committee as adjoining Ward Member and wishes to speak to the application however he is only able to do so with the Committee's approval – decision required.

Update Information:

Since the Committee Report was produced a consultation response from The Newbury Society has been received in respect of the latest amended plans. The Newbury Society welcomes the latest amendments for bin and cycle stores.

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Agenda Item 4.(5)

WESTERN AREA PLANNING COMMITTEE ON 11 DECEMBER 2013

UPDATE REPORT

Item No: (5) **Application No:** 13/01849/LBC **Page No.** 71 - 84

Site: The Wellington Arms, 4 Andover Road, Newbury

Planning Officer Jake Brown
Presenting:

Member Presenting:

Parish Representative speaking: Councillor Phil Barnett

Objector(s) speaking: N/A

Support(s) speaking: N/A

Applicant/Agent speaking: Mr Ian Blake

Ward Member(s): Councillor Johnston
Councillor Tuck

Update Information:

Since the Committee Report was produced a consultation response from The Newbury Society has been received in respect of the latest amended plans. The Newbury Society welcomes the latest amendments for bin and cycle stores.

In addition the following response from The Georgian Group has been received:-

'The Wellington Arms is a Grade II listed building dating from prior to 1841 and post 1830. It has an associated stable building of possible late eighteenth century date. The complex was built as a public house and associated accommodation.

The current proposal seeks a Change of Use and conversion of the main Grade II Listed pub building and two outbuildings into four new residential units. This involves internal alterations. The Group wishes to object to the granting of consent for the following reasons:-

The current proposals seek to remove the original staircase, an original chimneypiece and two original chimneybreasts. These are some of the few remaining original features left within the building. If removed

it is likely that the building would become a candidate for removal from the statutory list. The proposals constitute overdevelopment of a sensitive historical site. The bin and cycle store could be accommodated within the historic stable block. The proposal to convert it into a dwelling seems ill-conceived and the proposed floor-plan is extremely cramped. If converted to a dwelling there is a risk that subsequent occupants may wish to extend this small listed building and its historic character could be lost. The Group advises that the cumulative effect of this application would be to degrade the historic fabric and significance of the site and that it should therefore be refused consent'.

In respect of the comments received from the Georgian Group, it is acknowledged that some of the historic fabric will be lost as a result of the proposed development. However, significant internal alterations have already taken place within the building and, when considered against the benefits of the development, the proposal is, on balance, considered acceptable.

The following response from the Ancient Monuments Society has also been received:-

'We wish to re-iterate our concerns of 9 September ('We do not wish to comment in detail, but wonder if it might be possible to incorporate the existing staircase which is shown in Plate 8 of the Heritage Statement into the plans for the conversion? This is an attractive feature which it seems wasteful to demolish. It also contributes to the significance of the listed building, and therefore its removal needs to be justified'). It would be useful to know the reasons why the existing historic staircase cannot be incorporated into the applicant's proposal. Could the circulation be modified to secure its retention?'

DC