

# Notice of Meeting

## Western Area Planning Committee

**Wednesday, 9th April, 2014 at 6.30 pm**  
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: Tuesday, 1 April 2014

### 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](mailto:planapps@westberks.gov.uk)

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://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](mailto:ewalker@westberks.gov.uk) / [jlegge@westberks.gov.uk](mailto:jlegge@westberks.gov.uk) / [jcollett@westberks.gov.uk](mailto:jcollett@westberks.gov.uk)



**Agenda - Western Area Planning Committee to be held on Wednesday, 9 April 2014**  
(continued)

**To:** Councillors David Allen, Jeff Beck, Paul Bryant (Chairman), George Chandler, Hilary Cole, Paul Hower, 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

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# Agenda

## Part I

**Page No.**

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|------|--|-------|
| (1)  | <b>Application No. and Parish: 13/03164/OUTD - Meadow Rear Of Cottages 1 and 2 The Lamb Inn, Charnham Street, Hungerford.</b>                | 1 - 2 |
|      | <b>Proposal:</b> Outline application for construction of two new dwellings and garages. Matters to be considered: Access.                    |       |
|      | <b>Location:</b> Meadow Rear Of Cottages 1 and 2 The Lamb Inn, Charnham Street, Hungerford.  |       |
|      | <b>Applicant:</b> Mr Nigel Thornton, Charnham Meadow Limited   |       |
|      | <b>Recommendation:</b> To <b>DELEGATE</b> to the Head of Planning and Countryside to <b>REFUSE</b> planning permission.                      |       |
| <br> |  |       |
| (2)  | <b>Application No. and Parish: 13/03234/FUL - Carbrook, Curridge Road, Curridge</b>  | 3 - 4 |
|      | <b>Proposal:</b> Creation of a new secondary access to serve outbuilding.  |       |
|      | <b>Location:</b> Carbrook, Curridge Road, Curridge, RG18 9EB.  |       |
|      | <b>Applicant:</b> Mark Talbot  |       |
|      | <b>Recommendation:</b> To <b>DELEGATE</b> to the Head of Planning and Countryside to <b>GRANT</b> Planning Permission subject to conditions. |       |
| <br> |  |       |
| (3)  | <b>Application No. and Parish: 14/00101/FULD - Land At Wallis Gardens, Adjoining West Berks Bowls Club, Pyle Hill, Newbury</b>               | 5 - 6 |

**Agenda - Western Area Planning Committee to be held on Wednesday, 9 April 2014**  
(continued)

<b>Proposal:</b>	Erection of 3 two storey three bedroom houses with attached garages.
<b>Location:</b>	Land At Wallis Gardens, Adjoining West Berks Bowls Club, Pyle Hill, Newbury, RG14 7SW
<b>Applicant:</b>	West Berks Bowls Association Ltd
<b>Recommendation:</b>	To <b>DELEGATE</b> to the Head of Planning and Countryside to <b>GRANT</b> Planning Permission subject to the schedule of conditions (section 8) 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, <b>DELEGATE</b> to the Head of Planning and Countryside to <b>REFUSE PERMISSION</b> , given the failure of the application to mitigate the impact of the development on the local Infrastructure, where expedient.

**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.

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## WESTERN AREA PLANNING COMMITTEE ON 9 APRIL 2014

### UPDATE REPORT

**Item No:** (1)      **Application No:** 13/03164/OUTD      **Page No.** 19 - 32

**Site:** Meadow rear of cottages 1 and 2 The Lamb Inn, Charnham Street, Hungerford

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**Planning Officer Presenting:** Isabel Johnson

**Member Presenting:**

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**Parish Representative speaking:** Councillor Roger Thompson

**Objector(s) speaking:** Mr Chris Scorey – Town and Manor of Hungerford

**Support(s) speaking:** N/A

**Applicant/Agent speaking:** Mr Chris Strang

**Ward Member(s):** Cllr Paul Hewer  
Cllr James Podger

**Update Information:**

No update information.

DC

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## WESTERN AREA PLANNING COMMITTEE ON 9 APRIL 2014

### UPDATE REPORT

**Item No:** (2)      **Application No:** 13/03234/FUL      **Page No.** 33 - 42

**Site:** Carbrook, Curridge Road, Curridge RG18 9EB

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**Planning Officer Presenting:** Derek Carnegie

**Member Presenting:**

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**Parish Representative speaking:** Mr Rob Crispin  
Councillor Wood

**Objector(s) speaking:** N/A

**Support(s) speaking:** N/A

**Applicant/Agent speaking:** Mr Chris Strang

**Ward Member(s):** Councillor Hilary Cole

#### Update Information:

Correction page 34 - Site History application 13/02848 should read 13/01532.

The Highways Officer had added:-

The speed limit on the road fronting the site is 30 mph, however from observations made it is highly likely that vehicles speeds are less than 30 mph, especially for vehicles travelling east.

The sight lines for vehicles leaving the site are 2.4 x 43.0 metres, which according the UK governments *Manual for Streets* (MfS) is suitable for 30 mph. The sight lines are therefore in excess of requirements.

The forward visibility for vehicles turning right into the site was recently measured at 31.0 metres. This according to MfS is suitable for vehicles travelling in the opposite direction at 24 mph. The extent of forward visibility is therefore advised to be appropriate.

No further update information.

DC



## WESTERN AREA PLANNING COMMITTEE ON 9 APRIL 2014

### UPDATE REPORT

**Item No:** (3)      **Application No:** 14/00101/FULD      **Page No.** 43 - 62

**Site:** Land at Wallis Gardens, Adjoining West Berkshire Bowls Club, Pyle Hill, Newbury RG14 7SW

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**Planning Officer Presenting:** Derek Carnegie

**Member Presenting:**

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** Ms Debbie Kelly  
Ms Hannah Cooper  
Ms Ina Oakes  
Mr Terry South  
Mrs Denise South  
Mr Andy Gove  
Mrs Diane Hunt  
Mr Nigel Hunt

**Support(s) speaking:** N/A

**Applicant/Agent speaking:** Mr Brian Mursell

**Ward Member(s):** Councillors Billy Drummond and Julian Swift-Hook

**Update Information:**

The Highways Officer has added:-

The existing 13 houses within Wallis Gardens are provided with a total of 24 parking spaces including 9 garages, an average rate of 1.84 spaces per dwelling.

The proposed three dwellings will be provided with 6 parking spaces including 3 garages, an average rate of 2.0 spaces per dwelling.

Concern has been raised regarding forward visibility of the existing wall around the bend. Some forward visibility

is already possible however it will now be improved further by reducing the wall along the frontage and round the corner, when required, to a height of 0.6 metres.

No further update information.

DC